

Exhibit C
Summary of Options

	OPTION A No Action	OPTION B Enhanced Lease Terms Ordinance	OPTION C Rent Review Ordinance (non-binding)	OPTION D Rent Stabilization & Eviction Protections Ordinance
Option Description	No Action	Lease Terms - Requires landlords to offer tenants longer term leases - Example: One year leases	Rent Review Board - Offers a mediation process before a landlord is able to impose a rent increase - Establishes a rent review board that oversees the mediation process - Rent review board comprised of tenants, landlords, and non-conflicted (i.e. homeowner) representatives - Process is non-binding, so if the landlord cannot come to an agreement with the tenant then the landlord's proposed rent increase would still go into effect	Rent Stabilization - Restricts rent increases to one-time per year and limits increases to a fixed % or tie increase to inflation - A rent review board oversees appeal process Just Cause Evictions - Restricts the allowable reasons for which a landlord can evict a tenant - All Bay Area cities that have rent stabilization also have Just Cause Eviction Ordinances - This prevents landlords from evicting tenants, for the purpose of raising rents beyond the rent stabilization ordinance threshold
Eligible Units	N/A	All rental units	All rental units	2,760 Eligible Units (multi-family units built before 1995)
Example Cities	N/A	Palo Alto	Fremont San Leandro	Alameda, Berkeley, East Palo Alto, Hayward, Los Gatos, Oakland, San Francisco, San Jose
Estimated Annual Enforcement Cost*	\$0	Staff Costs (0.15 FTE) \$ 17,330 Outreach/Education \$ 15,000 Legal Services \$ 1,500 Total Start Up Costs \$ 33,830 Outreach/Education \$ 6,500 Total Annual Costs \$ 6,500	Staff Costs (0.5 FTE) \$ 54,519 Outreach/Education \$ 30,000 Legal Services \$ 35,000 Mediation Training \$ 3,500 Total Annual Costs \$ 123,019	Staff Costs (0.5 FTE) \$ 54,519 Outreach/Education \$ 40,000 Legal Services \$ 35,000 Mediation Training \$ 3,500 Total Annual Costs \$133,019
Timeline	N/A	<ul style="list-style-type: none"> • July to Aug - Draft Ordinance • Sept - Community Outreach • Oct 11th – 1st Reading • Oct 25th – 2nd Reading • Nov 25 – Ordinance Effective (30 days after 2nd reading) 	<ul style="list-style-type: none"> • July to Aug - Draft Ordinance • Sept to Oct – Community Outreach • Oct 25th – 1st Reading • Nov 8th – 2nd Reading • Dec 8th - Ordinance Effective (30 days after 2nd reading) 	<ul style="list-style-type: none"> • July to Aug - Draft Ordinance • Sept to Oct – Community Outreach • Nov 8th – 1st Reading • Dec 13th - 2nd Reading • Jan 13th - Ordinance Effective (30 days after 2nd reading)

*If more than one option was adopted, there would be some cost savings due to economies of scale