

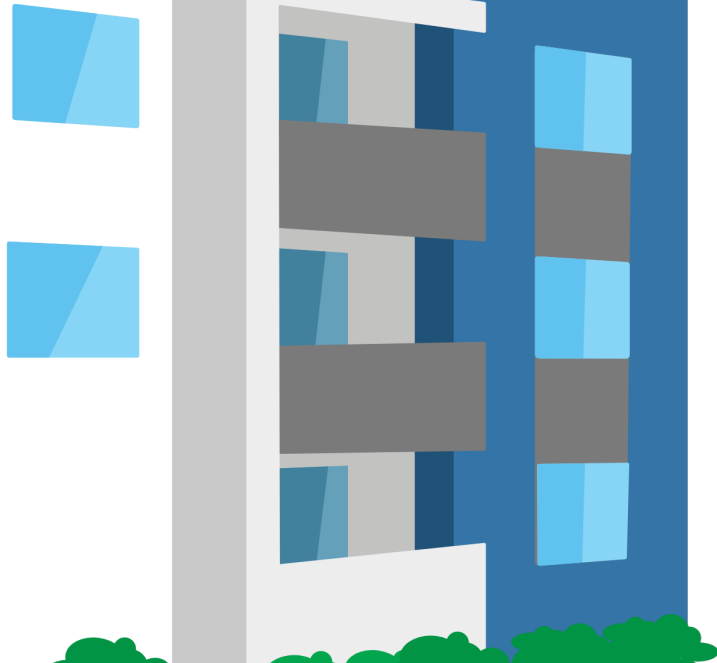


Housing

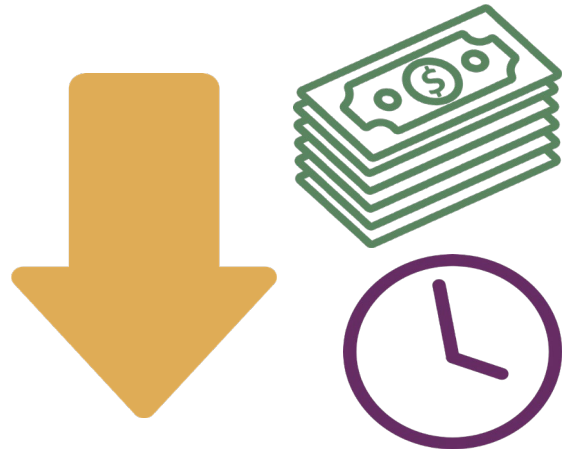
Moratorium on Rent Increase for Rent Stabilized Apartments and Mobilehomes Webinar

May 4, 2020

Rachel VanderVeen
Deputy Director
Housing Department



Economic Impacts on Rental Housing Market



Landlords and mobilehome owners facing financial insecurity



Tenants receiving rent increases in addition to unpaid rents & having greater risk of eviction when moratoriums are lifted



Moratorium Provisions



Scope

ARO tenants,
mobilehome
residents & owners



Length of Protection

Effective on
adoption date
until 12/31



Moratorium on Rent Increases

Rent stabilized
apartments &
mobilehomes &
fair return allowed



Allowable Rents

	Rent Increase on April 1st	Rent Increase on May 1st
March Rent	\$2,000	\$2,000
April Rent Increase (5%)	\$2,100	None
Effective Date for Moratorium on Rent Increases	March 31	April 29
Rents Through December 31 (Starts May 1)	\$2,100	\$2,000



Allowance of Temporary Rent Reductions

- **Example:**
 - **Contract Rent for July 2020: \$2,000**
 - **Rent Reduction: \$500**
 - **New Reduced Rent: \$1,500**
- **Rent Returns to Contract Rate Prior to January 1:**
 - **Returns to Contract Rate: \$2,000**

Rent increases following January 1 will be limited by the annual increase



Additional Provisions



**Prohibit Filings of
Tenant Petitions
Based on Service
Reductions**



**Suspension of
Late Fees for
Fiscal Year 20-21**



**Waiver of Building
Permit Application
Fees for all
buildings**



Rent Increases for Mobilehomes



Notice residents of rent increase, but not collect



Rent Increases for Mobilehomes

April Rent	\$1,500
May Space Rent Increase (3.01%)	\$45.15
Rent Increase Credit Park manager can charge rent increase credit, but not collect	May 1 – December 31
Rents Starting January 1, 2021	\$1,545.15



More Information on Website

More information can be found on sanjoseca.gov/housing

COVID-19 RESOURCES



Homelessness
Response



Eviction Moratorium



Rent-Increase
Moratorium



City Council Actions on Housing Matters





Housing

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Questions?

May 4, 2020

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