



# **Rent Stabilization Act (RSA)**

# Ballot Question

City of Alameda Measure: Shall the voters adopt the City's March 31, 2016 Rent Stabilization Ordinance, which (a) limits residential rent increases to once annually, (b) requires mediation for all residential rent increases above 5%, including binding decisions on rent increases for most rental units, (c) restricts reasons for evictions, (d) requires landlords to pay relocation fees when terminating certain tenancies, and (e) permits the City Council to amend the ordinance to address changing concerns and conditions?

# Two New Provisions

## 1. Future Amendment or Repeal of the Ordinance:

The City Council of the City of Alameda may amend or repeal the provisions of this City Council-sponsored measure in response to changing conditions and concerns, without a future vote of the people to amend or repeal such provisions.

## 2. Conflicting Law:

If this City Council-sponsored measure and any other ballot measure or measures, whether a proposed City Charter amendment or otherwise, addressing rent, eviction, and/or relocation assistance appear on the same ballot, and a majority of the voters vote in favor of both or all measures but this City Council-sponsored measure receives more votes than the other measure or measures, this City Council-sponsored measure alone shall become valid and binding in its entirety, and the other measure or measures shall be null and void in its/their entirety and without any legal effect. If a majority of the voters vote in favor of this City Council-sponsored measure and also in favor of the other measure or measures, but this City Council-sponsored measure receives fewer votes than the other measure or measures, only those provisions of the other measure or measures that are in direct and irreconcilable conflict with the provisions of this measure shall control, and all other provisions of this City Council-sponsored measure shall become valid and binding. The voters expressly declare this to be their intent, regardless of any contrary language in any other ballot measure or measures.

# Argument/Outreach

- Determine Council interest in authoring an argument
  - Direct arguments due: August 18
  - Rebuttal arguments due: August 25
- City will do educational material similar to the Utility Modernization Act

# Question and Answer

