



Agenda Item

DATE: JANUARY 31, 2017

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANTONIO E. ACOSTA, CITY MANAGER

SUBJECT: RENT AND TENANT TASKFORCE RECOMMENDATIONS

The purpose of this staff report is to provide the City Council with the recommendations of the Rent and Tenant Taskforce, which are included as Attachments 1 and 2. Staff recommends that the City Council receive this information, consider the recommendations, and provide direction to staff on the City Council's preferences.

BACKGROUND

Formation of the Rent and Tenant Taskforce

On May 17, 2016, the City Council held a study session to review rental market data and the different types of tenant protection measures that are available. As a result of the May 17th study session, staff returned to the City Council at the July 12, 2016 Council meeting, and sought direction regarding potential tenant protection measures to address rising rents and displacement. Staff presented the following options: no action; establishing an ordinance to require that landlords offer a minimum one-year lease term to tenants; establishing non-binding tenant/landlord mediation; or establishing rent stabilization and "just cause eviction" ordinance that would apply to rental units that are eligible for rent stabilization pursuant to the Costa-Hawkins Act.

At the May 17th study session and at the July 12th City Council meeting, the Council received testimony from private property owner advocates that rent stabilization would infringe upon private property rights and curtail reinvestment in private property and in the community. Likewise, the City Council heard testimony from renters and community advocates that significant rent increases are displacing residents in Union City because rental units are becoming too expensive. Renters and community advocates stated that rent increases are destabilizing the community and having a negative impact on residents and school-aged children.

The City Council considered staff's presentation, heard public comment, and voted 4-1 to direct staff to form a Rent and Tenant Taskforce ("Taskforce") to assist with the consideration of possible tenant protection measures.

Taskforce Recruitment Process

At the August 9, 2016 City Council meeting, the City Council reviewed the Taskforce Charter and the recruitment application. The Taskforce application was made available online and in hard copy from August 11, 2016 to September 6, 2016. Staff also undertook the following recruitment and outreach efforts:

- Notices were emailed weekly to a tenant, landlord, and other community stakeholder lists. These lists includes tenant advocate groups, landlord advocate groups, non-profit organizations, and faith-based organizations;
- Notices were posted weekly on the City's Facebook page, on Nextdoor, and on the City's online newsletter;
- Information was posted on the City's website for the duration of the recruitment period;
- Paper copy applications were made available at Ruggieri Senior Center, Kennedy Community Center, Holly Community Center, and City Hall;
- A press release was sent to local print media; and
- Notices were either emailed and/or mailed to individuals that spoke at the May 17th Study Session and the July 12th and August 9th City Council meetings.

The City received 32 applications: seven (7) tenant representatives, eleven (11) landlord representatives, and fourteen (14) impartial community members. At the September 13, 2016 meeting, the City Council reviewed applications and took into consideration an applicant's availability, an applicant's place of residence (i.e. Union City residents), and applicants that represented interested organizations. The City Council also required that there be an equal number of tenant and landlord representatives. Given these constraints and the City Council's preferences, only five tenant applicants and five impartial community members were eligible to be on the Taskforce. As such, the Council limited the Taskforce appointments to 15 members: five tenant representatives, five landlord representatives, and five impartial community members. Furthermore, one impartial community member that was appointed to the Taskforce abstained from voting because their job requires them to work with both tenant and landlord groups. The Taskforce roster is included as Attachment 3.

Summary of Rental Market Trends

Union City has over 20,000 housing units of which approximately 6,500 or 32% are occupied by renters, as shown in Table 1.

Table 1
Union City Tenure (2012)

Tenure Type	Units	Percent
Owner Occupied Units	13,837	68.2%
Renter Occupied Units	6,454	31.8%
Total	20,291	100.0%

Source: City of Union City 2015-2023 Housing Element

According to RealFacts, the average rent in Union City is \$2,274, as shown in Table 2 and Chart 1 below. This represents a 4.8% increase from last year and a **60.2% increase in the last five years**. Looking at Union City rents in comparison to other cities in Alameda County, Union City ranked 9th out of 14 cities with Berkeley having the highest average rent at \$3,151 and San Leandro having the lowest average rent at \$1,735 (see Chart 2 on the following page).

