

**Attachment 10**  
**CITY OF UNION CITY**  
**AGENDA**  
**FOR THE MEETING OF THE**  
**RENT AND TENANT TASKFORCE**  
**MONDAY, OCTOBER 17, 2016**  
**7:00 P.M.**  
**RUGGIERI SENIOR CENTER, DINING ROOM**  
**33997 ALVARADO-NILES ROAD**  
**UNION CITY, CALIFORNIA**

**I. ROLL CALL:**

Duru Ahanotu, Abigail Andrade, Chris Cara, Timothy Conde, Remy Fortier, Annie He, Dorothy Jackson, Chunchi Ma, Bill Mulgrew, Anna Nunez, Ian Palavi, Marjorie Rocha, Tony Samara, Jamie Sessions, Chung Wu

**II. APPROVAL OF MINUTES:**

Minutes from the October 3, 2016 meeting

**III. UNFINISHED BUSINESS:**

Request for Additional Rental and Demographic Data

**IV. PRESENTATIONS:**

- Presentation on Rent-Related Ordinances in Other Bay Area Cities
- Presentation on Bay Area Ballot Measures
- Presentation on Affordable Housing Programs & Initiatives

**V. TASKFORCE DISCUSSION:**

**VI. PUBLIC COMMENTS:**

*(This is an opportunity for the public to speak. Each speaker will be granted up to 3 minutes to speak. This allotted time cannot be aggregated or passed on to another individual. In instances where more than five members of the public wish to address the Taskforce, the three minute time limit may be abbreviated at the discretion of the Moderator in order facilitate the business of the Taskforce.)*

**VII. ADJOURNMENT:**

# Attachment 10

**CITY OF UNION CITY  
MINUTES  
FOR THE MEETING OF THE  
RENT AND TENANT TASKFORCE  
MONDAY, OCTOBER 17, 2016  
7:00 P.M.  
RUGGIERI SENIOR CENTER, DINING ROOM  
33997 ALVARADO-NILES ROAD  
UNION CITY, CALIFORNIA**

**I. ROLL CALL:**

City Manager, Tony Acosta called the meeting to order at 7:01 p.m.

**Taskforce Members:** Duru Ahanotu, Abigail Andrade, Chris Cara, Timothy Conde, Remy Fortier, Annie He, Dorothy Jackson, Chunchi Ma, Bill Mulgrew, Anna Nunez, Ian Palavi, Marjorie Rocha, Tony Samara, Jamie Sessions, Chung Wu

**Absent:** Annie He and Marjorie Rocha

**Staff:** Tony Acosta, City Manager; Kris Kokotaylo, Deputy City Attorney; Joan Malloy, Economic and Community Development Director; Alin Lancaster, Housing and Community Development Coordinator; Lorena Gonzalez, Administrative Assistant

**II. APPROVAL OF MINUTES:**

The regular Taskforce minutes for October 03, 2016 were approved as submitted.

**III. UNFINISHED BUSINESS:**

**Request for Additional Rental and Demographic Data**

Alin Lancaster, HCD Coordinator, gave a presentation on the request for data from the previous meeting.

Remy Fortier asked if there was a reason why Hispanic/Latinos weren't included as a race

Alin Lancaster responded that Hispanic/Latino is considered to be an ethnicity, not a race.

Alin Lancaster noted that there was an error in the presentation under the 2016 income limits published by the US Department of Housing and Urban Development. The top row of the data should be very-low income and the middle row extremely-low income. They were published out of order.

Chunchi Ma asked what is defined as income in determining housing cost burden. If it was pre-tax or post tax.

Alin Lancaster responded that it was gross income (i.e. pre-tax) and defined housing cost burden as more than 30% of gross income being spent on housing.

# Attachment 10

Chunchi Ma asked if any larger apartment buildings were built after 1995.

Alin Lancaster responded that Avalon Union City was built after 1995.

Dorothy Jackson asked for the total number of property owners that own only one rental property.

Alin Lancaster responded that she did not calculate that information and could provide it for a future meeting.

Tony Acosta asked the Taskforce members if they would be interested in receiving income and inflation data.

Bill Mulgrew would like to see how the housing supply has kept up with population growth.

Chris Cara noted that over 51 percent of renters are cost burden and hoped the discussion would be centered on addressing that issue.

## IV. PRESENTATIONS:

- ***Presentation on Rent-Related Ordinances in Other Bay Area Cities***

Alin Lancaster, HCD Coordinator, gave a presentation on Rent Related Ordinances in Other Bay Area Cities.

Chunchi Ma noted that both Berkeley and Oakland have the most restrictive rent control in the East Bay and they also have the highest rents.

Remy Fortier commented that it could also be said that the high cost of rent was what created the necessity for rent stabilization.

- ***Presentation on Bay Area Ballot Measures***

Alin Lancaster, HCD Coordinator, gave a presentation on Bay Area Ballot Measures.

Duru Ahanotu asked what costs were associated with implementing tenant protection measures, and if the largest costs came from enforcement.

Alin Lancaster responded that implementation would include enforcement, education, and outreach costs and that additional staff may have to be hired. For example, additional finance staff may need to be hired to collect and enforce the rental registration fees. Additional staff could also be needed for educating the public, fielding phone calls from tenant and landlords, and staffing a Rent Review Board.

- ***Presentation on Affordable Housing Programs & Initiatives***

Alin Lancaster, HCD Coordinator, gave a presentation on Affordable Housing Programs & Initiatives.

# Attachment 10

Tony Acosta noted the average cost per unit for construction of a multifamily unit was about \$500,000 a unit. The potential \$9,000,000 that would come from Measure A1, if it passes, could construct less than 20 units.

## V. TASKFORCE DISCUSSION:

Tony Samara – Stated there is a supply and demand issue but we cannot wait 40-50 years to deal with the fact that over half of the residents in Union City are rent burdened. There is a need to talk about the solutions, how to move forward and focus on how we are defining the problem which is rent burden, rents, and evictions today.

Abigail Andrade - Stated there are a lot of youth who can't sleep in their car because they don't own one. They are couch surfing with friends or out on the street. It's unfortunate that someone's poverty created a job for one of the displaced families. Currently, it is a crisis for renters; it is not a crisis for landlords. She doesn't feel confident with the process. Action is not being taken while coming up with a solution and demands a moratorium on rent increases while the process continues.

Chris Cara – Stated it is appalling that 51 percent of Union City renters are cost burdened and secondly, it is appalling that there has to be a CAREavan Program. It appears that the landlord advocates have successfully bought our City Council, and infiltrated this taskforce. Comments at the September 13<sup>th</sup> City Council meeting suggested that Tom Silva of the Rental Housing Association was informing Council Members on possible impartial members. This is inappropriate. We have a couple of impartial members that seem to be realtors, Remy and Anna. In addition, a couple of candidates running for City office admitted to receiving campaign contributions from Bay East Association of Realtors. We need a moratorium on rent increases and just cause evictions while we find a long term solution. This process is dishonest and is neither fair nor equitable.

Ian Palavi - Stated there has to be transparency with renters. What do the landlords use the rent for, what are their expenses, where does that money go, how much do they pocket. If landlords want to raise rents, tells us where that money is going. How much do landlords spend to prepare the property for a disaster, as opposed to waiting for the tenant to need something, and then spend the least amount of money to repair it.

