

# Attachment 8

Taskforce Meeting 4 – November 21, 2016

## Small Group Discussion Results

### Option A

#### Initial Straw Poll Voting Results

##### Tenant/Landlord Mediation – Non-Binding

- Oversight: 3<sup>rd</sup> Party Mediator
- Eligible Units: Multi-Family Only
- Rent Increase Threshold: 7-10% or more (i.e. tenant/landlord can only request mediation if the rent increase is at or more than the rent increase threshold)
- Landlord participation in the process is non-mandatory
- Recommendations are non-binding

#### Small Group Discussion Results

##### Tenant/Landlord Mediation – Non-Binding

- Oversight: 3<sup>rd</sup> Party Mediator
- Eligible Units: 2+ Units
- Rent Increase Threshold: 10%  
*Did not receive input. Initial voting favored 10%*
- Landlord participation in the process is mandatory
- Recommendations are non-binding
- Harassment Protections

### Option B

##### Tenant/Landlord Mediation – Binding

- Oversight: 3<sup>rd</sup> Party Mediator
- Eligible Units: All rentals
- Rent Increase Threshold: 0-5% or more (i.e. tenant/landlord can only request mediation if the rent increase is at or more than the rent increase threshold)
- Landlord participation is mandatory (i.e. rent increase is null and void if landlord does not participate in the process)
- Recommendations are binding for pre-1995 multi-family units and non-binding for all other units

##### Tenant/Landlord Mediation – Binding

- Oversight: 3<sup>rd</sup> Party Mediator
- Eligible Units: 2+ units
- Rent Increase Threshold: 7%
- Landlord participation is mandatory
- Recommendations are binding
- Just cause eviction protections
- Harassment Protections

### Option C

##### Rent Stabilization & Just Cause Evictions

- Eligible Units: Pre-1995 MFR
- Rent Increase Threshold: % Change in CPI
- Pass Through Costs
- Costs allowed to be passed on to tenants beyond the allowable rent increase (e.g. taxes, fees, capital improvements, utilities)
- Adjustment Banking
- If landlord doesn't raise the rent in a given year, they can bank or save their rent increase for a future year
- Just Cause Evictions - In Favor
- Not paying rent
- Lease violations
- Damaging a unit
- Illegal Activity
- Just Cause Evictions - Undecided
- Unauthorized subtenant
- Owner/Family Occupancy
- Substantial Rehabilitation

##### Rent Stabilization & Just Cause Evictions

- Eligible Units: Pre-1995 MFR
- Rent threshold: CPI
- Pass Through Costs
  - Taxes , fees, capital improvements, utilities
- Adjustment Banking
  - Landlords can bank/save up to 3 years worth of rent increases
- Just Cause Evictions
  - Not paying rent
  - Lease violations
  - Damaging a unit
  - Illegal Activity
  - Unauthorized sublease (includes Airbnb)
  - Owner/Family Occupancy
  - Substantial Rehabilitation
- Harassment Protections