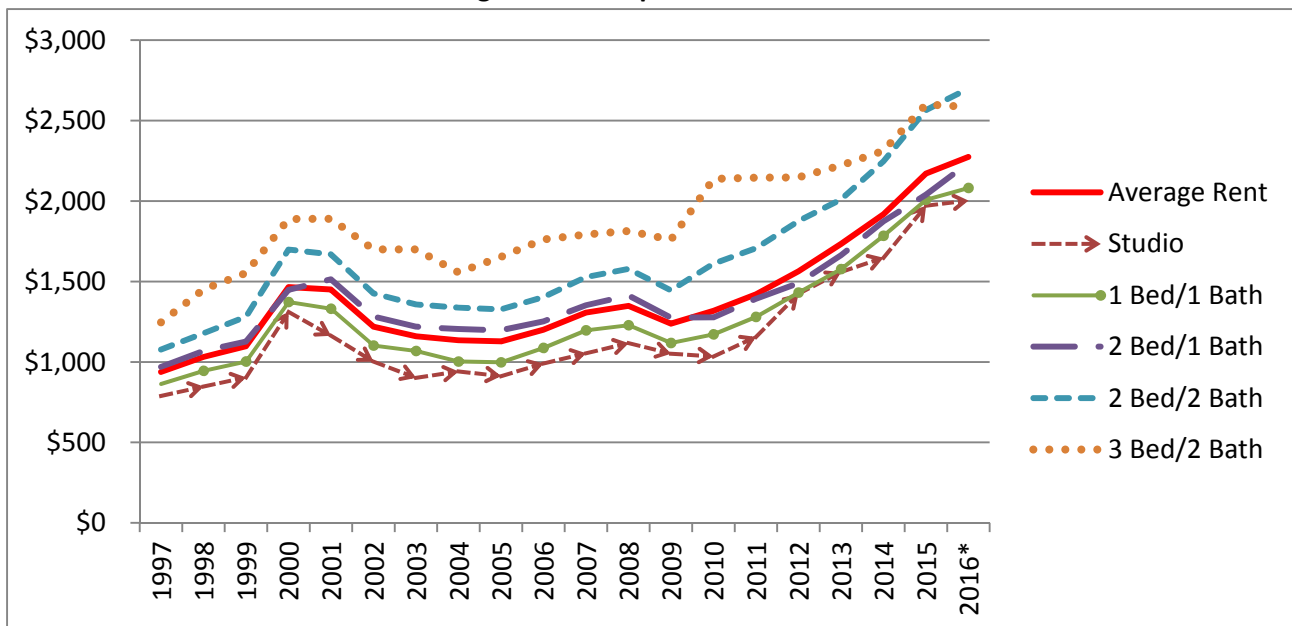
Table 2
Average Rent - Properties with 50+ Units

1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
\$938	\$1,031	\$1,098	\$1,465	\$1,450	\$1,219	\$1,160	\$1,135	\$1,128	\$1,200
10.2%	9.9%	6.5%	33.4%	-1.0%	-15.9%	-4.8%	-2.2%	-0.6%	6.4%
2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
\$1,307	\$1,349	\$1,238	\$1,318	\$1,420	\$1,563	\$1,733	\$1,917	\$2,171	\$2,274
8.9%	3.2%	-8.2%	6.5%	7.7%	10.1%	10.9%	10.6%	13.2%	4.8%

Source: RealFacts

*2016 data is only for Q1-Q3

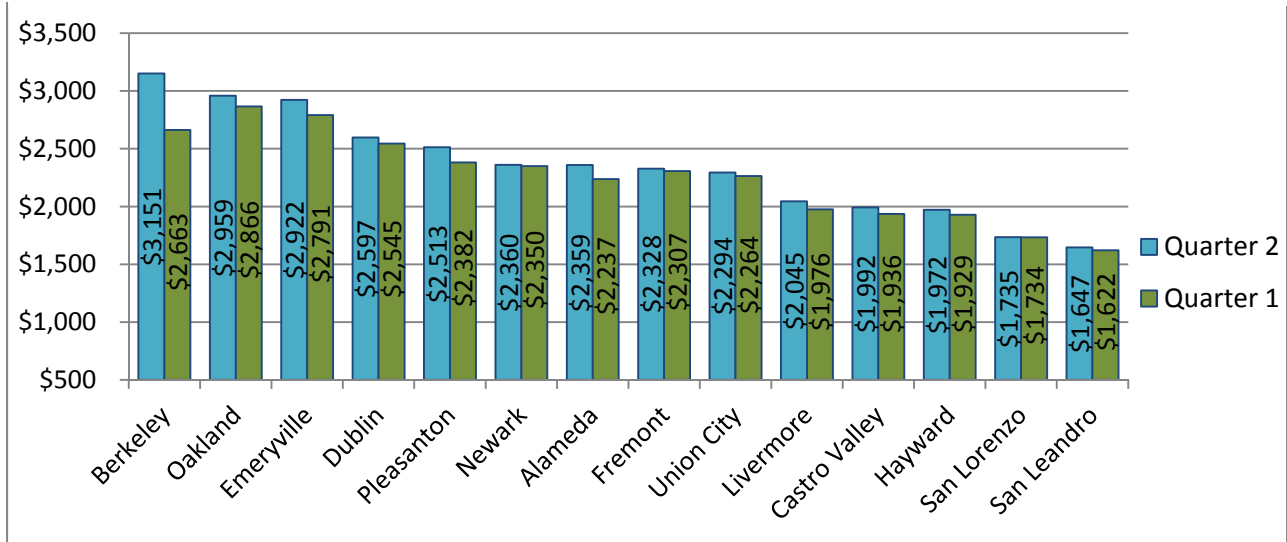
Chart 1
Average Rent – Properties with 50+ Units



