

Rent Stabilization Ordinance

August 1, 2024

Community Engagement Meeting



Purpose of Meeting

- Generally review Rent Stabilization Ordinance
- Continue to receive input and feedback from the community

Draft Ordinance: Components

- Rent Stabilization
- Tenant Protection and Just Cause Eviction
- Anti-Harassment
- Revised draft ordinances available on City website

Rent Stabilization

- Applies to:
 - All multi-family residential properties with Certificates of Occupancy before February 1, 1995
 - Other rental units not specifically exempted (mobilehomes)
- Exempt:
 - Most single-family homes or condominiums
 - Rental units which are deed restricted as affordable
 - Units exempt under state or federal law
 - Government Subsidized units;
 - Institutional properties
 - Hotels and other properties uses for transient occupancy

Rent Stabilization, continued

- Amount and frequency of rent increases to be determined
 - Economic Analysis
 - Restriction effective as of December 31, 2023
- Allows landlord/owner to petition for relief to receive a fair and reasonable return
- Allows tenants to petition for rent reductions if rent is charged in excess of the ordinance limits
- Hearing Officer will review; Subject to appeal to the City Council
- Allowance for capital Improvements

Rent Stabilization, continued

- Adds a definition for “Housing Services”
 - Amenities and services provided by the Landlord, including parking and utilities
- Revises definition of “Rent”
 - A reduction in Housing Services is considered a rent increase
- Revises definition of “Rental Housing Agreement”
- Notice of Ordinance protections must be provided
- Rent increases not permitted
 - Failure to comply with Ordinance
 - Rental Unit not maintained in habitable condition
- Rent Program Fee imposed on Rental Units

Tenant Protection, Just Cause Eviction

- Intent is to provide housing stability and limit adverse impacts on displaced tenants
- Includes same definitions as in Rent Stabilization Ordinance
 - Housing Services, Rent, Rental Housing Agreement
- Applies to all Rental Units, unless exempted (includes mobilehomes)

Tenant Protection, Just Cause Eviction, continued

- Just Cause required for termination of tenancy
- At Fault
 - Failure to pay rent
 - Breach of lease
 - Nuisance, waste
 - Criminal activity
- No Fault
 - Owner move-in
 - Temporarily vacate for substantial repairs
- Ellis Act Provision
 - Removal of Rental Unit from Rental Market

Tenant Protection, Just Cause, continued

- Requires notice and opportunity to cure for At Fault Evictions
- No Fault Evictions
 - Requires notice to Tenant; Notices filed with City
 - Offer to renew if property back on market within 5 years
 - Requires greater tenant relocation assistance: Three months' rent
 - Additional notice in English and Spanish of Residential Tenant Protections

Anti- Harassment

- Intent is to protect vulnerable populations and to prevent adverse health impacts as a result of involuntary displacement
- Applies to all residential rental units, including single-family residences and condominiums
- Prohibits landlord retaliation against tenants in response to a tenant exercising their legal rights:
 - Increasing rent
 - Refusing rent
 - Decreasing or eliminating housing services or access to amenities
 - Refusing to renew a lease or rental agreement
 - Physical or verbal harassment

Timing and Next Steps

- Continue to submit comments, edits
- TAC Meeting (TBD)
- Housing and Land Use Committee
 - August 13, 2024
- City Council
 - August 20, 2024