Chung Wu - Stated the cost to purchase a property has increased 33 percent more than rent increases. When a landlord buys a property they have to use their own income to subsidize the purchase of the property. For many landlords, in the beginning, they have a negative cash flow. They hope over time the rental market will pick up, rents can be increased, property values rise, break even, and make a slight profit.

Chunchi Ma – Stated that rents are reaching a plateau. In Union City they have a two bedroom unit for \$1,700. In the past, there were multiple inquiries and after an open house they only had two families. They have a unit in another city where they had to drop the rent \$100. To be fair, housing is a community problem and hopes the entire community steps in to help. He supports Section 8 housing vouchers, but doesn't want to punish a subset of a group (landlords) to subsidize another group (renters).

## Attachment 10

Jamie Sessions - For the past 35 years rental housing prices have been very cyclic. The rental properties in Berkeley under rent control are not properly maintained and in poor condition. The same will happen to the rental units in Union City if rent control is imposed.

Duru Ahanotu- Asked if any seniors or families living in affordable housing were cost burden.

Alin Lancaster-replied that they could potentially be cost burden.

Duru Ahanotu- Asked if the \$9,000,000 that would be available to Union City if Alameda County's Measure A1 passes, would only be applied to new construction.

Alin Lancaster- Responded that it could only be used for new construction or potentially for rehabilitation. It has to be used for construction or acquisition. It cannot be used as a rent subsidy program.

Dorothy Jackson – Stated that she has been a member of Bay East Association of Realtors for the past 40 years and has been representing homeowners and renters for a long time. She sells property, lists property, helps people buy property, and knows different kinds of mortgage programs to help them. The people she manages property for are single property owners. If those property owners cannot keep their properties due to rent control, they will sell, resulting in less rental properties in Union City.

Bill Mulgrew - Noted that we cannot take the housing supply question off the table. According to the State of California Legislative Analyst Office it is a primary consideration in high rents areas in coastal California. Landlords are not the cause of high rents. Landlords are taking rents that are driven by too many people searching for housing. Punishing those landlords for supplying the housing seems out of place.

Timothy Conde - Stated that at Centro de Servicios, they see 5 to 6 people a week whose rent has gone from \$800 to \$2500. If the same were to happen to his mortgage, he would have to move. There are people in five houses on his street that are employed by Facebook. Employment in Silicon Valley is one of the reasons for the rent increase in Union City.

Anna Nunez – Stated that she is an impartial member that sees both sides of the spectrum. She could see the business aspect as well as the social responsibility. As a homeowner, she understands the cost and implications of maintaining a home and the pride in home ownership. There is a disconnect in the community; our middle schools are performing at low levels and the medium income is \$70,000. There are gang related problems and people lining up at Centro de Servicios. We can't just depend on government, and we just can't depend on the business sector.

Remy Fortier – Stated that she has been a real estate agent for 10 years but was a tenant for 30 years. There are great landlords out there that care and are responsible, but there are also a lot of greedy landlords that are out simply to make a profit. Thirty percent of our residents are renters and it is our duty to care about them. We do not look at the financials of the landlord in any of these programs. There are landlords with deep pockets. We should take into account the ratio of how much profit they are making on each of those properties.

# Attachment 10

## VI. PUBLIC COMMENTS:

Josephine, 2<sup>nd</sup> Street - There has to be a happy medium where landlords and tenants can coincide and be happy with one another. Renters are paying \$1,200 one month and then \$2,500 the following. She doesn't think anyone buys property to break even or lose money. The house that she rents was not in the best condition and she invested approximately \$3,000 to make it gorgeous, it doesn't take \$50,000. This process should not take a year, two or three. She has a co-worker that has been homeless a year and a half. He goes from parking lot to parking lot and takes showers wherever he can find.

Mike De Lao, 5<sup>th</sup> Street - Decoto is a big rental target, which is a middle class neighborhood and has some of the cleanest houses in the City. How much of the rent is being put back into the properties? We need to move forward from the data and start looking at the renters. We need to find a happy medium.

Gina Pacaldo - Requested a short bio of the Taskforce members to be public information. There has to be some kind of a balance. She agrees with rent stabilization, no more than the rate of inflation, and just cause eviction. She would like the consideration of a moratorium on rent increases and just cause evictions. This process is going to take a long time if a moratorium is in place now it can be a way of stabilizing the crisis.

Maria Ramirez, 13<sup>th</sup> Street – stated she is a Decoto resident and her family helped start the Puerto Rican Mutual Aid Society. This issue is more than just rent and landlords. It is another aspect of a huge inequity. When you have houses that are half a million dollars, a million dollars and rents are paying people's mortgages. People have a right to shelter, aside from the data she wishes there were videos at the meeting of families who are homeless and would like a moratorium on rent control.

Jamie Patino, 9<sup>th</sup> Street - Chairman of the Human Relations Commission, stated that people are having to move out of the area and state because they can't afford to live in Union City. From 1993 to 2016 it's only a 3 percent compound interest increase but our wages haven't gone up the same amount. The fact that there is a Taskforce shows that there is a problem. We have the CAREavan Program brought on by necessity. Most of the families in that program are working people. They just can't afford to live here. The Taskforce members can take-in all the data, but please work with your fellow Taskforce members and find something you all can live with. The City is depending on you, and he hope this can be a model than can be replicated in other parts of the Bay Area and state.

Anthony Landers - Stated it was alarming to hear the value of money over a human being. We are talking about inequalities. Property owners have assets, renters do not. Something to keep in mind is that renters don't have anything to fall back on. He demands a moratorium on rent increase and just cause evictions.

## VII. ADJOURNMENT:

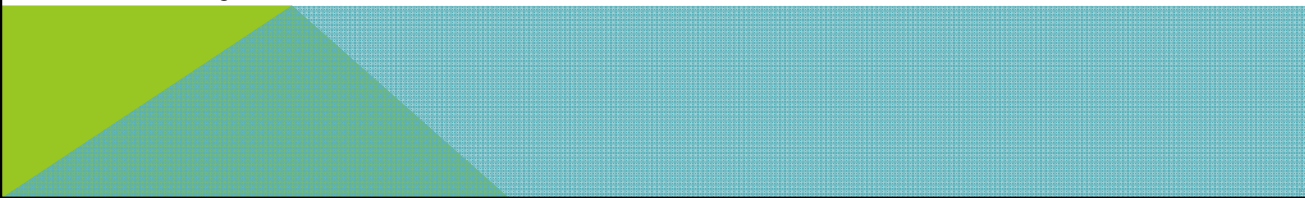
The meeting was adjourned at 9:03 p.m.



