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TO: Jeremy Green, City Clerk/City Elections Official for the City of Culver City

Pursuant to California Elections Code, and as directed by the City Council of the City of Culver City, I am providing you with an Impartial Analysis of the Proposed Measure ____, which would amend the Culver City Municipal Code to require voter approval of any ordinance establishing interim or permanent rent control or prohibition on residential rent increases in the City of Culver City, including any ordinance establishing rent control adopted by the Culver City City Council after January 1, 2019, which Measure has been placed on the ballot of the November 3, 2020 General Municipal Election.

**CITY ATTORNEY'S IMPARTIAL ANALYSIS OF
MEASURE**

Measure ____ was placed on the ballot by an initiative petition signed by a legally sufficient number of registered voters in the City of Culver City (City).

On August 12, 2019, the City Council of the City of Culver City (City Council) adopted an urgency ordinance establishing interim residential rent control measures (Interim Ordinance), which was set to expire on August 11, 2020 and subsequently extended by the City Council through October 31, 2020. In general, the Interim Ordinance prohibits rent increases exceeding 3%.

Measure ____ would add Subchapter 15.09.100 to the Culver City Municipal Code prohibiting the City Council from adopting interim or permanent rent control or prohibiting residential rent increases, unless approved by a majority vote of the electorate. If the Measure is approved, it would also prohibit the City from enforcing any interim or permanent rent control ordinance adopted by the City Council after January 1, 2019, including any ordinance in effect upon certification of the November 3, 2020 election results.

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It is unknown whether the City Council will take action to extend the Interim Ordinance beyond October 31st or adopt other permanent rent control regulations, which would be in place at the time of the November 3rd election. Therefore, the impact of Measure ___ on existing law will depend, in part, on the status of rent control in the City at the time of the election.

If the Measure passes, enforcement of existing City rent control regulations would cease upon election results certification. Thus, if City rent control provisions include a cap of 3% on the amount rent may be increased, such cap would no longer be enforceable. In addition, no new rent control measures could be adopted by the City Council, unless approved by the voters, which would require the City Council to place a proposed rent control ordinance on a future ballot.

If Measure ___ passes, and any existing City rent control regulations are rendered invalid, California State rent control regulations, which currently place a cap on rent increases of 5% plus percentage change in CPI or 10%, whichever is lower, would govern rents for properties previously subject to the City's rent control program.

To be adopted, State law requires this Measure be approved by a majority of voters. A "Yes" vote would adopt the Measure. A "No" vote would not adopt the Measure.

Dated: August 12, 2020



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