



# Attachment 7



## Taskforce Meeting 3 - November 7, 2016 Straw Poll Voting Results

 Most Votes  
 2nd Most Votes

		In Favor	Opposed	Undecided	Did Not Vote	Total
<b>A</b>	<b>Tenant/Landlord Mediation</b>	8	3	1	2	14
	<i>Oversight</i>					
	Appointed Rent Review Board; or	2	6	4	2	14
	3rd Party Mediator	8	2	2	2	14
	<i>Eligible Units</i>					
	All rentals; or	2	7	3	2	14
	Multi-family only	8	1	3	2	14
	<i>Threshold</i>					
	Any rent increase; or	0	10	2	2	14
	5% or more increases only	2	7	3	2	14
	7% or more increases only	1	8	3	2	14
	10% or more increases only	8	2	2	2	14
	<i>Non-Mandatory or Mandatory</i>					
	Mediation is not mandatory; or	7	2	3	2	14
	Mediation is mandatory before a rent increase can go into effect	2	7	3	2	14
	<i>Enforcement</i>					
	Binding (only applicable to Pre-1995 MFR); or	2	6	4	2	14
	Non-Binding	7	2	3	2	14
<b>B</b>	<b>Minimum Lease Terms</b>	5	2	5	2	14
	<i>Term</i>					
	Minimum 6 month lease	6	0	5	3	14
	Minimum 12 month lease	1	5	6	2	14
	<i>Eligible Units</i>					
	All rentals; or	2	5	5	2	14
	Multi-family only	5	1	6	2	14
<b>C</b>	<b>Harassment Protections</b>	6	3	3	2	14
	<i>Eligible Units</i>					
	All rentals; or	7	2	4	1	14
	Multi-family only	2	4	5	3	14
	<i>Types of Harassment</i>					
	Failure to make repairs	4	3	5	2	14
	Threats (physical/verbal)	4	2	6	2	14
	Privacy Violation	3	3	6	2	14
	Refusal to accept rent	4	2	5	3	14
	Fraud	4	2	6	2	14
<b>D</b>	<b>Relocation for No Fault Evictions</b>	2	5	5	2	14
	<i>Eligible Units</i>					
	All rentals; or	2	5	6	1	14
	Multi-family only	2	5	4	3	14
	<i>Eligible Renters</i>					
	All renters; or	1	8	3	2	14
	Low-income (80% AMI), elderly, and disabled renters only; or	4	4	3	3	14
	All renters but low-income/elderly/disabled would receive higher payment	2	7	4	1	14
	<i>Types of No Fault Evictions</i>					
	Owner / Family Occupancy	1	5	5	3	14
	Substantial Rehabilitation	2	5	5	2	14
	Selling Unit	1	6	5	2	14
	Demolition of Unit	2	5	5	2	14

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 Most Votes  
 2nd Most Votes

		In Favor	Opposed	Undecided	Did Not Vote	Total
E	Just Cause Evictions	5	5	2	2	14
	<i>Eligible Units</i>					
	All rentals; or	6	5	2	1	14
	Pre-1995 Multi-Family	2	7	1	4	14
	<i>Types of Just Cause Evictions</i>					
	Not paying rent	9	4	0	1	14
	Lease violations	6	4	3	1	14
	Damaging Unit	7	4	2	1	14
	Illegal activity	7	4	2	1	14
	Unauthorized subtenant	3	5	5	1	14
	Owner / Family Occupancy	3	4	6	1	14
	Substantial Rehabilitation	4	4	5	1	14
F	Rent Stabilization (only applicable to Pre-1995 MFR)	3	5	4	2	14
	<i>Max Rent Increase*</i>					
	65% of CPI = \$32	3	7	3	1	14
	CPI = \$50	4	7	1	2	14
	5% = \$113	0	10	2	2	14
	7% = \$159	1	10**	1	2	14
	10% = \$226	3	8**	1	2	14
	<i>Pass Through</i>					
	No Pass Throughs	0	7	5	2	14
	Taxes	2	6	5	1	14
	Fees (e.g. rent registration fee)	3	5	5	1	14
	Capital Improvements	1	6	6	1	14
	Utilities	3	5	5	1	14
	<i>Adjustment Banking</i>					
	No Adjustment Banking	1	7	4	2	14
	Bank 1 year increase	3	3	6	2	14
	Bank 3 years of increases	3	4	5	2	14

**\*Assumptions**  
20-Year CPI Average = 2.2%  
Q3 2016 Average Rent = \$2,265  
**\*\* One Taskforce Member voted twice for this category - "opposed" and "undecided". The Taskforce member is opposed to rent stabilization but if it were to be approved by City Council, then either the 7% percent or the 10% would be the only options they could support.**