Source: RealFacts

*2016 data is only for Q1-Q3

Chart 2
Average Rent (2016) – Alameda County



Source: RealFacts

According to the U. S. Department of Housing and Urban Development (HUD), a household has a housing cost burden if they are spending more than 30% of their gross income on housing costs. A household that spends more than 50% of their gross income on housing is considered severely cost burdened. As shown in Table 3, **over 3,500 renters or 51% of all Union City renters have a housing cost burden** and of those **over 1,600 renters are considered severely cost burdened**. Of those renters that have a housing cost burden, 88% are extremely low to low income.

Table 3
Housing Cost Burden Data

Household Income (Renters only)	# of Households				Total Households
	Spend 30% or less of income on housing	Spend 30-50% of income on housing	Spend more than 50% of income on housing	Total Households that have a Housing Cost Burden	
Extremely Low Income (30% AMI)	460	230	1,080	1,310	1,770
Very Low Income (30-50% AMI)	280	535	500	1,035	1,315
Low Income (50-80% AMI)	265	725	45	770	1,035
Moderate Income (80-100% AMI)	405	235	20	255	660
Above Moderate Income (over 100% AMI)	1916	165	4	169	2,085
Total	3,326	1,890	1,649	3,539	6,865

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

The City contracts with Eden Council for Hope and Opportunity (ECHO) Housing to provide tenant/landlord and fair housing counseling to Union City residents and landlords. Below is a summary of the tenant/landlord related inquiries ECHO has received over the last few years from Union City residents.

Table 4
ECHO Housing
Union City Tenant/Landlord Inquiries

Year	Eviction	Rent Increase	Retaliation	Repairs	Deposit	Entry	Other	Total
FY 11-12	41	9	0	10	14	0	29	103
FY 12-13	52	6	1	14	16	0	22	111
FY 13-14	34	8	5	10	13	1	28	99
FY 14-15	44	14	8	8	10	1	26	111
FY 15-16	23	21	0	8	9	0	22	83
Total	194	58	14	50	62	2	127	507

Existing Tenant Protection Measures

The City of Union City does not have local tenant protection regulations except for mobile home park tenants, which is discussed in more detail below. State law provisions do provide some protection for Union City tenants. However, State law does not preclude landlords from raising rents with proper notice, nor does it set limits for the amount of rent increases. State law does set minimum notice periods for rent increases and lease terminations. Landlords raising rents 10 percent or less during a 12 month period must provide a 30-day notice prior to increasing rent while landlords increasing rent more than 10 percent must give the tenant a 60-day notice prior to increasing rent. To terminate a month-to-month tenancy, landlords must give a 30-day notice for tenants residing in the unit less than one year and a 60-day notice for tenants residing in the unit for at least one year.

Mobile Homes Rent Review Ordinance

The City enacted a Rent Review Ordinance applying to mobile homes (“Mobile Home Ordinance”) in 1987. The Mobile Home Ordinance affects 999 mobile home units within Union City – The Tropics and Central Park West. The Mobile Home Ordinance contains restrictions on rent increases and vacancy control. The Mobile Home Ordinance was not reviewed or discussed by the Taskforce.

