

Item 6.2

Residential Tenant Protection Ordinance



Presented by:

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Photo taken by
Chula Vista resident Adrian Mora

Council Referral

- September 14, 2021 Council Referral, to address:
 - Substantial remodel;
 - Removal from rental market (“Ellis Act”);
 - Harassment & Retaliation; and
 - City remedies & enforcement.
- Staff goals, ensure:
 - Stakeholder involvement; and
 - Identification of any resources needed.

Chula Vista, CA

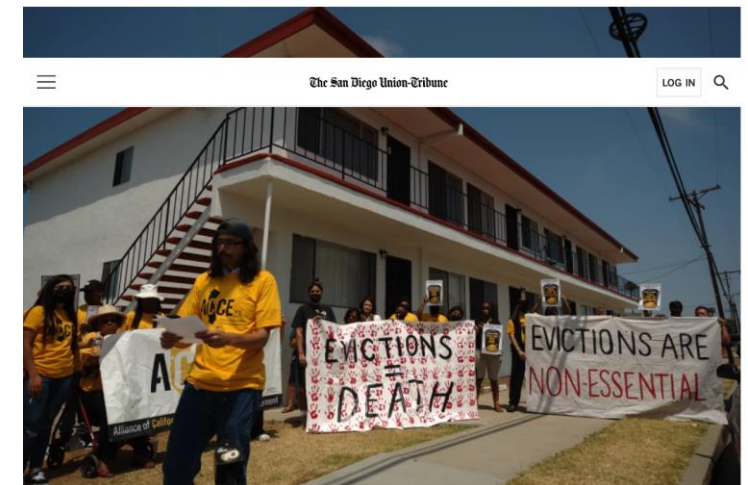
Chula Vista tenants fearing eviction despite county ban