# Rent and Tenant Taskforce Meeting 2

OCTOBER 17, 2016

## MEETING AGENDA

- I. Roll Call
  - II. Approval of 10/3/16 Minutes
  - III. Unfinished Business
    - Additional Rental & Demographic Data
  - IV. Presentations
    - Rent-Related Ordinances in Other Bay Area Cities
    - Bay Area Ballot Measures
    - Affordable Housing Programs & Initiatives
  - V. Taskforce Discussion
  - VI. Public Comments
  - VII. Adjournment
- 



## Additional Rental & Demographic Data

### UNION CITY DEMOGRAPHICS

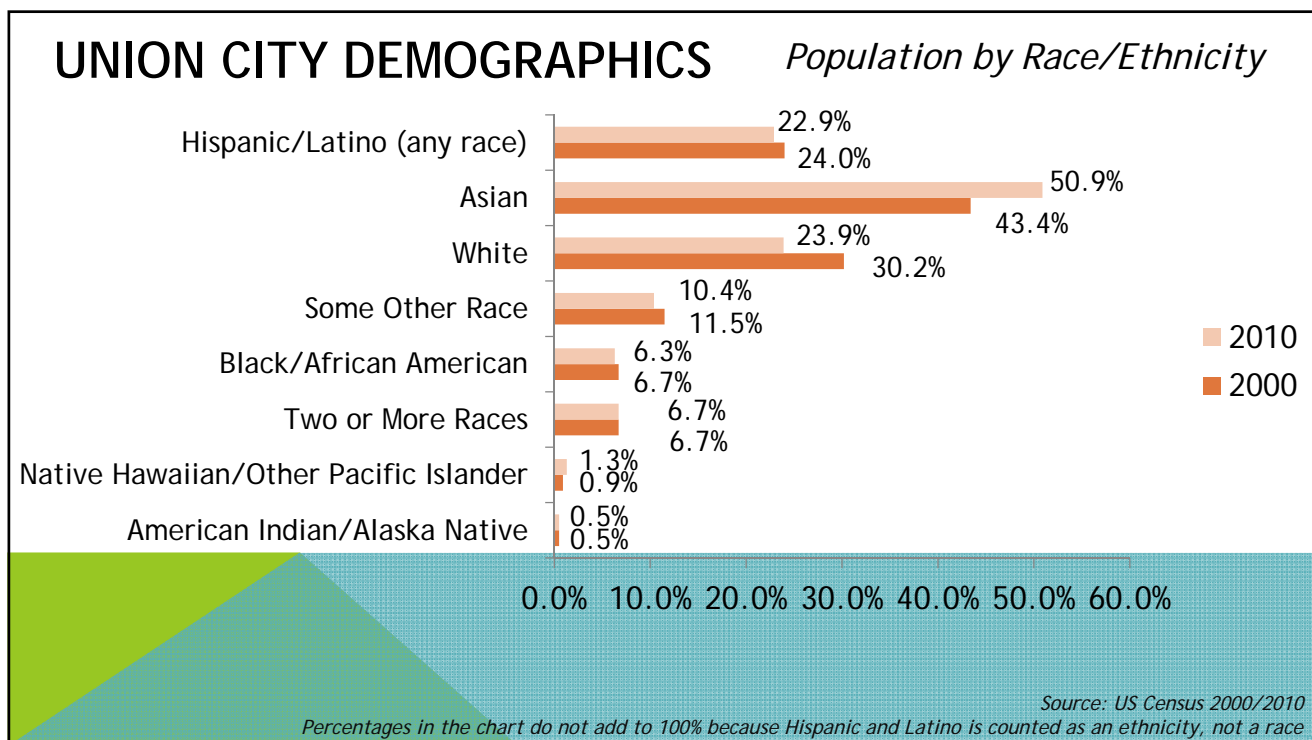
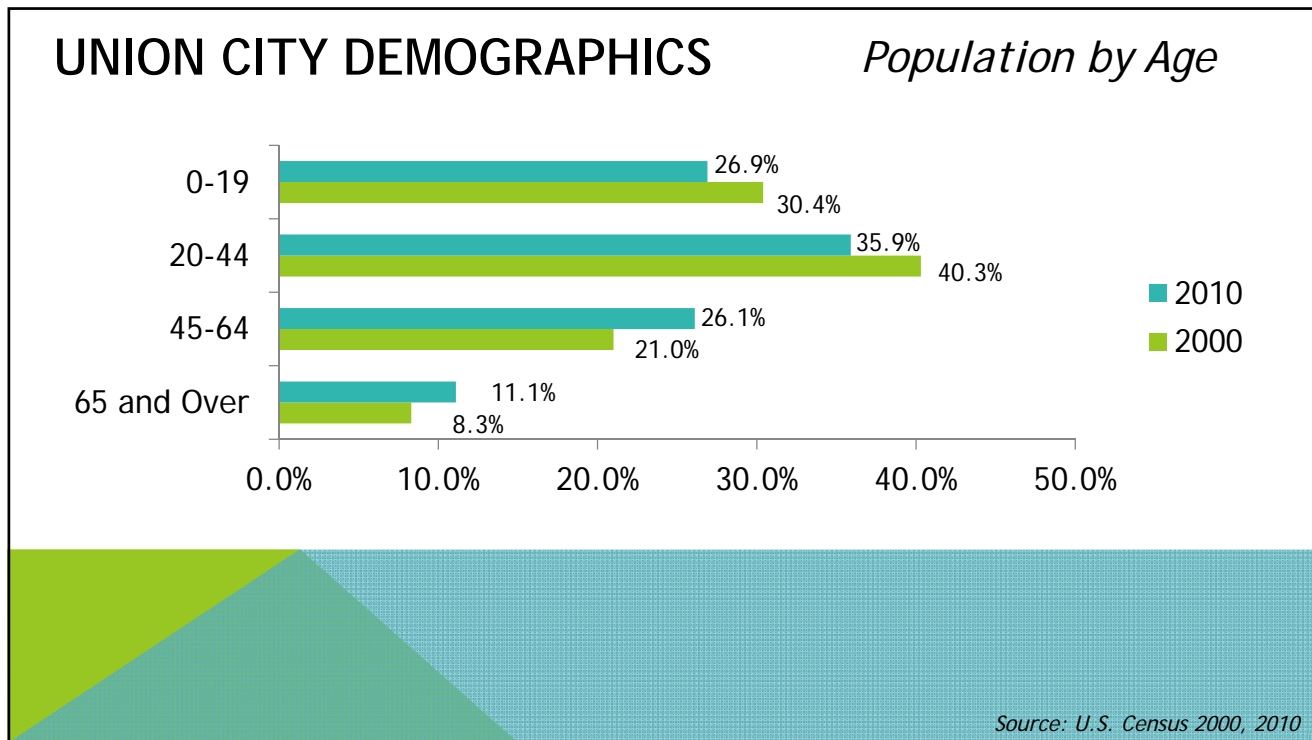
*Total Population*

Year	Population	% Change	Data Source
2000	66,869	N/A	US Census
2010	69,516	3.95%	US Census
2015	72,412	4.16%	DOF Estimate
2016	72,952	0.7%	DOF Estimate