Summary of Tenant Protection Measures

In addition to the State laws governing rental housing, there are several types of tenant protections that some local jurisdictions in California provide. These tenant protections include 1) rent stabilization; 2) eviction and harassment protections; 3) tenant/landlord mediation; and 4) enhanced lease terms, as discussed in further detail below. Also included as Attachment 4 is a chart showing tenant protection measures that have been enacted in Alameda County cities.

I. Rent Stabilization

Rent stabilization ordinances, also known as rent control, place limits on rent increases. Typically, rent stabilization ordinances will restrict rent increases to one-time per year and will limit rent increases to either a fixed percentage or tie it to inflation rates. The ordinances are intended to protect tenants from excessive rent increases and to provide tenants with greater certainty and predictability regarding housing cost increases. Although rent stabilization ordinances restrict rent increases, some ordinances allow landlords to raise the rent beyond the annual maximum amount to cover certain costs such as capital improvements, or increased taxes/fees, this is known as allowed pass through costs. Additionally, some cities allow landlords to "bank" or save their allowable rent increase to be implemented in a future year; this is known as adjustment banking. Included as Attachment 5 is a chart showing Bay Area cities with rent stabilization ordinances.

Example Cities: Berkeley, East Palo Alto, Hayward, Mountain View, Oakland, Richmond, San Francisco, San Jose

Costa-Hawkins Act

In 1995, the California legislature passed the Costa-Hawkins Rental Housing Act. The Costa-Hawkins Rental Housing Act **prohibits** local jurisdictions from doing the following:

1. Applying rent stabilization ordinances to any housing constructed on or after February 1, 1995
2. Applying rent stabilization ordinances to single-family homes and condominiums (where title is held separately for each unit) regardless of when the unit was built
3. Regulating the initial rental rate of a unit once the previous tenants have vacated the unit. Thus, when a unit becomes vacant, the rent can be raised to the current market rate without regulatory restrictions

