

STAFF PRESENTATION

ALAMEDA CITY COUNCIL – FEBRUARY 2, 2016



COUNCIL DIRECTION ON SPECIFIC ISSUES

- One-Year Leases
- Program Fee/Capital Improvement Plan
- “No Cause” Eviction Protections
- Cap on Number of “No Cause” Evictions
- Relocation Benefit Exemption for “Mom and Pops”
- Rent Increase Cap
- Data Collection

ONE-YEAR LEASES

Requirement to offer one-year lease to in-place tenants.

Recommendation:

- Tenants with existing lease—offer a one-time, one-year lease 60 days before current lease expires; and
- Tenants on month-to-month—offer a one-time, one-year lease the first time there is a notice of a rent increase.

PROGRAM FEE/CAPITAL IMPROVEMENT PLAN

Program Fee

Proposed Rent Stabilization and Limitations on Evictions Program Fee to pay for the cost of the new program.

Capital Improvement Plan

Resolution adopting policies and guidelines for a Capital Improvement Plan to be approved prior to evicting tenants for substantial rehabilitation.

- Will be recommended for action at February 16th Council meeting.

“NO CAUSE” EVICTION PROTECTIONS

Limitation on rent increase that can be imposed on the new tenant, following “no cause” eviction of the existing tenant. Suggested caps were: 0% or 5%

Recommendation:

- Provide direction on allowable rent increase amount

CAP ON NUMBER OF “NO CAUSE” EVICTIONS

To prevent mass evictions, cap the annual number of “no cause” evictions in a building.

Recommendation:

- Set cap at no more than 10% per month or 25% per year of rental units for buildings with five or more units; and
- No more than one unit per year for buildings with four or fewer units.

RELOCATION BENEFIT EXEMPTION FOR “MOM AND POP” PROPERTY OWNERS IN “NO CAUSE” AND “NO FAULT” EVICTIONS

- Ability of “mom and pop” property owners to pay the relocation benefits
- Disparate impact on tenants living in a unit owned by a “mom and pop” property owner
- Definition of “mom and pop” property owner

“MOM AND POP” PROPERTY OWNER

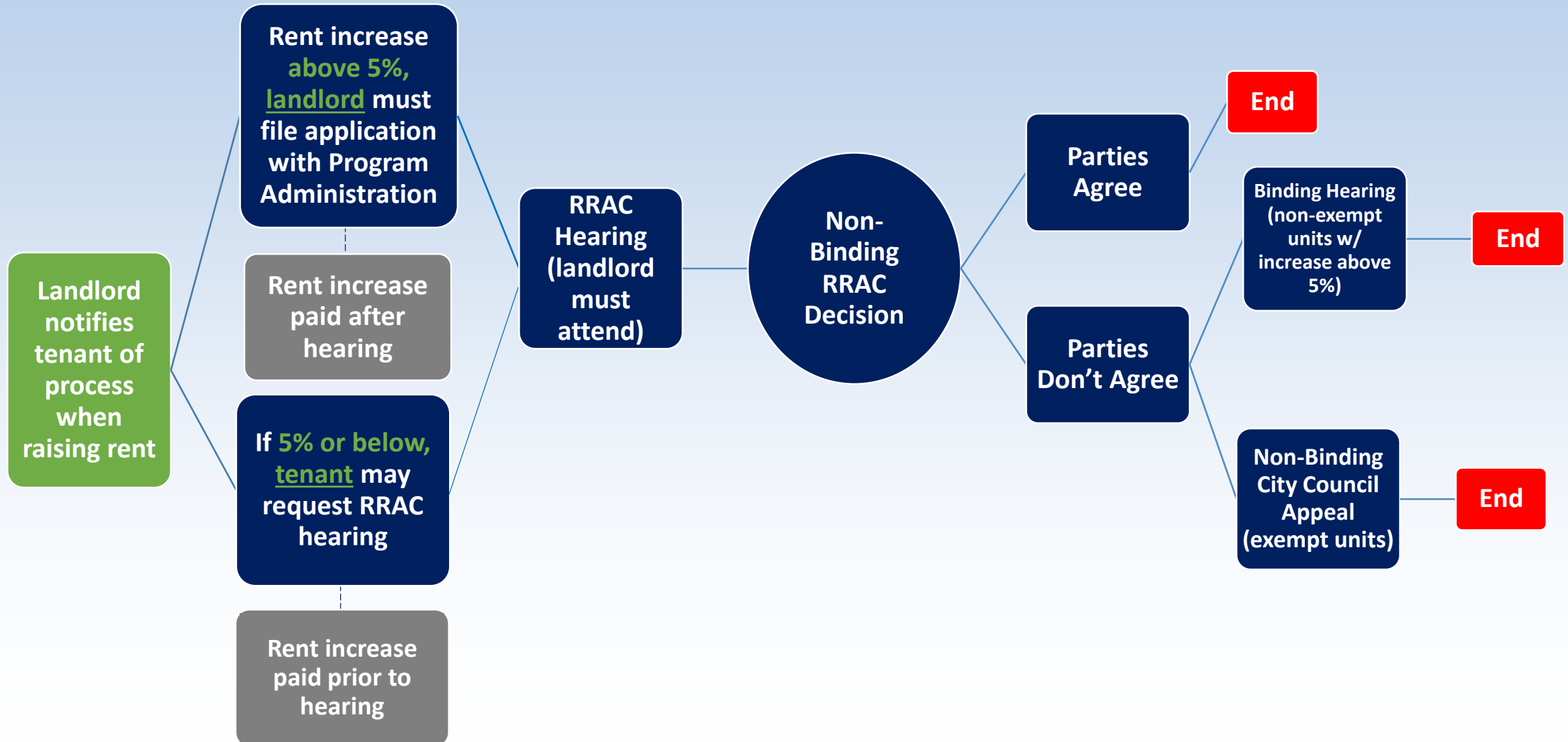
Recommendation:

