

Attachment 5

Summary of Bay Area Jurisdictions with Rent Stabilization Ordinances

City	Ordinance Type	Eligible Units	# of Eligible Units	Rent Increase Threshold	Major Components of the Ordinance						Enforcement	City Department
					Eviction Protections	Harassment Protections	Adjustment Banking	Pass Through	Relocation	Ordinance Adoption		
Tenant/Landlord Mediation (Binding)												
Alameda	Tenant/Landlord Mediation (Binding)	Pre-1995 multi-family properties	11,872	5% or more required to initiate mediation	X		-		X	2016	Rent Review Advisory Committee	Community Development
Los Gatos	Tenant/Landlord Mediation (Binding)	3+ units built before 2/1/1995	3,000	70% of the percent change in CPI or 5% (whichever is greater)						2004	3rd Party Mediator/ Arbitrator	Town Attorney & Community Development
Rent Stabilization												
Berkeley	Rent Stabilization	Multi-family built before 6/30/1980	27,000	65% of the percent change in CPI	X	X	X	X		1980	Rent Board (elected)	Rent Stabilization Board
East Palo Alto	Rent Stabilization	Multi-family built before 1/1/1988	2,325	80% of the percent change in CPI	X		X			1988	Rent Board (appointed)	Rent Stabilization Department
Hayward	Rent Stabilization	5+ units built before 2/1/1995	8,920	5% of existing rent	X		X	X		1983	Rent Review Office	City Attorney
Mountain View*	- Rent Stabilization - Tenant/Landlord Mediation	3+ units built before 2/1/1995	15,000	Percent change in CPI (min 2%, max 5%)	X		X	X	X	2017	Rental Housing Committee	Neighborhood and Housing Division
Oakland	Rent Stabilization	Multi-family built before 1/1/1983	79,000	Percent change in CPI	X	X	X	X		1980	Rent Board (appointed)	- Housing & Community Development - Rent Adjustment Program
Richmond	Rent Stabilization	Multi-family built before 2/1/1995	9,174	Percent change in CPI	X		X	X	X	2017	Rent Board (appointed)	Richmond Rent Program
San Francisco	Rent Stabilization	Multi-family built before 6/13/1979	170,000	60% of the percent change in CPI	X	X	X	X	X	1979	Rent Board (appointed)	Residential Rent Stabilization and Arbitration Board
San Jose	- Rent Stabilization - Tenant/Landlord Mediation	Multi-family built before 9/7/1979	43,000	5% of existing rent			X	X		1979	Housing & Community Development Commission	- Rental Rights & Referral Program - Housing Department

\*Mountain View's rent stabilization ordinance (Measure V) is temporarily halted due to pending litigation

<b>Eviction Protection</b>	Evictions are only permitted for the specific reasons cited in the Ordinance. Evictions not meeting these requirements can be contested in any action to recover possession of a rental unit in court.	<b>Pass Through</b>	Landlords may raise the rent beyond the annual maximum for costs such as maintenance expenses or debt services. Generally, there is a maximum annual pass through that is allowed but increases can be banked.
<b>Harassment Protection</b>	Protect tenants from harassment as a method to cause them to move from a unit subject to rent stabilization and/or eviction protections.	<b>Relocation</b>	Landlords are required to provide relocation payments to tenants when the eviction is not the fault of the tenants, also known as “no-fault evictions”
<b>Adjustment Banking</b>	Landlords may "bank", for future use, a rent increase that is not used in the program year for which it is authorized.		