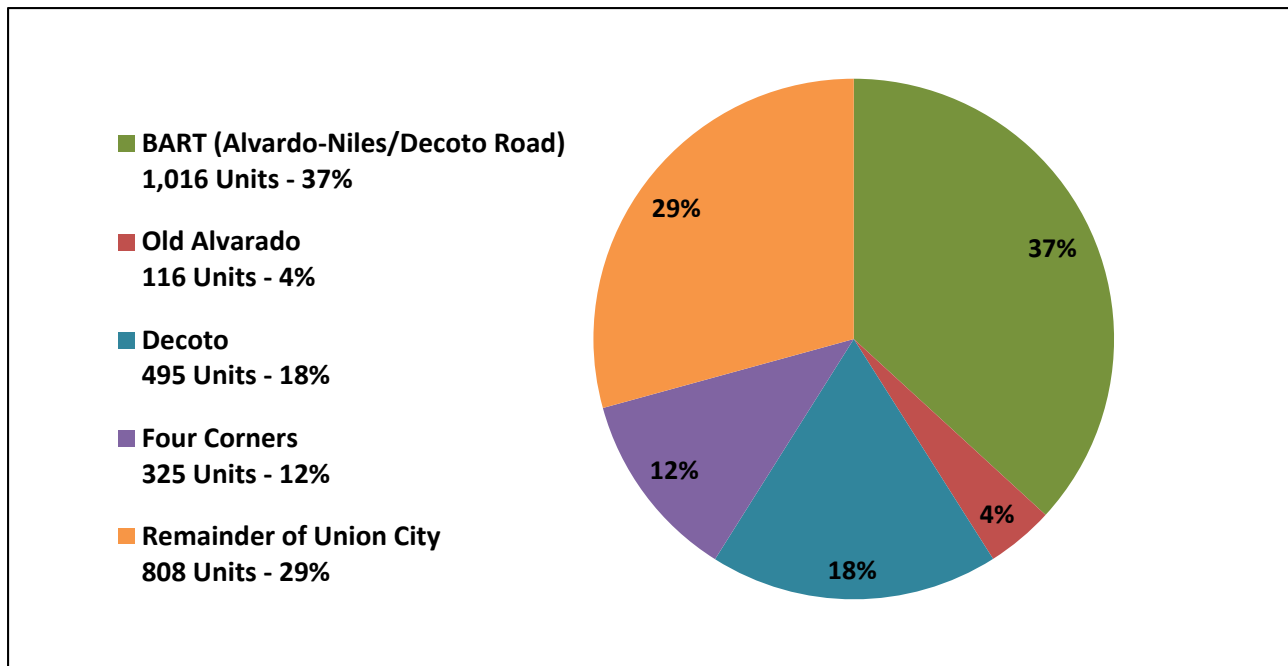
Eligible Units

Although the City has 6,454 renter occupied units, only 2,760 of these units (or 43%) would be eligible for rent stabilization due to the Costa-Hawkins Act restrictions, as shown in Table 5. The major implication of the Costa-Hawkins Act is that only older rental properties, built before February 1, 1995, would be affected by a rent stabilization ordinance. Of the City's units that are eligible for rent stabilization, over 37% are located near BART and along Decoto Road, 18% are in the Decoto, 12% are in the Four Corners area, 4% in Old Alvarado, and the remaining 29% are scattered throughout the rest of the City (see Chart 3). Included as Attachment 6 is a map showing where the units that are eligible for rent stabilization are located within Union City.

Table 5
Union City Rental Units

Property Type	# of Units	Percent
Single-Family, Condo, Townhome	3,214	50%
Multi-Family Built BEFORE 1995 (includes duplexes, triplexes, and fourplexes)	2,760	43%
Multi-Family Built AFTER 1995 (includes duplexes, triplexes, and fourplexes)	480*	7%
TOTAL	6,454	100%
*excludes 243 units currently under construction		

Chart 3
Rent Stabilization Eligible Units – By Neighborhood



Taskforce Recommendation: Rent stabilization (as a concept only) is one of the Taskforce’s recommendations.

I. Eviction and Harassment Protections

a. Just Cause Evictions

Some jurisdictions have ordinances that restrict the allowable reasons for which a landlord can evict a tenant, also known as “just cause eviction” ordinances. Under just cause ordinances, landlords may evict a tenant for only reasons listed in the ordinance. Most rent stabilization ordinances also have just cause eviction protections in order to prevent landlords from evicting tenants for the purpose of raising their rents to market rate. Examples of typical “just causes” include the following:

- Failure to pay rent or habitually paying rent late;
- Violation of the rental agreement terms, where a notice and opportunity to correct the violation has been provided;
- Damaging the unit or common areas;
- Illegal activity;
- Owner or family member occupancy;
- Resident manager occupancy;
- Substantial rehabilitation;
- Unauthorized subtenant;

Example Cities: Alameda (City), Berkeley, East Palo Alto, Emeryville, Hayward, Mountain View, Oakland, Richmond, San Francisco

Taskforce Recommendation: Just cause eviction protections, as part of a rent stabilization ordinance, are one of the Taskforce’s recommendations.

b. Relocation Assistance for No Fault Evictions

Another type of eviction protection ordinance is the requirement for landlords to provide relocation payments to tenants when the eviction is not the fault of the tenants, also known as “no-fault evictions”. Typically, the types of evictions that would trigger relocations payments include:

- Owner or family member occupancy;
- Resident manager occupancy;
- Removal of unit from the rental market (i.e. Ellis Act eviction);
- Substantial rehabilitation or demolition of the unit;
- Condominium conversion;

Example Cities: Alameda, Emeryville, Mountain View, Richmond, San Francisco

c. Harassment Protections

Cities can also choose to adopt an ordinance that protects tenants from landlord harassment and retaliation. Some examples of the types of harassment that are covered by these ordinances include:

- Abuse of property owner’s right to access the property
- Failure to perform repairs and maintenance
- Influencing a tenant to vacate through fraud, intimidation or coercion
- Interference with tenant’s right to privacy
- Verbal and/or physical threats to tenant
- Refusal to accept or acknowledge receipt of a tenant’s rent payment
- Removing a housing service (e.g. a parking space) for the purpose of causing a tenant to vacate

Example Cities: Berkeley, Emeryville Oakland, San Francisco

Taskforce Recommendation: Harassment protections, as part of a rent stabilization, ordinance, is one of the Taskforce’s recommendations.

II. Tenant/Landlord Mediation

Tenant/landlord mediation ordinances establish programs that either offer (i.e. elective participation) or require (i.e. mandatory participation) a mediation process before a landlord is able to impose a rent increase. In some cities, such as San Leandro, an appointed board oversees and facilitates the mediation process. Typically, these boards are comprised of tenants, landlords, and impartial community members. Other cities, such as Fremont, contract with a third-party mediator to oversee and facilitate the mediation process. Furthermore, cities can have non-binding or binding mediation ordinances.

