

Summary of Discussion & Comments

Tenant Protection Ordinance & Apartment Rent Ordinance

Community Meeting Series 7/18/17

Tenant Protection Ordinance

Topic: Roommate Clause

July 18, 2017

41 Comments

1. My main concern is in regards to both undocumented and previous unhoused population may not have documentation to demonstrate family relationship. What else can be used as documentation? School documents? Medical card? Sworn affidavit to prove a family relationship?
2. If the landlord go bankrupt, who will pay the relocation benefits to tent? City of San Jose or lenders
3. 18 years old or not. Should be 2+1. No preference for under 18.
4. Must have strong protection of tenants.
5. Roommate clause – to bring in related people to the apartment is a conflict with the Santa Clara housing authority who goes strict with the people who receive subsidies.
6. I support roommate clause because it's an approach the reflects the cities reality of families in together to afford skyrocketing rent.
7. What happens if tenants fail to provide documentation prior to moving in relations?
8. Adult household members should have to qualify under normal qualification of incoming individuals.
9. Tenants are aware of small property owners cannot afford professional management or legal services so they don't adhere to rules.
10. Roommate clause written in context of overcrowding in San Jose. Against criminal background checks because I don't want tenants to be future criminalized (violent conviction)
11. Background check without: legal documentation, criminal background conviction only.
12. Enforcement of rules, safety problems. BBQ fire + party + parking
13. Especially for small 3 plex or 4 plex for package B. Need also rent increases for additional occupants.
14. Wear and tear repair and coast. Parking against rule.
15. Overcrowding issues in the city. Conflicts between neighboring roommates.
16. For the roommate clause, I support the clause without criminal background check. What will be use to provide documentation especially in the case undocumented community?
17. Agree with addition prior to move in. Occupancy limits need to include children or compromise children over 2 years old

18. Important to add prior to move min at buildings that reallocate water sewer these expenses based on number of occupants (for fair billing)
19. Recommend exceptions to adding immediate family members for major issues. Deny sex offenders of felony conviction as defined by HUD's criminal guidelines.
20. 2+1 standard without creating any exceptions based on age. Simple and easy to enforce.
21. Keep 2+1 without age limit
22. Must be immediate family member with proof. Persons under 18 shouldn't. I want them as every 2 children under 18 = 1 adult or .5 adult = 4 children so every 2 children = 1 adult, 4 children = 1 adult.
23. Keep 2 + 1, do not include age.
24. Package A - increase occupant increase \$250 per person
25. Rent increase package A with additional tenant. The tenant should pay for the amount he or she collect from new tent to the landlord, 200 or 250 depending on each case.
26. 5% is fine! Rents have stabilized and come down 20%
27. Registration fee: Should be based on amount of rent. Rent of \$1300 should not pay same reg fee as rent of \$2500
28. What if they have a criminal record? Are they able to run
29. What is "occupancy code"?
30. Define documentation? Brother? Sister? Group agrees we need documentation – need to define
31. How does tenant + landlord negotiate next steps if tenant under City ordinance can bring in more adults of direct relation and chooses to because of circumstances? Putting a tight limit could oust people of housing due to circumstances
32. I like the proposed occupancy standard of 2/bedroom +1. However, I think there needs to be a limit on the total number of persons or there could be 1 adult + 4 kids on move-in in a 2 bedroom. There could be 4 more adults – parents, siblings – for a total of 4 people + possibly more children
33. I would be concerned about lowering the State occupancy standards by limiting the # of people in a unit. Maybe a solution could be to limit the number of direct (residents?)
34. Roommate Clause – Must allow background check; it is a matter of national security that we can verify additional roommate; that they are who they say they are
35. Vacancy decontrol – Need all tenant-caused actions for eviction to trigger vacancy decontrol
36. Occupancy limit – 2+1 (over 10+ years) unlimited minors under 10 years old
37. Vacancy decontrol – If tenant does not use unit as primary residence, then vacancy decontrol can take effect
38. Roommate clause – Must fill out info + allow landlord to run credit/eviction check
39. Roommate clause – Documentation must include photo ID, driver's license or ID card to verify person is who they say they are

