



# Introduction of Ordinance Amending the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance

MAY 16, 2017

# Previous City Council Action



- ▶ Accepted the Annual Report
- ▶ Authorized staff to proceed with an updated fee study
- ▶ Directed staff to prepare an ordinance amending Ordinance 3148
- ▶ Directed staff to retain a 3<sup>rd</sup> party consultant to study:
  - ❖ "No cause" eviction protections
  - ❖ the formula for relocation benefits
  - ❖ the RRAC process vs. hearing officer
- ▶ Requested additional data

# Proposed Ordinance



- ▶ Exhibit 1 summarizes amendments
- ▶ Highlights include:
  - ▶ Temporary tenancies limited to one year except military; no relocation fees
  - ▶ Fixed-term leases are permitted but relocation benefits are required if tenancy is extended beyond initial term
  - ▶ Governmental order to vacate – original language maintained w/staff recommendation to study further
  - ▶ Landlords with two or more units must have a current business license to access RRAC

# Data Collection



- ▶ Additional information about 14 of 24 “no cause” terminations
  - ❖ 10 of 14 were for single-family or condo units
  - ❖ 11 were due to property sale
  - ❖ 1 unit has a tenant over the age of 62; 6 units had tenants w/minor children
  - ❖ Highest rent was \$3,300/mo.; lowest was \$735/mo.
- ▶ Additional information about 40 tenants who were “no show” at RRAC
  - ❖ 28 agreed to a rent increase of 0-5%
  - ❖ 4 agreed to a rent increase above 10%
  - ❖ 8 moved out

# Requested Action/Next Steps



- ▶ Introduce the ordinance amending the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance
- ▶ End of May: issue RFP for 3<sup>rd</sup> party consultant to study longer-term issues
- ▶ June 6 City Council meeting will include:
  - ❖ 2<sup>nd</sup> reading of the ordinance
  - ❖ Recommendation to approve updated fee study
  - ❖ Recommendation to approve 3-year agreement with the Housing Authority for Program Administrator services