- **Non-binding Mediation** – if a tenant and landlord cannot come to an agreement, the landlord is not obligated to reach an agreement with the tenant or follow the recommendations made by the mediator (i.e. the recommendations are non-binding). However, it should be noted that if a tenant and landlord come to a resolution under a non-binding ordinance, they would still sign a binding agreement. **A non-binding mediation ordinance can be applied to all rental units.**
- **Binding Mediation** – if the tenant and landlord cannot come to an agreement during the mediation process, then the case would go before an arbitrator or hearing officer. The arbitrator/hearing officer would hear the case and make a binding decision. Binding mediation can only be applied to units that are eligible for rent stabilization (i.e. multi-family units built prior to February 1, 1995) **since binding mediation is considered a form of rent stabilization.**

A city could also have a combination of non-binding and binding mediation, where the binding mediation applies to units that are eligible for rent stabilization and non-binding mediation for units not eligible for rent stabilization.

Peer to Peer (Landlord to Landlord) Mediation

The Rental Housing Association (RHA) of Southern Alameda County offers a free, volunteer-based peer to peer (i.e. landlord to landlord) mediation program to cities with mediation ordinances (i.e. Fremont, San Leandro, and unincorporated Alameda County).

In 2002, the City Council discussed a rent review process, which resulted in little public interest at the time. The item was tabled for later discussion.

Example Cities (Non-binding): Alameda (County), Fremont, Mountain View, San Leandro

Example Cities (Binding): Alameda (City), Los Gatos

Taskforce Recommendation: Non-binding mediation with a 3rd party mediator, mandatory participation, and the option to utilize RHA's peer to peer mediation program is one of the Taskforce's recommendations.

III. Minimum Lease Terms

The City Council could consider adopting an ordinance that requires landlords to offer tenants longer term leases, such as a one-year lease. Having a longer term lease protects tenants from receiving rent increases during the term of the lease. This type of ordinance could be applied to all rental units in the City. However the landlord could raise the rent by any amount once the lease ends without a coinciding rent stabilization ordinance.

Example Cities: Mountain View, Palo Alto

DISCUSSION

Rent and Tenant Taskforce Meetings

The Taskforce held seven public meetings from October 2016 through January 2017. Below is a brief summary of those meetings and included as Attachments 9-15 are the meeting agendas, minutes, and power point presentations.

Meetings 1 and 2

The first two meetings focused on reviewing data which included reviewing Union City demographics, median and average rents, housing cost burden rates, home prices, and ownership/tenure data. The Taskforce also looked at tenant/landlord inquiry data from ECHO Housing, Bay Area ballot measures related to housing, and the City's existing affordable housing programs and initiatives. Finally, the Taskforce reviewed the different types of tenant protection measures that exist and what other cities in the Bay Area are currently doing.

Meeting 3

During the third meeting, staff conducted a straw poll/initial vote to gauge the Taskforce's interest in different options and to start framing several alternatives. Based on the straw poll results, staff formulated the following options to represent the diverse perspectives of the Taskforce, with Option B being a hybrid of Options A and C.

- Option A – Tenant/Landlord Mediation Program (non-binding)
- Option B – Tenant/Landlord Mediation Program (binding)
- Option C – Rent Stabilization and Just Cause Eviction Protections.

The Taskforce also looked at relocation for no fault evictions and minimum lease term options but did not express a strong interest in pursuing either of these options. Included as Attachment 7 are the straw poll results.

Meeting 4

During the fourth meeting, the Taskforce broke up into small groups to discuss the options that came out of the straw polling and to make any adjustments/changes to those options. Included as Attachment 8 are the modified options based on the small group discussions.

Meetings 5 and 6

During the fifth and sixth meetings, the Taskforce discussed Options A, B, and C, listed above, and voted on several iterations of each option. During the sixth meeting, some Taskforce members expressed concern that there were options that had not yet been considered. So the Taskforce voted to hold a seventh meeting and to let Taskforce members have the opportunity to submit alternative proposals.

Meeting 7

Taskforce members submitted four alternative proposals and the Taskforce considered and voted on three of them.

TASKFORCE RECOMMENATIONS

Below is a summary of the options that the received a majority of votes by Taskforce members that were present and voting. See Attachment 2 for the full voting results of all options and actions taken by the Taskforce.