# Attachment 5

## Bay Area Cities with Rent Stabilization Ordinances – Annual Budgets

City	Ordinance	# of Eligible Units	FY 16-17 Annual Budget	Annual Cost Per Unit	Cost Per Month Per Unit	FTE	Fee Charged Per Rental Unit	Source
Tenant / Landlord Mediation (Binding)								
Alameda	- Tenant/Landlord Mediation (Binding)	15,000	\$ 1,939,248	\$ 129	\$ 10.77	10.85	estimate \$131 (fee study underway)	<a href="https://alameda.legistar.com/LegislationDetail.aspx?ID=2564230&amp;GUID=81B1B232-FFCC-4B60-A98E-C3AB7633C41D&amp;Options=&amp;Search=">https://alameda.legistar.com/LegislationDetail.aspx?ID=2564230&amp;GUID=81B1B232-FFCC-4B60-A98E-C3AB7633C41D&amp;Options=&amp;Search=</a>
Los Gatos	- Tenant/Landlord Mediation (Binding)	3,200	\$ 34,000	\$ 11	\$ 0.89	N/A	\$ 11	Spoke to staff
Rent Stabilization								
Berkeley	- Rent Stabilization - Just Cause	27,000	\$ 4,550,000	\$ 169	\$ 14.04	20.6	\$ 234	<a href="http://www.cityofberkeley.info/Rent_Stabilization_Board/Home/FY_2016-2017_Registration_Information.aspx">http://www.cityofberkeley.info/Rent_Stabilization_Board/Home/FY_2016-2017_Registration_Information.aspx</a>
								<a href="http://www.ci.berkeley.ca.us/uploadedFiles/Manager/Budget/FY%202016%20and%20FY%202017%20Final%20Adopted%20Biennial%20Budget%20Book.pdf">http://www.ci.berkeley.ca.us/uploadedFiles/Manager/Budget/FY%202016%20and%20FY%202017%20Final%20Adopted%20Biennial%20Budget%20Book.pdf</a>
East Palo Alto	- Rent Stabilization - Just Cause	2,325	\$ 485,300	\$ 209	\$ 17.39	2	\$ 234	<a href="http://www.ci.east-palo-alto.ca.us/DocumentCenter/View/2936">http://www.ci.east-palo-alto.ca.us/DocumentCenter/View/2936</a>
								<a href="http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/384">http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/384</a>
Hayward	- Rent Stabilization - Just Cause	8,920	\$ 30,000	\$ 3.36	\$ 0.28	N/A	\$ 1.41	Spoke to staff <a href="https://www.hayward-ca.gov/sites/default/files/Final.pdf">https://www.hayward-ca.gov/sites/default/files/Final.pdf</a>
Mountain View	- Rent Stabilization - Just Cause - Tenant/Landlord Mediation	15,000	N/A	N/A	N/A	N/A	N/A	Not Available
Oakland	- Rent Stabilization - Just Cause	79,000	\$ 2,756,708	\$ 35	\$ 2.91	19.41	\$ 30	<a href="http://www2.oaklandnet.com/Government/o/hcd/s/LandlordResources/index.htm#Fee">http://www2.oaklandnet.com/Government/o/hcd/s/LandlordResources/index.htm#Fee</a>
								<a href="http://www2.oaklandnet.com/oakca1/groups/cityadministrator/documents/policy/oak055628.pdf">http://www2.oaklandnet.com/oakca1/groups/cityadministrator/documents/policy/oak055628.pdf</a>
Richmond*	- Rent Stabilization - Just Cause	9,174	\$ 989,037	\$ 108	\$ 15.40	6	TBD	<a href="http://sireweb.ci.richmond.ca.us/sirepub/mtgviewer.aspx?meetid=665&amp;doctype=agenda&amp;itemid=56707">http://sireweb.ci.richmond.ca.us/sirepub/mtgviewer.aspx?meetid=665&amp;doctype=agenda&amp;itemid=56707</a>
San Francisco	- Rent Stabilization - Just Cause	170,000	\$ 7,029,527	\$ 41	\$ 3.45	31.51	\$ 37	<a href="file:///H:/Desktop/6643-FY16%20&amp;%20FY17%20AAO%20Board%20FINAL.pdf">file:///H:/Desktop/6643-FY16%20&amp;%20FY17%20AAO%20Board%20FINAL.pdf</a>
San Jose	- Rent Stabilization - Tenant/Landlord Mediation	45,820	\$ 985,000	\$ 21	\$ 1.79	3.5	\$ 19.29	<a href="http://www.sanjoseca.gov/DocumentCenter/View/62894">http://www.sanjoseca.gov/DocumentCenter/View/62894</a>

\*Richmond's budget is only a 7 month interim budget