40. Occupancy limit – 2+1 (18+) is good. But need limit on # of minors per bedroom. 1 bedroom = 3 adults +2 minors. 2 bedroom = 5 adults + 3 minors. Can substitute adults for minors
41. Roommate clause – Must allow criminal background check

Tenant Protection Ordinance

Topic: Criminal Activity

July 18, 2017

3 Comments

1. We do not support Mayor Licarrdo's and Councilmembers for the same concerns that were raised when the City was discussing the Multi-housing "crime free" program. At the June 26th Housing department public input meeting, the participants, mostly landlords, were asked, "What kinds of criminal activity should be included." However, the ordinance states that Just Cause #5 "Nuisance Behavior" includes violations of state and federal criminal law that destroy the peace, quiet, comfort, or safety, of the landlord of the tenants." Criminal activity perpetuates racism and discrimination in our community. See rest of email sent to Housing Department by Eunice H. and Liz Gonzalez.
2. We need review and feedback of #13; define submitted to council. This is very important to be worded to help landlords.
3. Listing criminal activity as an independent basis for eviction would disproportionately affect people of color who are disproportionately arrested and are victims of crime. Additionally, this provision could lead to landlord discrimination against tenants of color based on stereotypes about who commits crime. Most importantly, tenants are not required to testify against neighbors for an eviction to be carried out. The mayor's and councilmembers Jones proposal also does not limit "criminal activity" to serious crimes or convictions. Again, this has serious consequences for folks of color disproportionately. Represented in conviction and those with pending criminal matters. See rest on email sent to Housing Department.

Tenant Protection Ordinance

Topic: Immigration

July 11 - 18, 2017

Immigration – 0 Comments

- Not included in discussion topic.

Apartment Rent Ordinance

Apartment Rent Ordinance

Topic: **Consumer Price Index**

July 18, 2017

30 Comments

1. Duplex should not be included because they are mom and pop. Too small to control of you can order. Why not landlords with 3-4 singles homes for rent?
2. Landlord and tenant mutual in rent relationship one needs the other. The City should find way to reconcile both side and focus on problems of landlord or tenant instead of TPO.
3. Landlord and tenant relationship is like a marriage. This TPO will dismantle this relationship and penalize good landlord anti-sentiment to landlord.
4. TPO protects one side tenant ad discriminate the landlord. This certainly does not help the housing crisis and certainly does not help the new tenant looking for rent. Landlords are scared to death.
5. Yes! Annual rent increase from 5% to the CPI (2% - 5%)
6. Rent increases should reflect actual costs increased
7. In respect to limit of CPO, rent of current tenants may be bought aligned with those who rent the Housing Authority is paying
8. The CPI of SF-Oakland-SJ is 4.9% (1980, 2015), 3.3% (2000, 2015). It's not 2.5%
9. If landlords re renting at extremely below market, offer these landlords to raise rents to 50% or 60% of HCD rental Limits issued by the City.
10. No banking. Not so many.
11. Vacancy factor is significant for small building e.g. 3 plex, 4 plex because repair and new tenants take a long time.
12. Keep at 5% simple & easy for both landlord and tenant to understand
13. How many properties of less than 10 units?
14. Keep fixed % rate
15. Duplexes are owned by mom and pop. If include in TPO. No new investors will invest in duplexes. This will kill the market which is nor good for tenant, renters.
16. Even more, we cannot upkeep the property
17. Support: CPI with 5% cap; no banking; capital improvement cap at 5% with limitations
18. For the landlords give the tenant concisions for years will be suffered from the rent control because the increase of 5% or CPI will not got enough to pay the City's increase
19. Raise minimum wage more so people can afford apt