Taskforce Recommendations	Voting Results
<p>OPTION C</p> <p>Rent Stabilization and Just Cause Evictions (as concepts only)</p> <p>The Taskforce voted in favor of a rent stabilization and just cause eviction ordinance, as a concept only. The Taskforce expressed that the specifics of the ordinance should be left to the City Council to determine.</p> <ul style="list-style-type: none"> • Rent Increase Threshold To be determined by the City Council • Allowed Pass Through Costs The Taskforce voted in favor of the concept of Allowed Passed through Costs but the specific costs that the landlord would be allowed to pass on to the tenants would be determined by the City Council • Adjustment Banking The Taskforce voted in favor of the concept of Adjustment Banking (i.e. landlords could “bank” or save rent increases for a future use) but the specifics, such as number of increases that could be “banked”, would be determined by the City Council. • Harassment Protections The Taskforce voted in favor of including harassment protections but the specific protections would be determined by the City Council • Just Cause Eviction Protections The Taskforce voted in favor of including, at a minimum, the following “just causes” for eviction: <ul style="list-style-type: none"> ▪ not paying rent ▪ lease violations ▪ damaging unit ▪ illegal activity ▪ unauthorized subtenant ▪ owner/family occupancy ▪ substantial rehabilitation 	<p>In Favor – 8 Opposed – 6 Abstained – 1 Absent - 0</p>
<p>ALTERNATIVE PROPOSAL 3A</p> <p>Tenant/landlord mediation (non-binding) with optional peer to peer mediation</p> <p>The Taskforce voted in favor of an alternative proposal that was submitted by Bill Mulgrew, Annie He, Dorothy Jackson, Chunchi Ma, and Chung Wu. The proposal was for non-binding tenant/landlord mediation with the option of the Rental Housing Association (RHA) arranging peer-to-peer (i.e. landlord-to-landlord) mediation. Below are the specifics of the proposal:</p> <ul style="list-style-type: none"> • Tenants and landlords required to participate in the process • Eligible Units: All rental units • Oversight: a 3rd party mediator would provide the mediation service and any unsuccessful mediation may be referred to RHA’s peer-to-peer mediation. • Rent Increase Threshold: 7-10% <ul style="list-style-type: none"> ○ Tenants would not be able to request mediation unless their rent increase was above the established threshold. 	<p>In Favor – 7 Opposed – 4 Abstained – 3 Absent - 1</p>

Taskforce Recommendations Continued	Voting Results
ALTERNATIVE PROPOSAL 3B Creation of a Task Force Housing Supply Committee The Taskforce voted in favor of an alternative proposal that was submitted by Bill Mulgrew, Annie He, Dorothy Jackson, Chunchi Ma, and Chung Wu. This proposal was for the creation of a committee to investigate and make recommendations for short-term housing supply improvements. The proposal specified that Taskforce volunteers would be charted to investigate and evaluate short-term supply enhancing alternatives, such as expediting accessory dwelling units (ADUs).	In Favor – 9 Opposed – 4 Abstained – 1 Absent - 1

It should be noted that Alternative Proposal 3A is very similar to Option A - Tenant/Landlord Mediation Program (non-binding). The primary differences are that Alternative Proposal 3A **includes** optional peer to peer mediation and **does not include** harassment protections. As shown in the table below, several iterations of Option A did receive a tied vote. All other motions did not receive a tied or majority vote, and therefore, failed. These motions are listed in Attachment 2 should the Council wish to discuss them further.

Tied Options	Voting Results
OPTION A-1 <i>Tenant/Landlord Mediation Program (Non-binding)</i> - Oversight: 3rd Party Mediator - Eligible Units: 2+ Units (i.e. duplex or larger) - Rent Increase Threshold: 10% or more - Landlord participation in the process is mandatory - Recommendations are non-binding - Harassment Protections	In Favor – 7 Opposed – 7 Abstained – 1 Absent - 0
OPTION A-3 <i>Tenant/Landlord Mediation Program (Non-binding)</i> - Oversight: 3rd Party Mediator - Eligible Units: All Rental Units - Rent Increase Threshold: 10% or more - Landlord participation in the process is mandatory - Recommendations are non-binding - Harassment Protections	In Favor – 7 Opposed – 7 Abstained – 1 Absent - 0
OPTION A (Concept Only) <i>Tenant/Landlord Mediation Program (Non-binding)</i> The Taskforce voted on the concept of non-binding tenant/landlord mediation	In Favor – 7 Opposed – 7 Abstained – 1 Absent - 0

FISCAL IMPACT

There is no fiscal impact as a result of receiving this report. However, if the City Council directs staff to develop one or more of the Taskforce’s recommendations, it would require additional funding that is currently not appropriated. Based on discussions with the City Attorney and reviewing other cities’ budgets, staff estimates that the cost to develop an ordinance could be approximately \$25,000 and would include legal services, staff time, and outreach/education costs. Additionally, there would be on-going implementation, enforcement, and

outreach/education costs that are currently not appropriated. Staff has provided the following annual costs estimates for the options that received a majority vote (see Table 6 below).