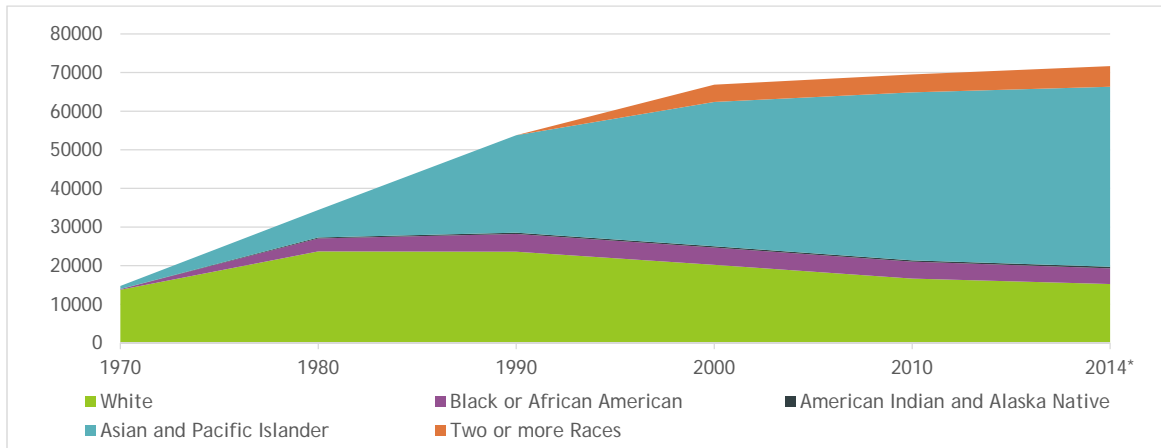
*\*DOF = Department of Finance*





# UNION CITY DEMOGRAPHICS

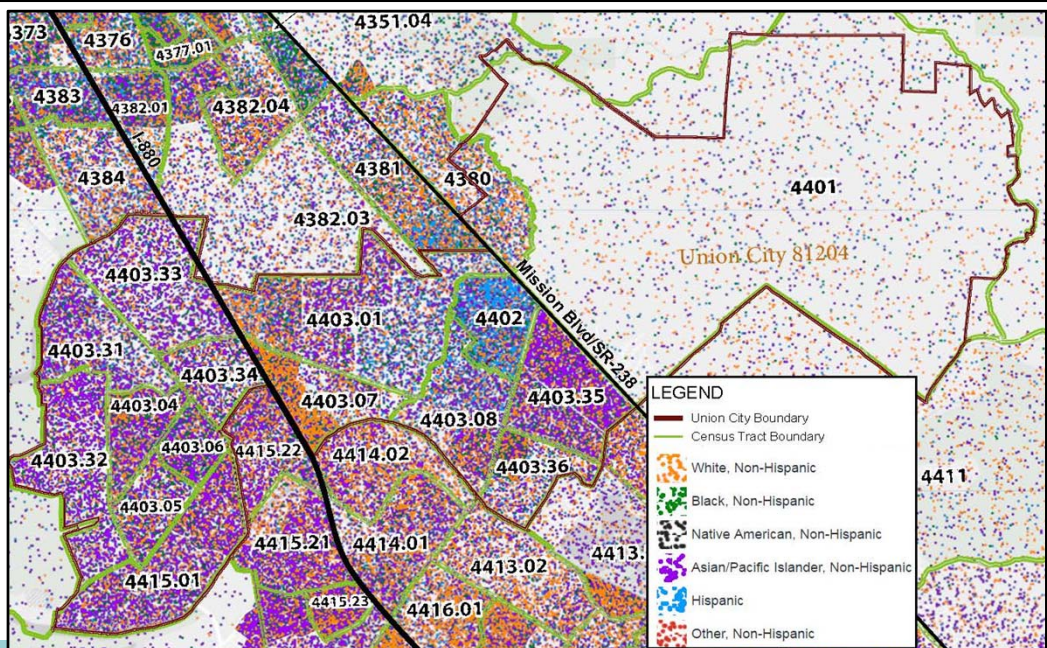
## Population by Race



Source: 1970-2010 US Censuses, 2010-2014 ACS

# UNION CITY DEMOGRAPHICS

## Race/Ethnicity by Census Tract

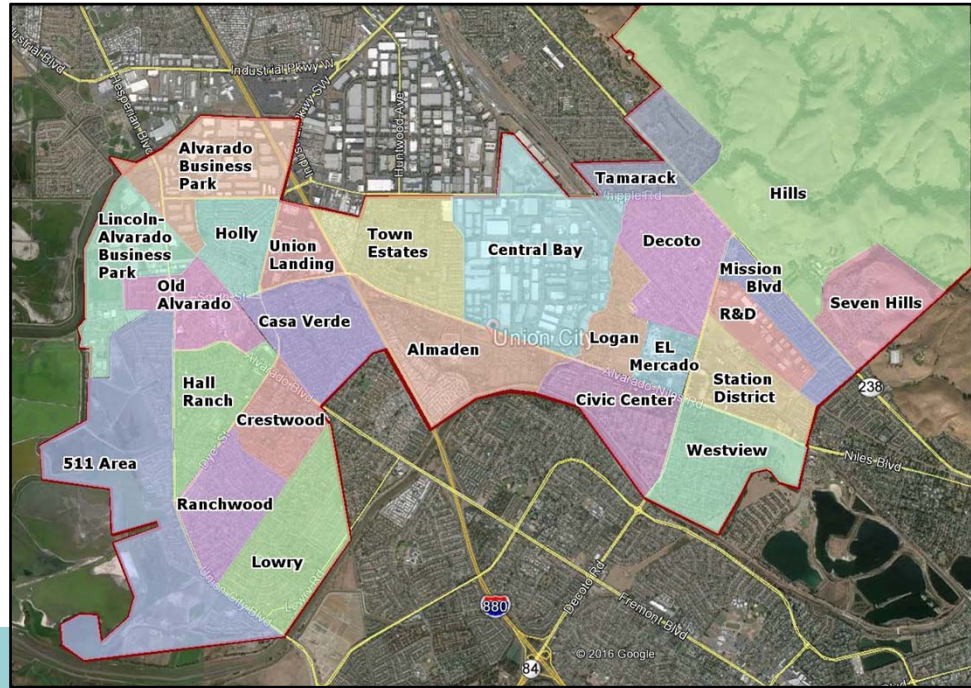


See Attachment A for more info

Source: 2010 Census / HUD Affirmatively Furthering Fair Housing Mapping Tool

Not to Scale

## UNION CITY NEIGHBORHOODS



See Attachment B  
for more info

Not to Scale

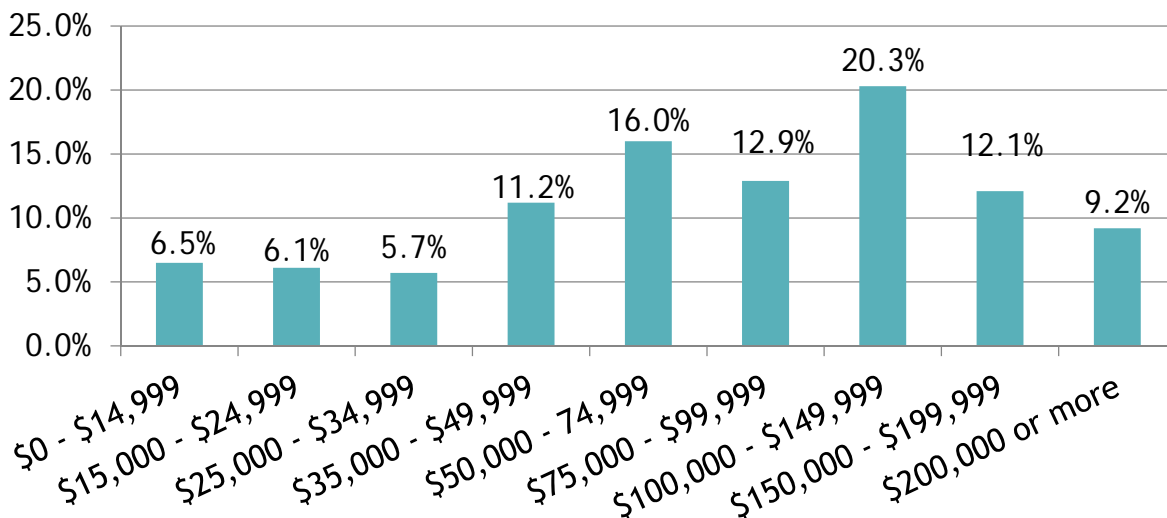
## UNION CITY DEMOGRAPHICS

### Household Income

#### Median Household Income (2014)

Union City - \$82,564

Alameda County - \$73,775



Source: 2010-2014 American Community Survey



## UNION CITY DEMOGRAPHICS

*Alameda County  
2016 Income Limits*

Median Income	Income Category	Household Size							
		1	2	3	4	5	6	7	8
\$93,600	Extremely Low (30% AMI)	34,150	39,000	43,900	48,750	52,650	56,550	60,450	64,350
	Very Low (50% AMI)	20,500	23,400	26,350	29,250	31,600	33,950	36,730	40,890
	Low (80% AMI)	52,650	60,150	67,650	75,150	81,200	87,200	93,200	99,200

## UNION CITY DEMOGRAPHICS

*Housing Cost Burden*

**Housing Cost Burden** = more than 30% of income being spent on housing

Household Income (Renters only)	# of Households			
	30% or less of income spent on housing	30-50% of income spent on housing	50% or more of income spent on housing	Total