 saurav sarkar 2021-07-24

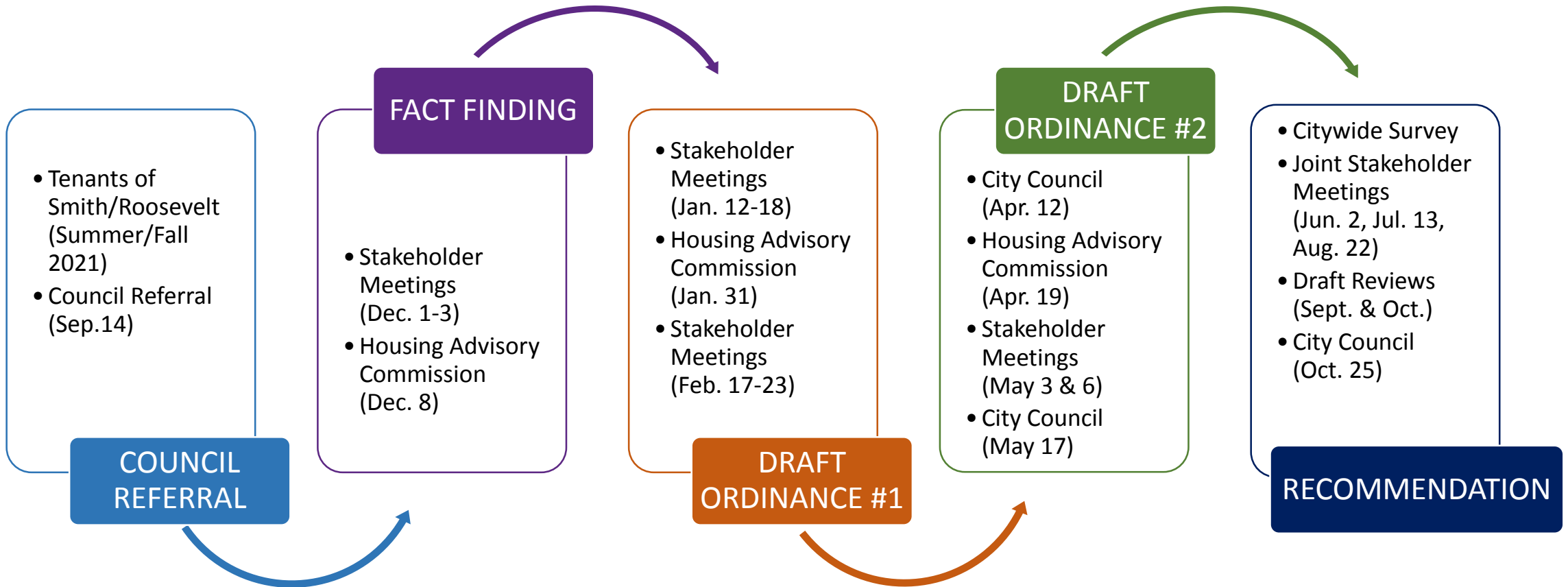


CHULA VISTA

Chula Vista tenants facing eviction despite county ban



Process for Responding



Stakeholder Input

Stakeholder	Concept / Fact Finding	Draft Ordinance (1)	Draft Ordinance (2)	Ordinance #1 <i>Presented to Council 5/17</i>	Due Diligence	Ordinance #2
Alliance of Californians for Community Empowerment (ACCE)	12/1/21	1/13	2/23	5/3 & 5/6	6/2 & 7/13	8/22
Building Industry Association (BIA)			2/1			8/22
California Apartment Association (CAA)	12/3/21	1/12	2/17	5/3 & 5/6	6/2 & 7/13	8/22
Chula Vista Chamber of Commerce Policy Committee			2/23			
Pacific Southwest Association of Realtors (PSAR)	12/1/21	1/13	2/17	5/3 & 5/6	6/2 & 7/13	8/22
San Diego Association of Realtors (SDAR)		1/18	2/17	5/3 & 5/6	6/2 & 7/13	8/22
Southern California Rental Housing Association (SCRHA)	12/2/21	1/12	2/17	5/3 & 5/6	6/2 & 7/13	8/22
Western Manufactured Housing Communities (WMA)		1/18		5/3		8/22
Housing Advisory Commission (HAC)	12/8/21	1/31	4/19			

Stakeholder Positions



Housing Providers / Landlords



Tenants / Renters



Type of Housing

Length of Tenancy

Breaches in Lease Terms

Ellis Act Provisions

Allowing Substantial Remodel

First Right of Refusal

Noticing

Relocation



City of Chula Vista

Tenants and Landlords Survey



A photograph of a modern office environment. In the foreground, a woman with glasses and a patterned top is seated at a desk, working on a computer. To her right, another woman with long dark hair is also seated at a desk, using a mouse. In the background, other office workers are visible, including a man in a light blue shirt. The office has a bright, airy feel with large windows, exposed brick walls, and wooden shelves holding various decorative items. A blue rectangular box is overlaid on the center of the image, containing the text "Whom Did We Survey?".

Whom Did We Survey?

Research Methodology

Luth hosted the survey which was offered in both English and Spanish.

Luth sent out email invites to panelists on the SurveySavvy panel who live in one of the Chula Vista zip codes.

The City of Chula Vista and partners used mass emails, newsletters, website postings and social media to send survey links to residents and landlords in Chula Vista.

