

## **Attachment A**

### **SUMMARY AND GOALS OF THE RENT STABILIZATION PROGRAM ORDINANCES**

The following sets forth the purpose and goal of each of the ordinances and the key areas identified by the Program to be addressed in the Strategic Plan. The purpose of these goals is to evaluate the impact of educational services and implementation and enforcement efforts undertaken by the Program pursuant to the Rent Ordinance (ARO), Tenant Protection Ordinance (TPO), Ellis Act Ordinance, Mobilehome Rent Ordinance (MHRO), and to evaluate if key objectives of the Ordinances are being met.

#### **A. Apartment Rent Ordinance**

The ARO protects residents from excessive and unreasonable rent increases, by limiting annual rent increases, regulating how much and what types of costs may be passed through to residents, monitoring rents, permitting property owners to receive a fair and reasonable return, and providing an administrative review process for housing-related disputes like maintenance and habitability concerns.

**Goal:** Stabilize residents in apartments covered by the ARO.

Staff's objective is to determine the impact the ARO has within the rent-stabilized community by examining the following: tenancy longevity; frequency and limitations of rent increase caps; comparisons of rents with market-rate units; maintenance and upkeep of rental units; and the application and use of petitions.

#### **B. Tenant Protection Ordinance**

The TPO provides eviction protections for tenants by prohibiting evictions, unless there is a qualifying just cause, and prohibiting retaliation. The Program's role is to ensure compliance with the Ordinance.

**Goal:** Preserve and enforce resident rights under the TPO through support and compliance efforts.

Staff's objectives are to: determine effectiveness of the TPO in protecting residents from unjust evictions; examine the driving force and underlying issues leading to just cause evictions; and, monitor the degree to which property owners and managers are adhering to the TPO.

#### **C. Ellis Act Ordinance**

The Ellis Act Ordinance includes the City's requirements for withdrawal of a building or units from the residential rental market in accordance with the Ellis Act<sup>1</sup> and mitigate any adverse impact on persons displaced by that withdrawal through the provisions of relocation assistance.

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<sup>1</sup> California Government Code Sections 7060 - 7060.7, as amended.

**Goal:** Mitigate against the effects of displacement by Ellis Act Ordinance withdrawals by: providing supportive services to residents in properties undergoing a withdrawal; and, working with owners and developers on new development requirements in order to maintain or increase the rent-stabilized and affordable housing stock.

Staff's objective is to: examine the programmatic framework in monitoring compliance of Ellis Act Ordinance projects; gain knowledge of the reasons for the removal of properties from the market; and evaluate if provisions are sufficiently mitigating the effects of displacement and working to maintain or increase the affordable and rent-stabilized housing stock.

#### **D. Mobilehome Rent Ordinance**

The MHRO prevents excessive and unreasonable rent increases for mobilehome park residents to avoid an exploitation of the shortage of available mobilehome lots in the City, establishes a process for rent dispute resolution, and permits mobilehome park owners to receive a fair and reasonable return by petition.

**Goals:** Stabilizing mobilehome space rents, and supporting residents to maintain affordable housing.

Staff's objective is to determine the MHRO's impact within the mobilehome community by examining the following: tenancy longevity; frequency and limitations of rent increase caps; the application and use of petitions; and policy limitations on local jurisdictions' ability to provide services.