Extremely Low Income (30% AMI)	460	230	1,080	1,770
Very Low Income (30-50% AMI)	280	535	500	1,315
Low Income (50-80% AMI)	265	725	45	1,035
Moderate Income (80-100% AMI)	405	235	20	660
Above Moderate Income (over 100% AMI)	1916	165	4	2,085
<b>Total</b>	<b>3,326</b>	<b>1,890</b>	<b>1,649</b>	<b>6,865</b>

*Source: Comprehensive Housing Affordability Strategy (CHAS) 2009-2013*

## AVERAGE RENT

*Properties with 50+ Units*

Unit Size	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Ave Rent	\$758	\$763	\$778	\$851	\$938	\$1,031	\$1,098	\$1,465	\$1,450	\$1,219	\$1,160	\$1,135
% Change	N/A	0.7%	2.0%	9.4%	10.2%	9.9%	6.5%	33.4%	-1.0%	-15.9%	-4.8%	-2.2%
Studio	\$645	\$646	\$658	\$735	\$790	\$848	\$905	\$1,312	\$1,164	\$1,003	\$902	\$942
1 Bed/1 Bath	\$693	\$701	\$721	\$795	\$864	\$946	\$1,004	\$1,373	\$1,332	\$1,103	\$1,069	\$1,004
2 Bed/1 Bath	\$782	\$782	\$795	\$862	\$970	\$1,068	\$1,127	\$1,448	\$1,514	\$1,282	\$1,219	\$1,204
2 Bed/2 Bath	\$874	\$875	\$891	\$978	\$1,077	\$1,179	\$1,281	\$1,699	\$1,669	\$1,426	\$1,358	\$1,338
3 Bed/2 Bath	\$1,060	\$1,060	\$1,085	\$1,121	\$1,246	\$1,451	\$1,552	\$1,889	\$1,890	\$1,700	\$1,700	\$1,556

See Attachment C  
for more info

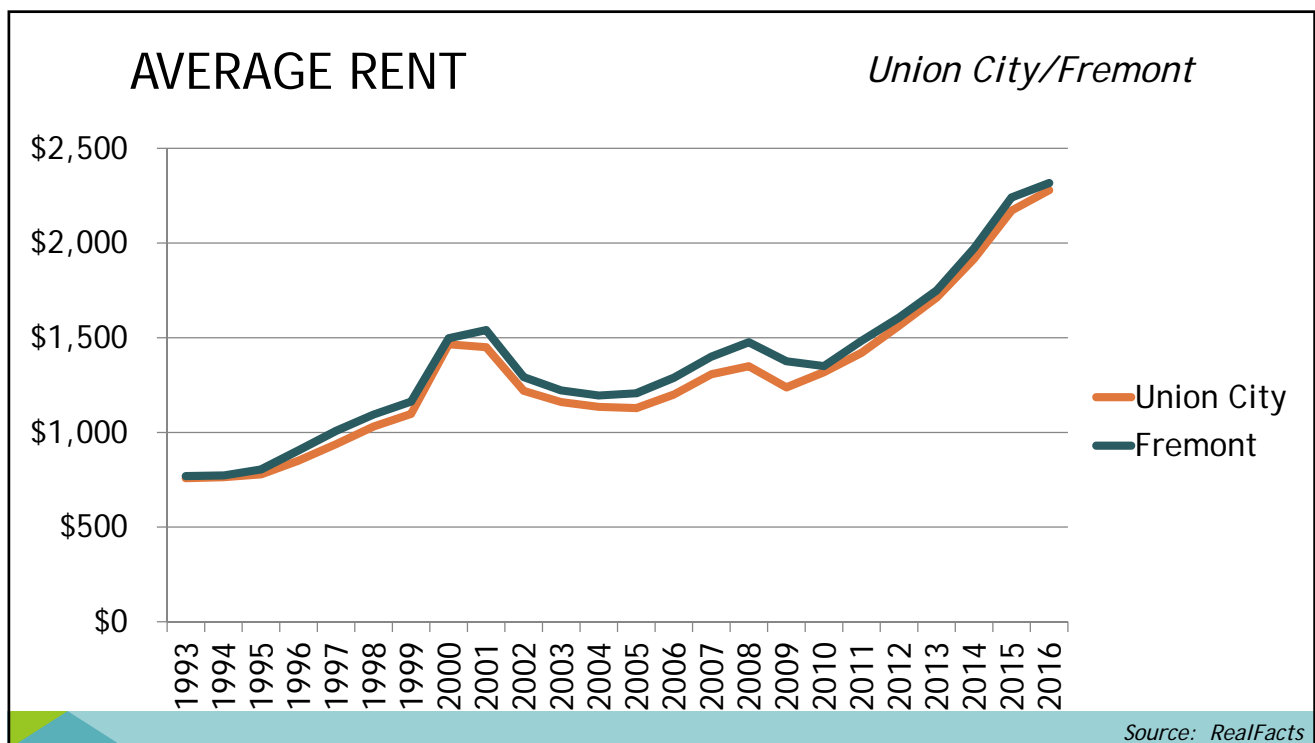
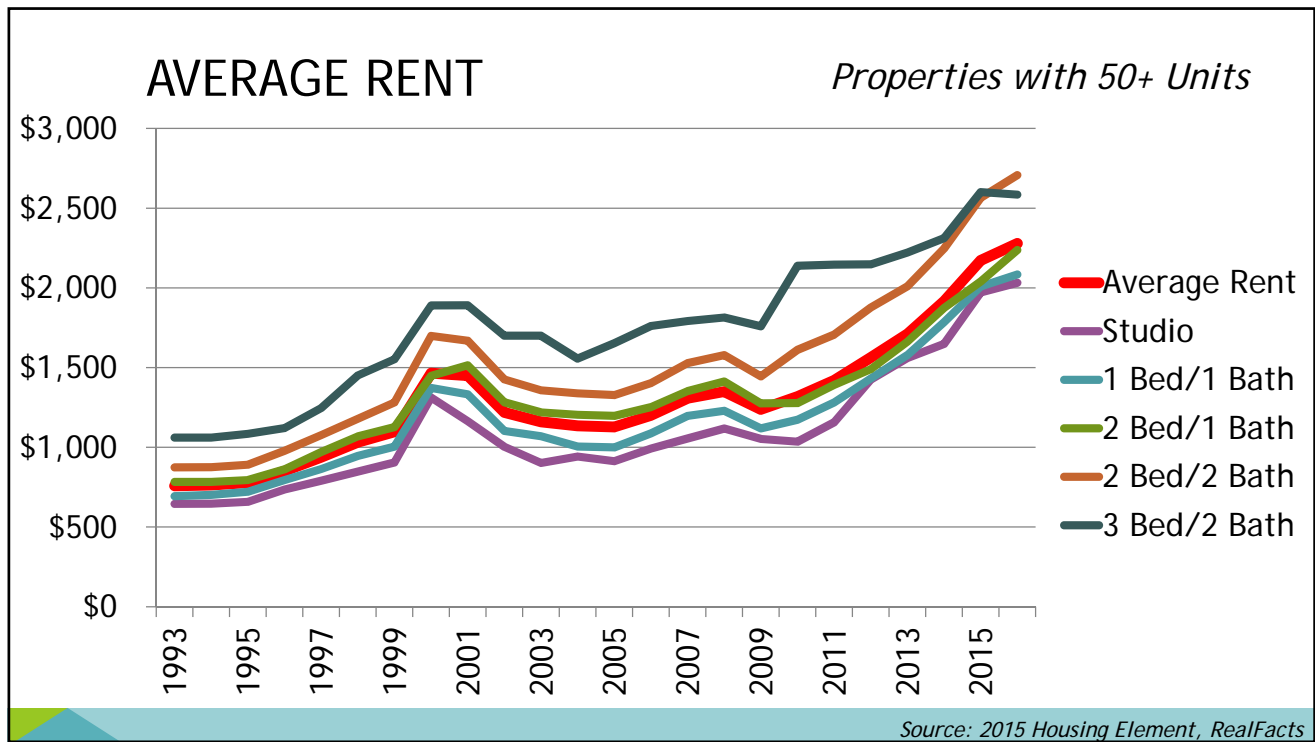
•Source: 2015 Housing Element, RealFacts