Survey fielding occurred from July 6 – July 26, 2022

Length of Interview

5 - 8 minutes

Sample Size

N = 271 Tenant Respondents

N = 89 Landlord Respondents who rent out 116 separate units

Target Audience

Tenants

- Must live in Chula Vista
- Must rent their primary residence

Landlords

- Owned property in Chula Vista that they rented out to others

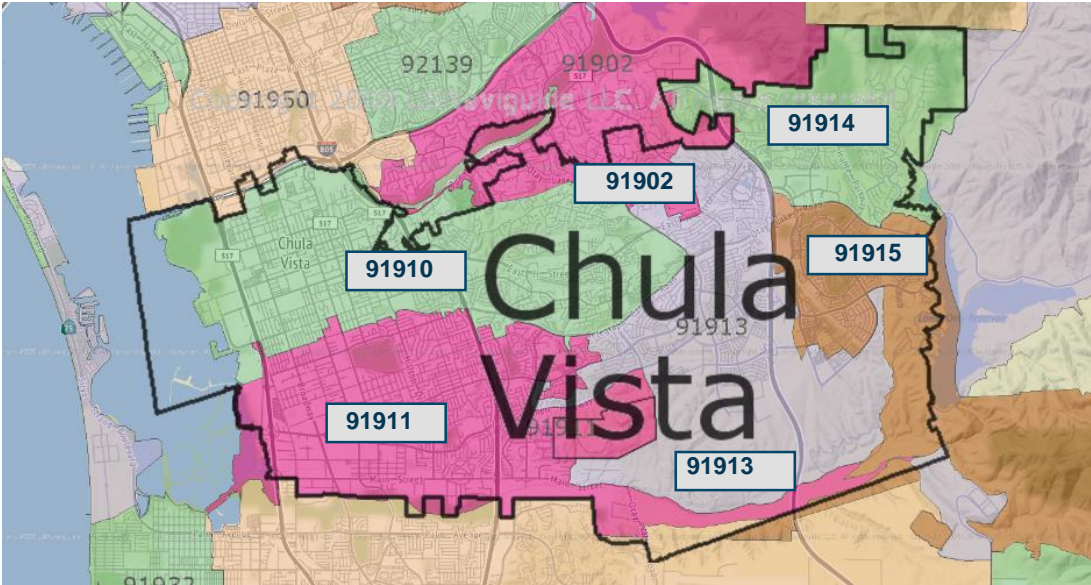
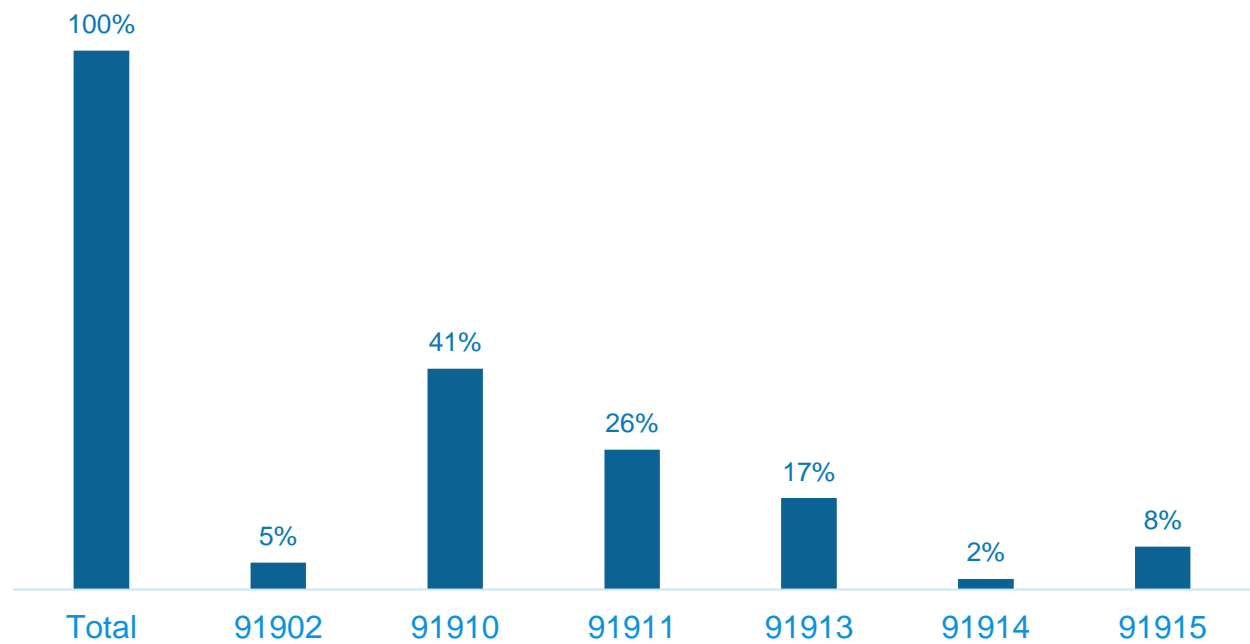




Tenant Results

Zip Codes

The entire city of Chula Vista was represented. The majority of tenant respondents are in the 91910 and 91911 zip codes.