20. Vacancy decontrol – Will not be 25% when new rent control implementation. Tenants will game the system. Tenant will move out but pretend to like their roommates. Pay him to prevent increase in rent
21. Package B 5% 1) easy to predict; 2) easy to manage; 3) M&P landlords can manage then provide affordable housing
22. I would be in favor of CPI but not banking nor capital improvement pass throughs
23. CPI: We need minimum 5% rent increase with all pass through
24. For CPI: 1) Some tenants enjoy low rent because of CPI, other tenants will suffer high rent to make up low rent
25. When market condition is bad like dot com days, the rent dropped 40%. It took a long time for the rent to back up to normal
26. Pass through: 1) It is hard to operate for M&P landlords; 2) M&P will deliver to professional to manage; 3) all cost will increase then pass to tenant
27. Select Package B – 5% + add small rent increase if more than 1 additional occupant
28. CPI – If CPI, then landlords need City help to verify tenants who have other primary residence by claim SJ unit as primary residence to keep low rent
29. CPI – We need 5% rent increase with a moderate pass-through
30. CPI – It is not time for CPI. We have not tried 5% with TPO yet

Apartment Rent Ordinance

Topic: Capital Improvements

July 18, 2017

8 Comments

1. Include interest in capital improvement costs
2. Yes, we need capital improvements
3. Simple approval process for pass throughs
4. Keep it simple! Fix rate. Also include plumbing and electrical or a % of those and include roofing
5. For the capital improvements if the pass-through is different through the lease then the rent, we can not pursue unlawful detainer if tenant refused to pay capital pass-through
6. Landlords should not be granted capital pass through in cases where landlords have enforcement violations b/c those repairs should already have been done!
7. Utility – water \$, gardener \$, garbage \$, bookkeeping \$
8. Capital improvement pass through shouldn't be allowed for amenities, etc. that are already on lease and that tenants are paying for already such as roofing, and appliance, heat, insulations, habitability

Apartment Rent Ordinance

Topic: **Duplex**

July 18, 2017

0 Comments

- Not included in discussion topic.

Apartment Rent Ordinance

Topic: **Hearing Process**

July 18, 2017

0 Comments

- Not included in discussion topic.

Apartment Rent Ordinance

Topic: **Package Worksheet**

July 18, 2017

13 Comments

Apartment Rent Ordinance Worksheet

PACKAGE A
<p style="text-align: center;"><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
Reasons for Supporting this Package

PACKAGE B
<p style="text-align: center;"><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period)
Reasons for Supporting this Package
<p style="font-size: 24px; margin: 0;">Yes.</p> <p style="margin: 0;">And, Add =</p> <p style="margin: 0;">1st additional - no charge</p> <p style="margin: 0;">2nd (or more) additional tenants ⇒ rent increase</p>

OTHER TOPICS

- Duplexes
- Hearing Process

What is Missing



Apartment Rent Ordinance Worksheet

PACKAGE A
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
Reasons for Supporting this Package

PACKAGE B
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period)
Reasons for Supporting this Package
<p><i>Increase should be reflected in the costs incurred</i></p>

OTHER TOPICS

- Duplexes
- Hearing Process

What is Missing

Control?

TAXES

WATER

PG&E

GARBAGE

RATES

Apartment Rent Ordinance Worksheet

PACKAGE A
<p style="text-align: center;"><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> o No Maximum Allowable Rent, or o No Banking cap • Major and minor pass throughs IF absolutely needed 5% banking cap <ul style="list-style-type: none"> o Sustainability, safety, & seismic upgrades (100% for amortization period) o Major System Upgrades that improve Housing Services (100% for amortization period) o Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants ← No do not agree <p style="font-size: x-small; margin-top: 10px;"> should be considered part of regular maintenance upkeep → should be included </p>

Reasons for Supporting this Package

• Banking is neither fair to the tenant. NO Banking!
 However if necessary to include in package banking should have a limit of 5%.

• W/ the low ~~rent~~ allowable rent increase ~~if am concerned that~~ (that is desperately needed) I am concerned that the Major and Minor capital improvement will become more common and more often abused as the rent cap lowers.

• ~~I~~ am concerned that Major/Minor pass throughs not be used as an ~~alternative~~ alternative to routine maintenance.