## AVERAGE RENT

*Properties with 50+ Units*

Unit Size	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
Ave Rent	\$1,128	\$1,200	\$1,307	\$1,349	\$1,238	\$1,318	\$1,420	\$1,563	\$1,711	\$1,917	\$2,172	\$2,279
% Change	-0.6%	6.4%	8.9%	3.2%	-8.2%	6.5%	7.7%	10.1%	9.5%	12.0%	13.3%	4.9%
Studio	\$913	\$992	\$1,055	\$1,118	\$1,052	\$1,035	\$1,157	\$1,425	\$1,560	\$1,649	\$1,972	\$2,032
1 Bed/1 Bath	\$999	\$1,088	\$1,197	\$1,229	\$1,119	\$1,173	\$1,281	\$1,432	\$1,578	\$1,785	\$2,009	\$2,084
2 Bed/1 Bath	\$1,197	\$1,252	\$1,353	\$1,413	\$1,275	\$1,277	\$1,392	\$1,490	\$1,663	\$1,874	\$2,040	\$2,238
2 Bed/2 Bath	\$1,327	\$1,403	\$1,528	\$1,578	\$1,445	\$1,611	\$1,707	\$1,876	\$2,010	\$2,247	\$2,565	\$2,707
3 Bed/2 Bath	\$1,653	\$1,761	\$1,792	\$1,814	\$1,759	\$2,138	\$2,145	\$2,147	\$2,222	\$2,312	\$2,601	\$2,585

See Attachment C  
for more info•\*2016 only represents data from Q1 and Q2  
•Source: 2015 Housing Element, RealFacts



## ASKED FOR RENT - LARGE APARTMENT COMPLEXES

*Properties with 36+ Units*

Unit Size	Large Apartments <i>All Properties</i>			Large Apartments <i>Built Before 1995</i>		
	2011	2016*	% Change	2011	2016*	% Change
1 Bed	\$1,148	\$1,914	67%	\$1,148	\$1,883	64%
2 Bed	\$1,372	\$2,243	64%	\$1,372	\$2,204	61%

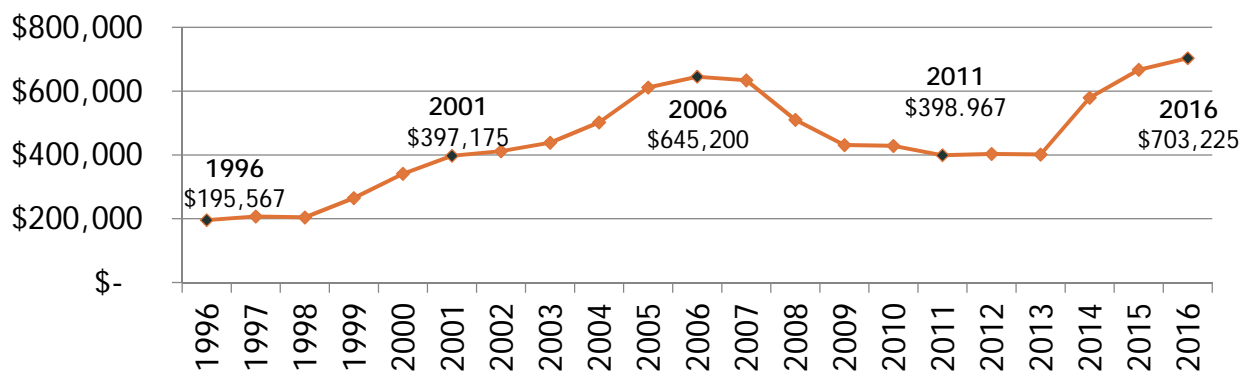
\*As of March 2016

See Attachment D  
for more info

Source: The asked for rent data was collected from information that was provided by each apartment complex via phone or on the complex's website

