

July 5, 2016

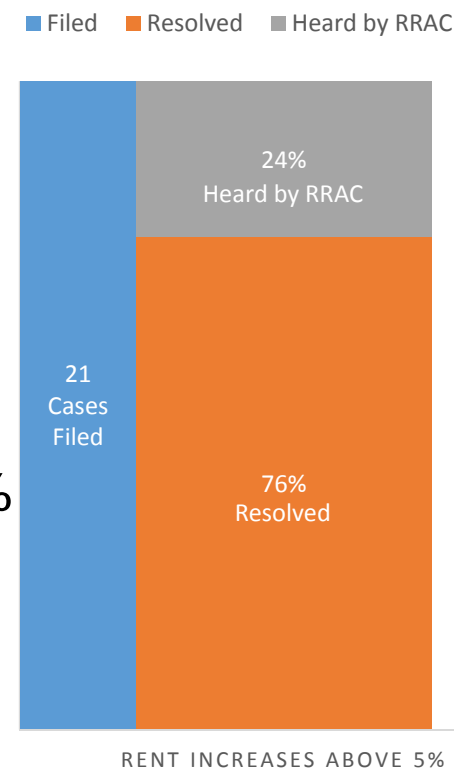
COMPARISON OF RENT REVIEW ORDINANCE, RENTERS' INITIATIVE AND LANDLORDS' INITIATIVE



RENT REVIEW ORDINANCE SNAP-SHOT

- Rent Increases Above 5%*
 - 21 cases filed with Program Administrator
 - 16 cases resolved prior to RRAC Hearing
 - 5 cases heard by RRAC
 - Average rent increase filed was 12.4%
 - Average agreed upon rent increase at RRAC was 7.9%
 - 79% of cases resolved had rent increases between 5-10%
- Terminations requiring relocations
 - 15 filed with the Program Administrator

*Does not include cases for July 6th RRAC meeting



COMPARISON: CITY ORDINANCE V TWO INITIATIVES

Areas of Comparison	City Rent Stabilization Ordinance	Renters' Initiative	Landlords' Initiative
Ease of Modifications	City Council	Voters	Voters
Rent Regulation Applies to	Single & multi-family	Multi-family pre-1995	Prohibits rent regulation
Oversight/Governance	City Council	New 5-member Elected Rent Board	Not specified, presume City Council
Threshold for Triggering Regulation	5% rent increase	.65 of CPI (currently 1.7%)	Not specified, Presumes non-binding rent review OK
Process After Threshold Exceeded	<ul style="list-style-type: none"> Mandatory hearing Option re: binding decision for non-exempt units 	Mandatory binding hearing	Mandatory non-binding hearing
Frequency of Rent Increase	Once per year	Once per year	No restriction
Offer of One-Year Lease	One-time lease offer required	No requirement	No requirement

COMPARISON: CITY ORDINANCE V TWO INITIATIVES

Areas of Comparison	City Rent Stabilization Ordinance	Renters' Initiative	Landlords' Initiative
Termination Limits & Relocation Fees Apply to	Single & multi-family	Single & multi-family	Single & multi-family
Terminations / Rent Adjustments	<ul style="list-style-type: none"> Sets number of "no cause" evictions/yr. Permits "for cause" and "no fault" evictions Caps rent increase on new tenant after "no cause" eviction 	<ul style="list-style-type: none"> Prohibits "no cause" evictions Permits "for cause" and "no fault" evictions 	<ul style="list-style-type: none"> Not specified, City ordinance applies New rents at market rate after "no cause" eviction
Relocation Fees	<ul style="list-style-type: none"> \$1,500 moving expense + up to 4 months' rent or less in exchange for more time in unit ½ payment at notice , ½ when tenant vacates 	<ul style="list-style-type: none"> \$7,300 - \$15,000 if rented < 3 yrs \$9,650 - \$18,300 if rented > 3 yrs Full payment due at notice 	<ul style="list-style-type: none"> Not specified, City ordinance applies
Estimated Annual Cost	\$1.9 million	\$3 - \$3.7 million	\$1.9 million