Table 6
Annual Cost Estimates

Option C - Rent Stabilization & Just Cause Eviction Protections		
Staff Costs	FTE 1.20	\$165,800
Outreach/Education		\$37,500
Office Equipment / Supplies		\$2,500
Legal Services		\$35,000
Training		\$5,000
Database Software		\$14,400
Administrative Overhead (space, utilities, etc.)		\$55,000
Rental Registration Fee Collection/Administration	FTE 0.20	\$22,000
Total Annual Costs		\$337,200
Alternative Proposal 3A - Tenant/Landlord Mediation (Non-Binding)		
Staff Costs	FTE 0.60	\$82,900
3rd Party Mediator		\$80,000
Outreach/Education		\$37,500
Office Equipment / Supplies		\$2,500
Legal Services		\$35,000
Database Software		\$14,400
Administrative Overhead (IT support, utilities, etc.)		\$55,000
Rental Registration Fee Collection/Administration	FTE 0.20	\$22,000
Total Annual Costs		\$329,300

Rental Registration Fee

Several cities in the Bay Area with tenant protection ordinances charge property owners an annual per unit fee, also known as a rental registration fee, in order to offset their enforcement/administration costs. Some cities also allow the landlord to pass all or a percentage of the rental registration fee onto tenants. Table 7 shows what the estimated rental registration fee would be for each Taskforce recommendation.

Table 7
Revenue Estimates

Taskforce Recommendation	Eligible Units	# of Eligible Units	Annual Fee Per Unit	Total Annual Revenue
Option C Rent Stabilization & Just Cause Evictions	Multi-Family built <u>before</u> 1995	2,760	\$122	\$337,200
Alternative Proposal 3A Tenant/Landlord Mediation (non-binding)	<u>All</u> Rental Units	6,697	\$49	\$325,300

PUBLIC COMMENTS

Staff received the following written correspondence in anticipation of the January 31, 2017 City Council meeting (see Attachment 16).

- Bill Mulgrew, Rent and Tenant Taskforce Member and Executive Director of the Rental Housing Association (RHA)
 - Mr. Mulgrew is expressing support on behalf of RHA and the California Apartment Association (CAA) for two of the Taskforce's recommendations: Alternative Proposal 3A and 3B.
- Zinia Dasgupta, Sora Apartment Resident
 - Ms. Dasgupta is expressing support for rent stabilization measures.
- Thomas Silva, President of the Rental Housing Association of Southern Alameda County
 - Mr. Silva reaffirmed RHA and CAA's support for Alternative Proposals 3A and 3B.
- Melinda Graham, Regional Vice President of Camden Living
 - Ms. Graham is expressing support for Alternative Proposals 3A and 3B.

RECOMMENDATION

Staff requests that the City Council receive the report, discuss the following Taskforce recommendations, and provide direction to staff on the City Council's preferences:

- **OPTION C:** Rent Stabilization/Just Cause Evictions (as concepts)
- **ALTERNATIVE PROPOSAL 3A:** Tenant/landlord mediation (non-binding) with optional peer to peer mediation
- **ALTERNATIVE PROPOSAL 3B:** Creation of a Task Force Housing Supply Committee

The City Council may also consider other approaches that are not listed above or a combination of approaches. Finally, the City Council may decide to not take any action at this time and table the discussion.

ATTACHMENTS

Attachment 1 – Taskforce Recommendations
Attachment 2 – Taskforce Full Voting Results
Attachment 3 – Taskforce Roster
Attachment 4 – Tenant Protection Measures (Alameda County)
Attachment 5 – Rent Stabilization Ordinances (Bay Area)
Attachment 6 – Map of Rent Stabilization Eligible Units
Attachment 7 – Straw Polling Results
Attachment 8 – Small Group Discussion Results
Attachment 9 – Meeting 1 Packet
Attachment 10 – Meeting 2 Packet

Attachment 11 – Meeting 3 Packet
Attachment 12 – Meeting 4 Packet
Attachment 13 – Meeting 5 Packet
Attachment 14 – Meeting 6 Packet
Attachment 15 – Meeting 7 Packet
Attachment 16 – Written Correspondence