PACKAGE B
<p style="text-align: center;"><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> o Sustainability, safety, & seismic upgrades (100% for amortization period) o Major System Upgrades that improve Housing Services (100% for amortization period)

Reasons for Supporting this Package

OTHER TOPICS

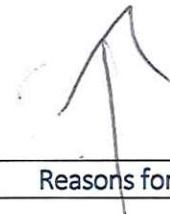
- Duplexes
- Hearing Process

What is Missing

accountability
that the
landlords w/
chronic code
enforcement
violations do
not raise
rents through
pass throughs

Apartment Rent Ordinance Worksheet

PACKAGE A
<u>Apartment Rent Ordinance</u>
<ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
Reasons for Supporting this Package

PACKAGE B
<u>Apartment Rent Ordinance</u>
<ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) <div style="text-align: center; margin-top: 20px;">  </div>
Reasons for Supporting this Package
<p>Yes. add Rent Increase for all occupants.</p> <p>It needs to consider having the landlord w/ Low Rent to catch up. → such as,</p> <p>More than 5% 5% for Rent Lower than \$1,500.</p>

OTHER TOPICS

- Duplexes
- Hearing Process

What is Missing

Apartment Rent Ordinance Worksheet

PACKAGE A
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants

Reasons for Supporting this Package

If you get rid of banking + have less loopholes with a cap at 8%, it would be more what I like about Package B.

Will rent increase for additional occupants apply to those already in unit or be retroactive?

There should be an exemption for change in family situation.

PACKAGE B
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period)

Reasons for Supporting this Package

There's no banking and less loopholes.

Let's have strong caps.

Limit rent/increase to 2%

OTHER TOPICS

- Duplexes *→ Include*
- Hearing Process

What is Missing

It all sounds bad for tenants.

Explain more.

Include duplexes.

Include all housing.

Should be limited to 2% increase.

Apartment Rent Ordinance Worksheet

PACKAGE A
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
Reasons for Supporting this Package

PACKAGE B
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) <p style="font-style: italic; margin-top: 20px;">I would suggest to also allow 50% banking in this Pkg B. Reasoning: ① I don't increase 5% every 12 mth</p>
Reasons for Supporting this Package
<p>② When minimal wage increases 10%+ a year landlord needs to pay to get things fixed. This ordinance put blame on landlord & paralyze landlord.</p> <p>③ I paid \$99 last year for pest control of 1 unit. yesterday, I paid \$150 for the same service. the increase is 50%. landlord is forced to cut the service</p>

OTHER TOPICS

- Duplexes
- Hearing Process

What is Missing

Apartment Rent Ordinance Worksheet

PACKAGE A
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
<p><u>Reasons for Supporting this Package</u></p>
<p>max. All Rent - ? what is original lease amount - current rent in say 2018 - but could be way below market - should be market</p> <p>seismic - what is amortization hope will be short - not 30 years</p>

PACKAGE B
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period)
<p><u>Reasons for Supporting this Package</u></p>
<p>I suggest adding banking to this ARO but put a cap on on it of maybe 8% - 10%</p> <p>problem - dot com boom rents went for a 2 bedroom from \$1600 to \$975. Even @ 8% took years to get back up to market the rates</p> <p>so tenant benefits also as rents stay flat</p>

OTHER TOPICS

- Duplexes
- Hearing Process

What is Missing

Apartment Rent Ordinance Worksheet

PACKAGE A
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
<p>Reasons for Supporting this Package</p>
<p>pro landlord helps landlord get pass on costs.</p>

PACKAGE B
<p><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period)
<p>Reasons for Supporting this Package</p>
<p>pro tenant less impact on tenants upgrading/maintenance should be the responsibility of landlord</p>

OTHER TOPICS

- Duplexes
- Hearing Process

What is Missing

need regulations on duplexes.
nothing should be left left out.

I lived at duplex for 18 months and at 16 months, landlord gave notice to raise rent 12%.

