

ORDINANCE NO. 927-U

AN URGENCY ORDINANCE OF THE CITY OF BELL GARDENS, CALIFORNIA EXTENDING THE INTERIM PROHIBITION OF RENT INCREASE ON CERTAIN RESIDENTIAL PROPERTIES UNTIL THE CITY'S PERMANENT RENT STABILIZATION REGULATIONS TAKE EFFECT, IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 36934 AND 39637

WHEREAS, the City Council of the City of Bell Gardens ("City Council") adopted urgency Ordinance No. 922-U on April 25, 2022, imposing a temporary rent increase moratorium on certain residential real properties subject to State rent control law while a permanent local rent stabilization ordinance was prepared and considered;

WHEREAS, the City Council adopted urgency Ordinance No. 924-U on July 11, 2022, extending the rent increase moratorium through October 9, 2022, and repealing and replacing Ordinance No. 922-U;

WHEREAS, the City Council adopted Ordinance No. 925 on September 12, 2022, establishing permanent rent stabilization and tenant eviction protection regulations that shall become effective on October 12, 2022;

WHEREAS, the findings set forth in Ordinance No. 924-U, concerning rising rents and the housing affordability crisis continue to be valid and as of the time of adoption of this Urgency Ordinance are reaffirmed and incorporated herein by reference;

WHEREAS, the City Council desires to further extend the temporary rent freeze until permanent regulations established by Ordinance No. 925 take effect to avoid any interruption in the protections enacted by Ordinance No. 924-U;

WHEREAS, *Government Code* sections 36934 and 36937 authorize the City Council to adopt urgency ordinances for the immediate preservation of the public peace, health, safety or welfare;

WHEREAS, failure to adopt this Urgency Ordinance may subject residents of the City who are renters to excessive rent increases and economic hardship and potential

displacement, particularly vulnerable residents in low-income households, to the detriment of the public health, safety and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL GARDENS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings. The recitals above are true and correct and incorporated herein by reference.

SECTION 2. This urgency ordinance hereby amends Ordinance No. 924-U as follows:

A. Section 4 is deleted and replaced with:

“Rent Increases. As of the effective date of this Urgency Ordinance, and until the Sunset Date set forth in Section 11, no residential Landlord in the City of Bell Gardens may increase Rent for a Covered Rental Unit from an existing Tenant whose tenancy began before or on April 25, 2022. A decrease in Housing Services is considered an increase in Rent. A Tenant may petition for an adjustment in rent based on a decrease in Housing Services under the process set forth in Section 7 of this Urgency Ordinance.”

B. Section 11 is deleted and replaced with:

“Sunset Date. This Urgency Ordinance shall expire by its own terms when Ordinance No. 925 takes effect on October 12, 2022.

SECTION 3. Inconsistent Provisions. Any provision of the Bell Gardens Municipal Code or appendices thereto that conflicts with the provisions of this Interim Ordinance, to the extent of such conflict and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Interim Ordinance.

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this Interim Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Interim Ordinance or any part thereof. The City Council hereby declares that it would have passed each section,

subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase would be subsequently declared invalid or unconstitutional.

SECTION 5. Compliance with California Environmental Quality Act. The City Council finds that this Urgency Ordinance is not subject to the California Environmental Quality Act pursuant to Section 15060(c)(2), constituting an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to Section 15060(c)(3) constituting an activity that is not a project as defined in Section 15378.

SECTION 6. If any section, subsection, sentence, clause, phrase, or portion of this Urgency Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Urgency Ordinance. The City Council hereby declares that it would have adopted this Urgency Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions might subsequently be declared invalid or unconstitutional.


SECTION. 7. The Council finds and determines that the immediate preservation of the public peace, health and safety, require that this Ordinance be enacted as an urgency ordinance pursuant to Government Code sections 36934 and 36937 and take full force and effect immediately, upon its adoption by a four-fifths (4/5ths) vote of the City Council.

SECTION 8. The City Clerk shall certify to the passage and adoption of this Urgency Ordinance, and shall cause this Urgency Ordinance to be published or posted as required by law.

[Signatures on the following page]

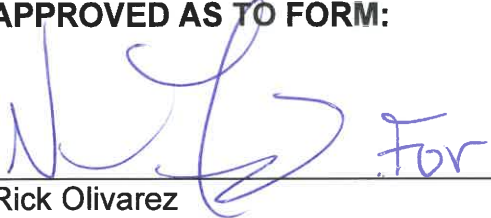
PASSED, APPROVED, AND ADOPTED this 26th day of September 2022.

THE CITY OF BELL GARDENS




Maria Pulido, Mayor

APPROVED AS TO FORM:



Rick Olivarez
City Attorney

ATTEST:



Daisy Gomez *for* Vanessa Quiroz
Deputy City Clerk

I, Daisy Gomez, City Clerk of the City of Bell Gardens, hereby CERTIFY that **Ordinance No. 927-U** was introduced and adopted at a regular meeting of the Bell Gardens City Council held on **Monday, September 26, 2022**, and was approved and passed by the following vote:

- AYES: Council Members Barcena, Flores; Mayor Pro Tem Chavez; Mayor Pulido
- NOES: None
- ABSENT: Councilwoman Cortez
- ABSTAIN: None



Daisy Gomez *for* Vanessa Quiroz
Deputy City Clerk