## MEDIAN HOME PRICE

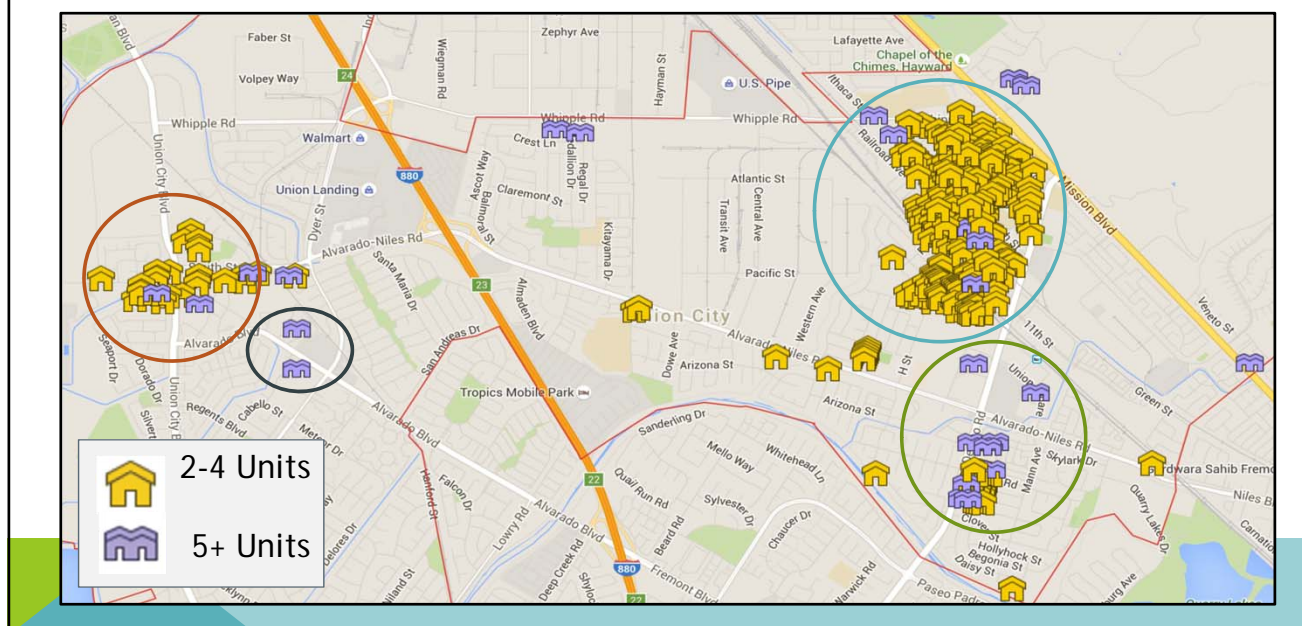
*All Homes (single-family & condo)*



See Attachment E  
for more info

Source: <http://www.zillow.com/research/data/>

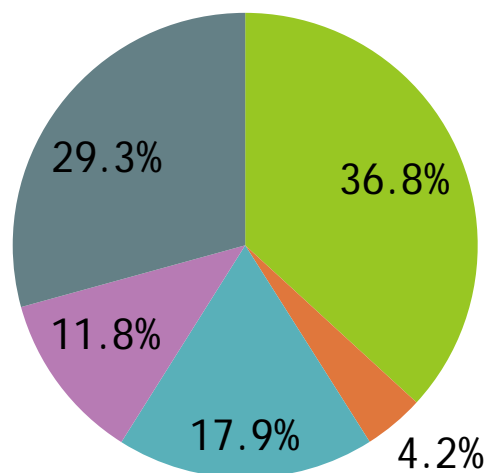
## PRE-1995 MULTI-FAMILY RENTALS



## PRE-1995 MULTI-FAMILY RENTALS

*By Neighborhood*

- BART (Alvarado-Niles/Decoto Road) - 1,016 Units
- Old Alvarado - 116 Units
- Decoto - 495 Units
- Four Corners - 325 Units
- Remainder of Union City - 808 Units





## RENTAL HOUSING - OWNERSHIP DATA

*Multi-Family Properties including duplexes, triplexes, and quadraplexes*

# of Properties	Owners with more than one Union City Rental
2	13
3	4
4	3
5 or more	2

Source: Alameda County Assessor

### ECHO Housing

- Abandoned property
- Appliance questions
- BMR Recertification
- Lease terms/contract breach
- Code enforcement
- Criminal activity
- Deceased landlord
- Fair housing
- Foreclosure / cash for keys

- General rights
- Home seeking
- Housing voucher
- Illegal sublet
- Inoperable vehicles
- Invasion of privacy
- Key charges
- Late charges
- Neighbor to neighbor disputes
- Normal wear & tear / property damage

### "Other" Inquiries

- Proper Notice - rent increase & termination
- Quiet enjoyment
- Referrals
- Rent payments
- Roommates
- Smoking
- Tenant to tenant dispute
- Transitional housing
- Utilities

## ECHO HOUSING

### *Retaliation Inquiries*

- |                                  |                            |
|----------------------------------|----------------------------|
| ❖ Complained about rent increase | ❖ Illegal Entry            |
| ❖ Contacting ECHO                | ❖ Repairs                  |
| ❖ Harassment                     | ❖ Section 8                |
| ❖ Hoarding                       | ❖ Tenant to Tenant dispute |

## Rent-Related Ordinances in Other Bay Area Cities

## TENANT PROTECTIONS IN ALAMEDA COUNTY

No Protections	Mobile Home	Mediation / Rent Review (non-binding)	Rent Stabilization
Dublin	Fremont	Alameda County	Alameda
Emeryville*	Hayward	Fremont	Berkeley
Livermore	Pleasanton	San Leandro**	Hayward
Newark	Union City		Oakland

\**Emeryville: drafting an eviction/harassment protection ordinance*

\*\**San Leandro: Council Rules Committee will review a Relocation Assistance Program*

See Attachment F  
for more info

## MEDIATION / RENT REVIEW

### *Alameda County*

Jurisdiction	Eligible Units	Rent Increase Threshold	Reviewing Body
Alameda (County)	3+ unit properties	More than 10%; <u>or</u> Increase greater than \$75; <u>or</u> More than one increase in a year	Rent Review Officer
Alameda (City)	All rentals	> 5%, required to initiate mediation < 5%, not required but tenant can initiate	Rent Review Advisory Committee
Fremont	All rentals	Any rent increase	3 <sup>rd</sup> Party Mediator
San Leandro	2+ unit properties	7% or more; <u>or</u> More than one increase w/in 12 mos	Rent Review Board

## RENT STABILIZATION

*Alameda County*

City	Eligible Units	# of Rent Controlled Units	Allowed Rent Increases
Alameda	Pre-1995 MF properties	11,872	5% or more, required to initiate binding mediation.
Berkeley	MF built before 6/30/1980	27,000	65% of the percent change in CPI
Hayward	Pre-1995 5+ unit properties	8,920	5% of existing rent
Oakland	MF built before 1/1/1983	79,000	Average percentage increase in CPI

## RENT STABILIZATION

*Other Bay Area Cities*

City	Eligible Units	# of Rent Controlled Units	Allowed Rent Increases
East Palo Alto	MF built before 1/1/1988	2,325	80% of the percent change in CPI
Los Gatos	Pre-1995 3+ unit properties	3,000	70% of the percent change in CPI or 5% (whichever is greater)
San Francisco	MF built before 6/13/1979	170,000	60% of the percent change in CPI
San Jose	MF built before 9/7/1979	43,000	5% of existing rent