Apartment Rent Ordinance Worksheet

PACKAGE A
<u>Apartment Rent Ordinance</u>
<ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
Reasons for Supporting this Package
<p style="font-size: 1.2em; font-family: cursive;">TOO low and too complex</p>

PACKAGE B
<u>Apartment Rent Ordinance</u>
<ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period)
Reasons for Supporting this Package
<p style="font-size: 1.2em; font-family: cursive;">- keep at 5% every 12 months</p> <p style="font-size: 1.2em; font-family: cursive;">- allow cap at 8% of pass through as a banking provision instead eliminate paperwork</p>

<p style="text-align: center; font-weight: bold;">OTHER TOPICS</p> <ul style="list-style-type: none"> • Duplexes • Hearing Process 	<p style="text-align: center; font-weight: bold;">What is Missing</p> <p style="font-size: 1.2em; font-family: cursive;">- <u>interest cost</u> <u>for capital</u> <u>improvements</u></p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
--	--

Apartment Rent Ordinance Worksheet

PACKAGE A
<p style="text-align: center;"><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
Reasons for Supporting this Package

PACKAGE B
<p style="text-align: center;"><u>Apartment Rent Ordinance</u></p> <ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period)
Reasons for Supporting this Package

OTHER TOPICS

- Duplexes *Exclude*
- Hearing Process

Exclude Duplexes.

What is Missing

Electrical 50%
Plumbing 50%
Roofing 50%
Major Landscape
Repairing of Driveways

Apartment Rent Ordinance Worksheet

PACKAGE A
<u>Apartment Rent Ordinance</u>
<ul style="list-style-type: none"> • Consumer Price Index (2% - 5%) ✓ • Banking <ul style="list-style-type: none"> ○ Maximum Allowable Rent, or ○ Banking • Major and minor pass throughs <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period) ○ Major Maintenance Replacements (50% for amortization period) • Rent Increase for additional occupants
<u>Reasons for Supporting this Package</u>
<p>too complicated to track</p>

PACKAGE B
<u>Apartment Rent Ordinance</u>
<ul style="list-style-type: none"> • 5% fixed allowable rent increase every 12 months ✓ • Major pass through only with cap at 8% <ul style="list-style-type: none"> ○ Sustainability, safety, & seismic upgrades (100% for amortization period) ○ Major System Upgrades that improve Housing Services (100% for amortization period)
<u>Reasons for Supporting this Package</u>
<p>track expenses process at pull out</p>

OTHER TOPICS

- Duplexes
- Hearing Process

Pranic?
 simplify - allow 5% max w/ banking

to cover pass

What is Missing
through
costs
w/out
approvals.
no
burden
on city
approvals

Apartment Rent Ordinance Worksheet

PACKAGE A

Apartment Rent Ordinance

- (A) Consumer Price Index (2% - 5%)
- Banking → Max banking amount? Time limit but expire?
 - Maximum Allowable Rent, or
 - Banking
- (B) Major and minor pass throughs
 - Sustainability, safety, & seismic upgrades (100% for amortization period)
 - Major System Upgrades that improve Housing Services (100% for amortization period)
 - Major Maintenance Replacements (50% for amortization period)
- Rent Increase for additional occupants
- What about remodel or update passthrough?

→ should not have limits

(B) Consider owners who do work themselves to keep cost down. Difficult to impossible to meet threshold

Reasons for Supporting this Package

- (A) Setting floor of 2% not reasonable, operating expenses (not including maintenance + future repair reserves are approx. 2%).
- w/ ceiling @ 5% not reasonable to have floor @ 2% should be higher so averages out over time
- If turnover every 4 years allowing reset rent to market not realistic under rent control, especially if owners rent significantly below market. See experience from other rent control cities.
- (B) pass through must compensate owner for their time + inconvenience in managing work + possible rent loss or ~~not~~ not incentive to do this work
- why only gov major maint/replacements? what incentive does this give owners to do this work

PACKAGE B

Apartment Rent Ordinance

- 5% fixed allowable rent increase every 12 months
- Major pass through only with cap at 8%
 - Sustainability, safety, & seismic upgrades (100% for amortization period)
 - Major System Upgrades that improve Housing Services (100% for amortization period)

Reasons for Supporting this Package

- Should ~~still~~ still include all provisions from package A.
- This package already unattractive due to potential to dip below 5%

OTHER TOPICS

- Duplexes
- Hearing Process

→ Should be included if rented as a business

What is Missing

- pass through for remodels
- Relocation \$6K to \$14K will discourage owners from doing major work