QS3A: What zip code is the home or apartment you are currently renting?
Total n=271 Tenant Respondents

Type of Dwelling Rented

Single Family Detached Homes are the most common dwelling type rented in the 91902, 91914 and 91915 zip codes.

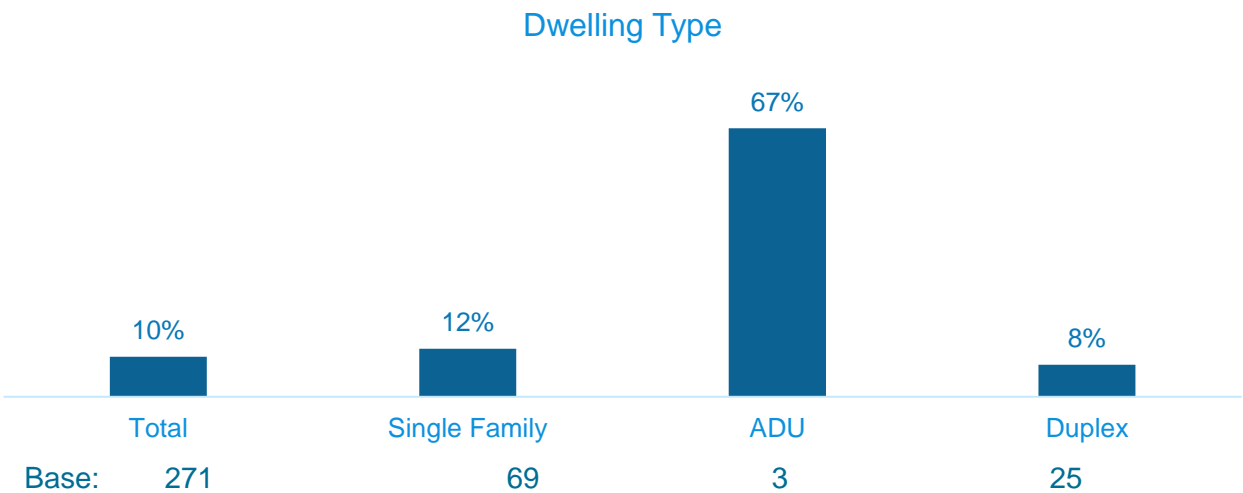
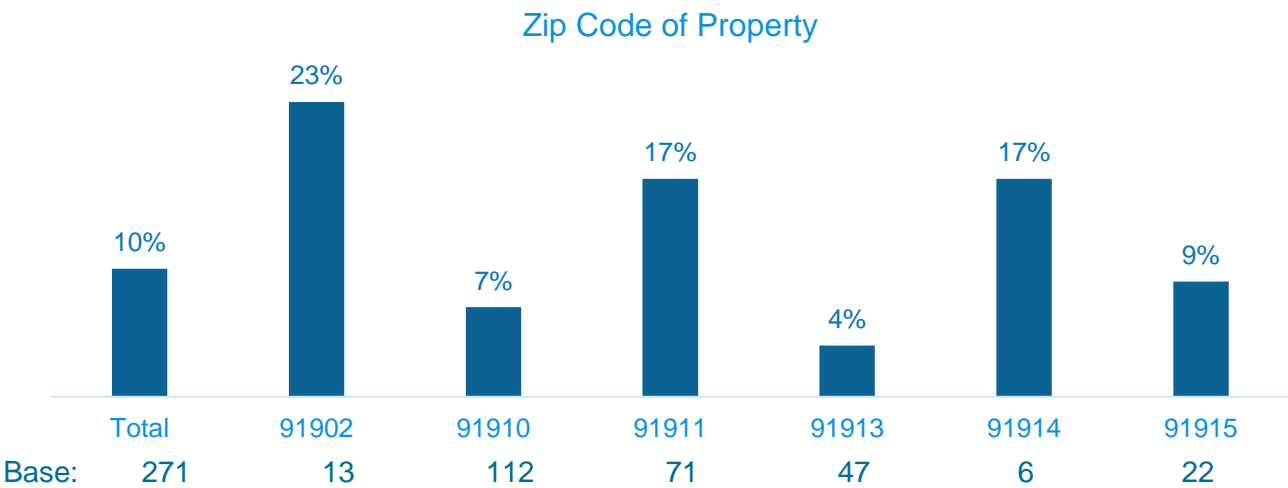
For the remaining zip codes, a rental complex with 11 or more units are the most common dwelling type.

