

Title

A Proposed City of Alameda Charter Amendment Making the “City of Alameda Rent Review, Rent Stabilization and Limitations on Evictions Ordinance” a Part of the Alameda City Charter

Summary

In March 2016, the Alameda City Council adopted Ordinance No. 3148 limiting rent increases to once a year, requiring a review process for all rent increases above 5%, limiting the grounds for evictions, and requiring landlords to pay relocation fees when terminating certain tenancies. The City Council placed Ordinance No. 3148 on the November 2016 ballot as Measure L1, and the voters affirmed it. Measure L1 adopted the terms of Ordinance No. 3148, including that it will sunset on December 31, 2019 unless the City Council affirmatively acts to retain some or all of its provisions, and requiring an annual review to assess the Ordinance’s effectiveness.

To maintain flexibility to address changing conditions, Measure L1 delegated authority to the City Council to modify or repeal Ordinance No. 3148. Pursuant to that authority and following an assessment of the Ordinance’s effectiveness, on June 6, 2017, the City Council adopted Ordinance No. 3180, which, in addition to other clean-up amendments, amended Ordinance No. 3148 to eliminate “no cause” as grounds for eviction and required landlords to pay relocation benefits at the end of certain fixed-term leases. As a result of the filing of a referendum petition challenging Ordinance No. 3180, these amendments have been suspended.

The proposed measure reconstitutes Ordinance No. 3148 as a charter amendment with two changes. It would: (1) Eliminate the Alameda City Council's authority to amend Ordinance No. 3148; and (2) Eliminate the December 31, 2019 sunset provision. The result being Ordinance No. 3148 would become a charter provision (without the modification contained in Ordinance No. 3180 which is undergoing a referendum process) until the voters take action to modify or repeal it.