

Attachment 1

Rent and Tenant Taskforce Recommendations

Taskforce Recommendations	Voting Results
<p>OPTION C</p> <p>Rent Stabilization/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>
<p>ALTERNATIVE PROPOSAL 3B</p> <p>Creation of a Task Force Housing Supply Committee</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. 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).</p>	<p>In Favor – 9 Opposed – 4 Abstained – 1 Absent - 1</p>