Condo rentals are found more in the 91914 and 91915 zip codes.

	Total	91902	91910	91911	91913	91914	91915
Base:	271	13	112	71	47	6	22
Single Family Detached House	25%	31%	25%	20%	28%	33%	36%
ADU (that is an Accessory Dwelling Unit) of a Single Family House	1%		2%				5%
Duplex	9%	8%	13%	8%	6%		
Rental complex with 3-5 units	8%	15%	8%	13%	4%	17%	
Rental complex with 6-10 units	10%	15%	10%	13%	9%		
Rental complex with 11 or more units	37%	23%	33%	44%	43%	17%	36%
Condominium	9%	8%	9%	3%	11%	33%	23%

Owner Occupied

Only one in ten tenant respondents are renting a property that the owner also lives on.



QR2: Does the owner also live on the property?

Length of Time Lived in Residence by Unit Type

Single Family Homes, duplexes and smaller 3 to 5 unit buildings have tenant respondents who have lived in them longer.

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
Less than 1 year	7%	6%	33%	4%	9%	4%	10%	4%
1 – 2 years	10%	7%		8%	9%	4%	13%	12%
2 – 3 years	15%	9%		8%	13%	15%	18%	28%
3 – 5 years	22%	13%	67%	28%	26%	38%	21%	20%
5 – 10 years	28%	41%		24%	13%	23%	25%	36%
10 years or more	18%	25%		28%	30%	15%	13%	
Overall average length of tenancy in years	5.8	7.2	2.3	7.0	6.7	5.8	4.8	3.8
Overall median length of tenancy in years	4.0	6.0	3.0	5.0	4.0	3.0	3.0	3.0

Rent Paid

One in five tenant respondents in small buildings are paying less than \$1,000 per month for rent.

Renters of Single Family Homes and Condos are paying the most for rent.

Rent Paid

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
\$1,000 or less	4%	3%			22%	4%	3%	
\$1,001 to \$1,499	11%	1%		4%	9%	23%	17%	8%
\$1,500 to \$1,999	29%	12%	67%	56%	30%	31%	39%	4%
\$2,000 to \$2,499	26%	30%		12%	26%	38%	20%	44%
\$2,500 to \$2,999	17%	26%		12%	13%	4%	14%	28%
\$3,000 or more	13%	28%	33%	16%			7%	16%

Average Rent Paid by Size

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
One Bedroom	\$1482.7	\$1266.3	\$1600.0	\$1675.0	\$1354.3	\$1395.0	\$1548.3	\$1400.0
Two Bedrooms	\$1985.9	\$2158.3	-	\$1970.3	\$1732.9	\$1873.1	\$1956.7	\$2393.2
Three Bedrooms	\$2368.7	\$2448.0	\$3200.0	\$2200.0	\$1912.0	\$1891.7	\$2350.2	\$2480.8
Four or more Bedrooms	\$3332.0	\$3376.3	-	\$3066.7	-	-	-	-

QR5: What is your current rent amount?

Rent Increase

Tenant respondents in larger buildings are much more likely to have received a rent increase in 2022 but the increases are smaller than average.

Date of Last Increase

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
In 2022	41%	35%	33%	32%	35%	31%	54%	28%
In 2021	20%	17%		36%	17%	19%	19%	24%
2020 or Before	8%	7%		8%	18%	23%	2%	
Never had an increase	31%	41%	67%	24%	30%	27%	22%	44%

