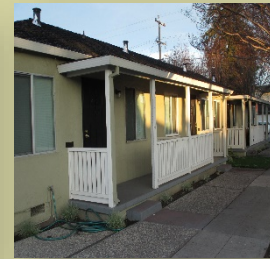


Shaping the Future of Housing

San Jose City Hall Wing Room

June 26, 2017



Agenda

1. Introductions & handouts review
2. Review of the Tenant Protection Ordinance
3. Review of the policies for the Fully Modified Apartment Rent Ordinance
4. Questions & answers

Tenant Protection Ordinance



Who is currently covered?



Apartment Rent
Ordinance
apartments



All other
properties
Multiple
Housing
Dwelling



All
apartments
built without
a permit, or
operating
illegally



Guesthouses



Apartments
with a condo
map

Who is not covered?



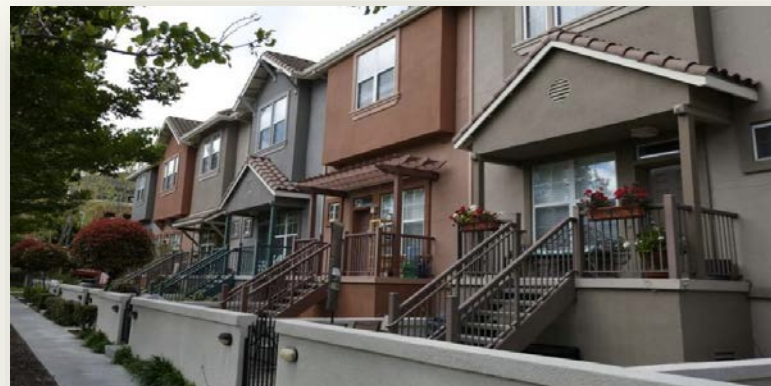
Single family homes &
second units



Duplexes



Condos for sale



Townhouses

List of Just Cause Terminations

1. Nonpayment of rent
2. Material or habitual lease violation
3. Damage to the apartment
4. Refusal to sign a new agreement
5. Nuisance behavior
6. Refusing access to the apartment
7. Unapproved holdover subtenant
8. Substantial rehabilitation
9. Ellis Act removal
10. Owner move-in
11. Order to vacate
12. Vacation of unpermitted apartment

TPO Policy Consideration #1

“Roommate Clause” or Just Cause #2 Material and Habitual Lease Violation

More details could be provided in the regulations. For example, requiring notification to landlord prior to additional occupants

Group discussion (5 min)



What can be added to the Regulations to strengthen family verification for additional occupants?

How many occupants should be allowed in a one or two bedroom apartment?

TPO Policy Consideration #2

Criminal Activity

Explore language to include criminal activity as a “just cause”



Group discussion (5 min)

How should criminal activity be defined?

TPO Policy Consideration #3

Immigration Status

Explore options to prevent retaliation based on immigration status



Group discussion (5 min)

How can retaliation based on immigration status be prevented?

Fully Modified Apartment Rent Ordinance



ARO Policy Consideration # 1

Consumer Price Index (CPI)

Annual rent increase may be limited by CPI, rather than a flat percentage



Group discussion (5 min)

Should the annual allowed rent increase for rent controlled units be tied to CPI?

Should banking be allowed with a CPI limit?

ARO Policy Consideration # 2

Capital Improvements

Create a capital improvement program allowing the pass through of costs to tenants



Group discussion (5 min)

What percentage of the costs should be passed on?

What should be the cap?

ARO Policy Consideration # 3

Duplexes

Consideration of the inclusion of duplexes under the Apartment Rent Ordinance



Group discussion (5 min)

There are approximately 11,000 duplexes in City of San José. What are the advantages and disadvantages of including duplexes in the Apartment Rent Ordinance?

ARO Policy Consideration # 4

Hearing Process

Potential changes to the current hearing process structure



Group discussion (5 min)

What are the advantages and disadvantages of a voluntary mediation versus an administrative hearing decision?

For Future Updates

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For more information and updates, visit www.sanjoseca.gov/housing

Submit questions or comments to staff:
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