- Provide direction regarding whether or not “mom and pop” property owners should be exempt from relocation benefits requirement and, if so, how should “mom and pop” property owners be difened

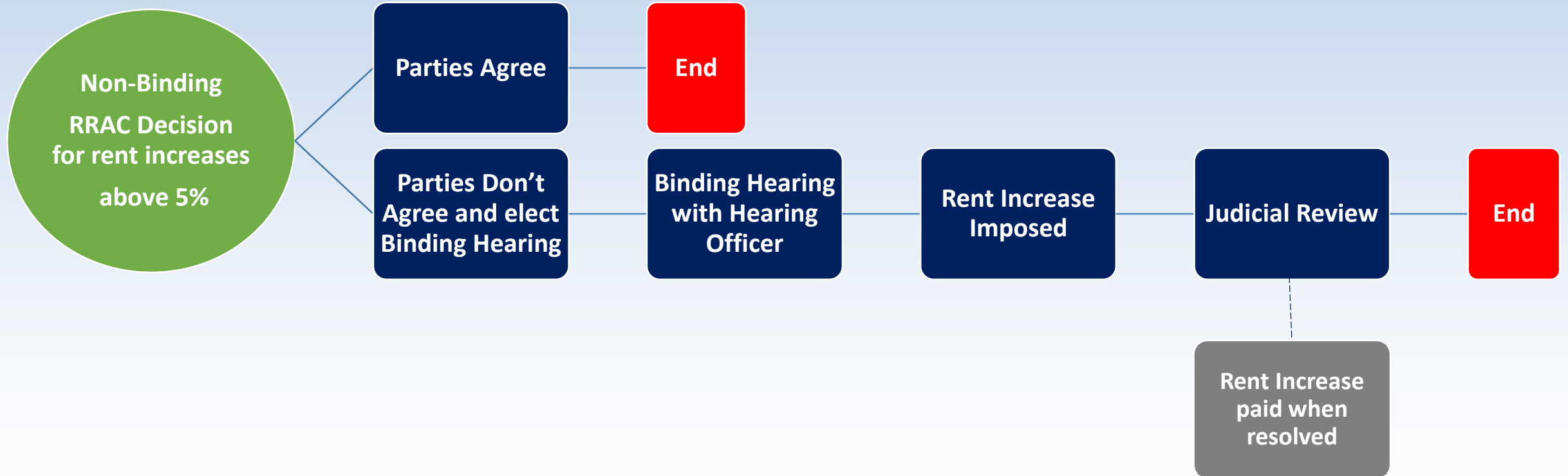
RENT INCREASE CAP

- No maximum allowable rent increase (i.e., no annual cap on the amount of a rent increase)
- Establish a rent increase threshold (set at 5%) above which a property owner would be required to initiate the RRAC hearing process
- Provide binding arbitration appeal process

PROPOSED ORDINANCE: AMENDED RENT REVIEW PROCESS



PROPOSED ORDINANCE: RENT REVIEW PROCESS WITH BINDING HEARING PROCESS



RENT INCREASE CAP

Recommendation:

- Affirm direction that there is no cap on annual maximum allowable rent increases, but that there is a threshold amount (5% rent increase) above which a property owner must initiate the RRAC process

DATA COLLECTION

Clarify data collection requirements.

Recommendation:

- Require data collection for rent increases above 5% and for tenant-initiated RRAC cases for rent increases of 5% or less