See Attachment G  
for more info

## OTHER COMPONENTS OF RENT STABILIZATION

City	Major Components				
	EP	HP	RR	AB	PT
Alameda	X		X		
Berkeley	X	X	X	X	X
East Palo Alto	X		X	X	
Hayward	X		X	X	X
Los Gatos				X	X
Oakland	X	X	X	X	X
San Francisco	X	X	X	X	X
San Jose	X			X	X

EP = Eviction Protection

HP = Harassment Protection

RR = Rent Registration

AB = Adjustment Banking

PT = Pass Through

## Bay Area Ballot Measures

See Attachment H  
for more info

## BAY AREA BALLOT MEASURES

*Alameda County*

Jurisdiction	Measure Name	Description
Alameda (County)	Measure A1	Affordable Housing Bond (\$580 Million)
Alameda (City)	Measure LI	3/31/16 Rent Stabilization Ordinance
Alameda (City)	Measure M1	Rent Stabilization City Charter Amendment
Berkeley	Measure U1	Rent Stabilization Ordinance Amendment
Oakland	Measure JJ	Just Cause For Eviction and Rent Adjustment Ordinance Amendment

## BAY AREA BALLOT MEASURES

*Contra Costa County  
San Francisco County*

Jurisdiction	Measure Name	Description
<i>Contra Costa County</i>		
Richmond	Measure L	Rent Control Ordinance
<i>San Francisco County</i>		
San Francisco	Measure M	Creates a Housing & Development Commission

**BAY AREA BALLOT MEASURES***San Mateo County*

Jurisdiction	Measure Name	Description
Burlingame	Measure R	Rent Stabilization Ordinance
East Palo Alto	Measure J	Revision to Existing Rent Stabilization and Just Cause Eviction Ordinance
San Mateo (City)	Measure Q	Rent Stabilization City Charter Amendment

**BAY AREA BALLOT MEASURES***Santa Clara County*

Jurisdiction	Measure Name	Description
Mountain View	Measure V	Rent Stabilization City Charter Amendment
Mountain View	Measure W	Rent Stabilization Ordinance
Santa Clara (County)	Measure Q	Affordable Housing Bond (\$950 Million)



## BAY AREA BALLOT MEASURES

No rent or affordable housing related measures on the ballot:

- Marin County
- Napa County
- Santa Cruz County
- Solano County
- Sonoma County



## ALAMEDA (CITY)

### MEASURE L1

#### March 31, 2016 Ordinance

- ☐ City initiated
- ☐ Base rent - none
- ☐ Annual increase
- ☐ Requires mediation for all rent increases over 5% (applies to all rentals)
- ☐ Mediation is binding for pre-1995 MF units
- ☐ Relocation for no fault evictions
- ☐ Limitations on "no cause" evictions
- ☐ City Council can amend ordinance
- ☐ Estimated Annual Cost: \$1.9 Million

### MEASURE M1

#### City Charter Amendment

- ☐ Renter initiated
- ☐ Base rent - "rolled back" to 5/5/15
- ☐ Annual increase
- ☐ Max rent increase = 65% of the percent increase in CPI
- ☐ Elected Rent Control Board
- ☐ Relocation for no fault evictions
- ☐ Just cause evictions
- ☐ Amendments require citywide vote
- ☐ Estimated Annual Cost: \$4.3 Million



## MOUNTAIN VIEW

### MEASURE V

#### City Charter Amendment

- ☐ Annual increase
- ☐ Max rent increase = percent increase in CPI (min 2%, max 5%)
- ☐ Appointed Rental Housing Committee
- ☐ Relocation for no fault evictions
- ☐ Just cause evictions (all units built before measure goes into effect)
- ☐ Amendments require citywide vote

### MEASURE W

#### Rent Stabilization Ordinance

- ☐ Annual increase
- ☐ Tenant-landlord dispute resolution program
- ☐ Binding arbitration for increase over 5% (applies to pre-1995 MF units)
- ☐ Relocation for no fault evictions
- ☐ Just cause evictions
- ☐ City Council can amend with super majority vote

### RICHMOND MEASURE L

#### Rent Control Ordinance

- ☐ Annual increase
- ☐ Max increase = percent change in CPI
- ☐ Base rent "rolled back" to 7/21/15
- ☐ Just cause evictions
- ☐ Appointed Rent Board (max of 2 landlords/ realtor reps)

### BURLINGAME MEASURE R

#### Rent Control Ordinance

- ☐ Annual increase
- ☐ Max increase = 4%
- ☐ Base rent "rolled back" to 3/30/16
- ☐ Just cause evictions (all rental units)
- ☐ Creates Commission
- ☐ Supersedes prior restrictions

### SAN MATEO MEASURE Q

#### City Charter Amendment

- ☐ Annual increase
- ☐ Annual rent adjustment = percent change in CPI (min 1% / max 4%)
- ☐ Max Increase = 8%
- ☐ Base rent "rolled back" to 9/21/15
- ☐ Just cause evictions (all rental unit built before measure enacted)
- ☐ Rental Housing Commission



## Affordable Housing Programs & Initiatives

### AFFORDABLE HOUSING INVENTORY

Type	Rental	Ownership	TOTAL
Family	579	134	713
Senior	307	140	447
TOTAL	886	274	1,160



## AFFORDABLE HOUSING ORDINANCE

- Requires ownership developments to provide 15% affordable units
- In-lieu fee payments are allowed for small projects and at Council's discretion
- Cannot be enforced on rental properties due to several court rulings



## MEASURE A1: AFFORDABLE HOUSING BOND

- \$580 Million Bond
  - Rental Housing Programs - \$460 million
  - Homeownership Programs - \$120 million
- Requires 2/3 vote to pass
- Homeownership Programs available countywide
- Rental Programs
  - \$9 million available to Union City
  - \$33 million available in regional pool (Fremont, Newark, Union City)

See Attachment I  
for more info

## AFFORDABLE HOUSING NEXUS STUDY

- Evaluates relationship between new development and the need for affordable housing
- Legal justification for an Affordable Housing Impact Fee
  - Per sf fee on residential and commercial developments
  - Applicable to rental, residential developments
- City Council estimated to review and take action in late 2016/early 2017

## AFFORDABLE HOUSING NEXUS STUDY

### Commercial Development Nexus



New jobs,  
some pay low wages



Need for new  
affordable homes

### Residential Development Nexus



New market  
rate homes



New jobs,  
some pay low wages



Need for new  
affordable homes

## UC CAREavan

- Safe parking program for displaced families
- Collaboration between City, Kids Zone, local churches, and non-profits
- Offers secure parking, facility attendant, and restrooms
- Additional services at certain locations:  
showers, laundry, food, clothing, Wi-Fi
- Safe Parking Locations
  - ❖ Ruggieri Senior Center
  - ❖ Kids Zone Family Resource Center
  - ❖ Brown Temple Church
  - ❖ Our Lady of the Rosary Church
  - ❖ Union City Apostolic



TASKFORCE  
DISCUSSION