Amount of Rent Increase

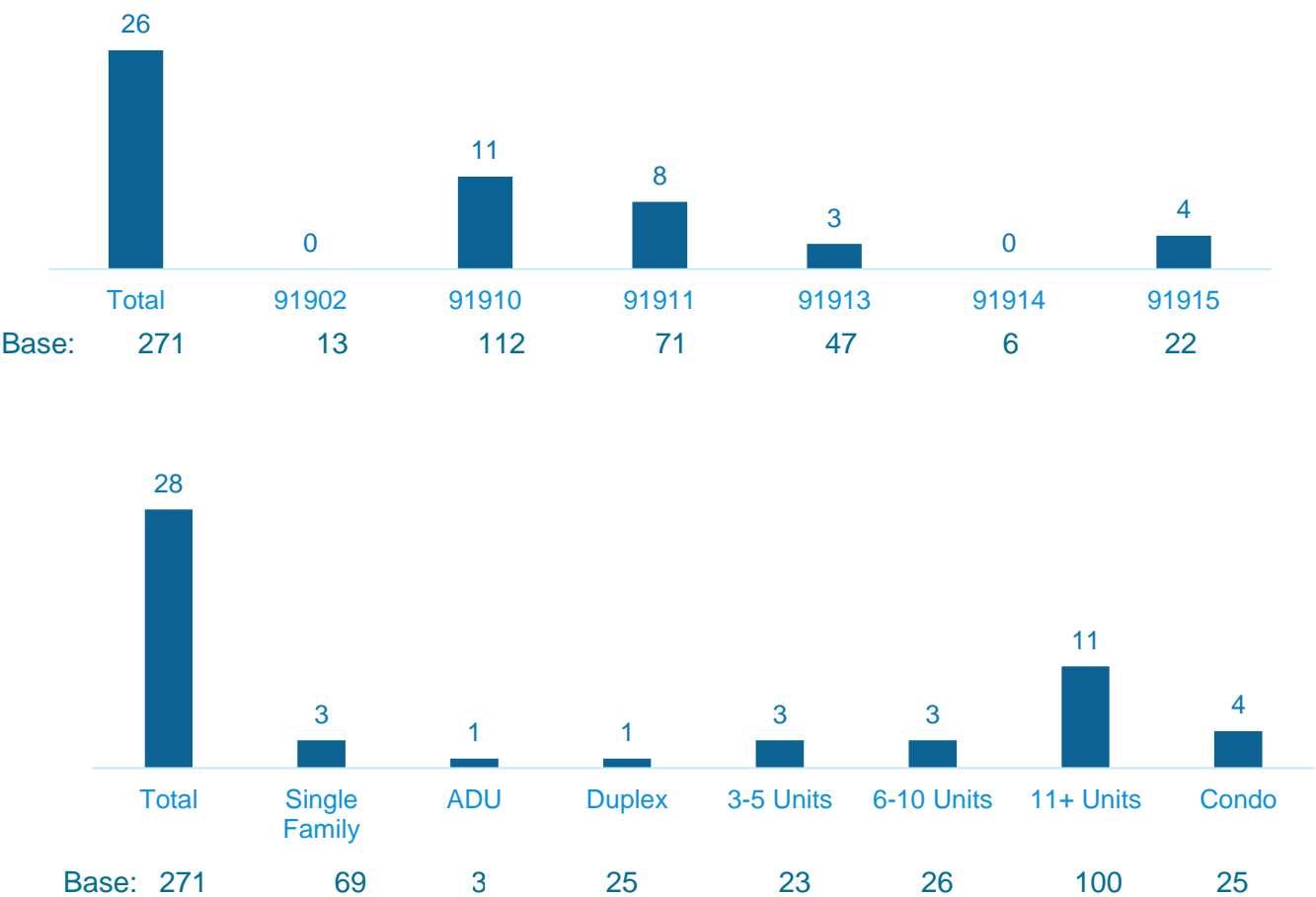
	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base: Had a rent increase	41	1	19	16	19	78	14	41
\$50 or less	18%	10%		26%	19%	47%	15%	
\$51 to \$99	9%	2%	100%	5%	6%	5%	14%	
\$100 to \$149	34%	29%		47%	31%	26%	36%	29%
\$150 to \$199	13%	27%		5%	13%		10%	14%
\$200 or more	28%	32%		16%	31%	21%	24%	57%
Mean increase	180.9	190.7	75.0	263.9	137.8	185.7	162.7	190.7

QR6: When was your most recent rent increase?

QR7: By how much did your rent increase?

Received a Termination of Tenancy Notice

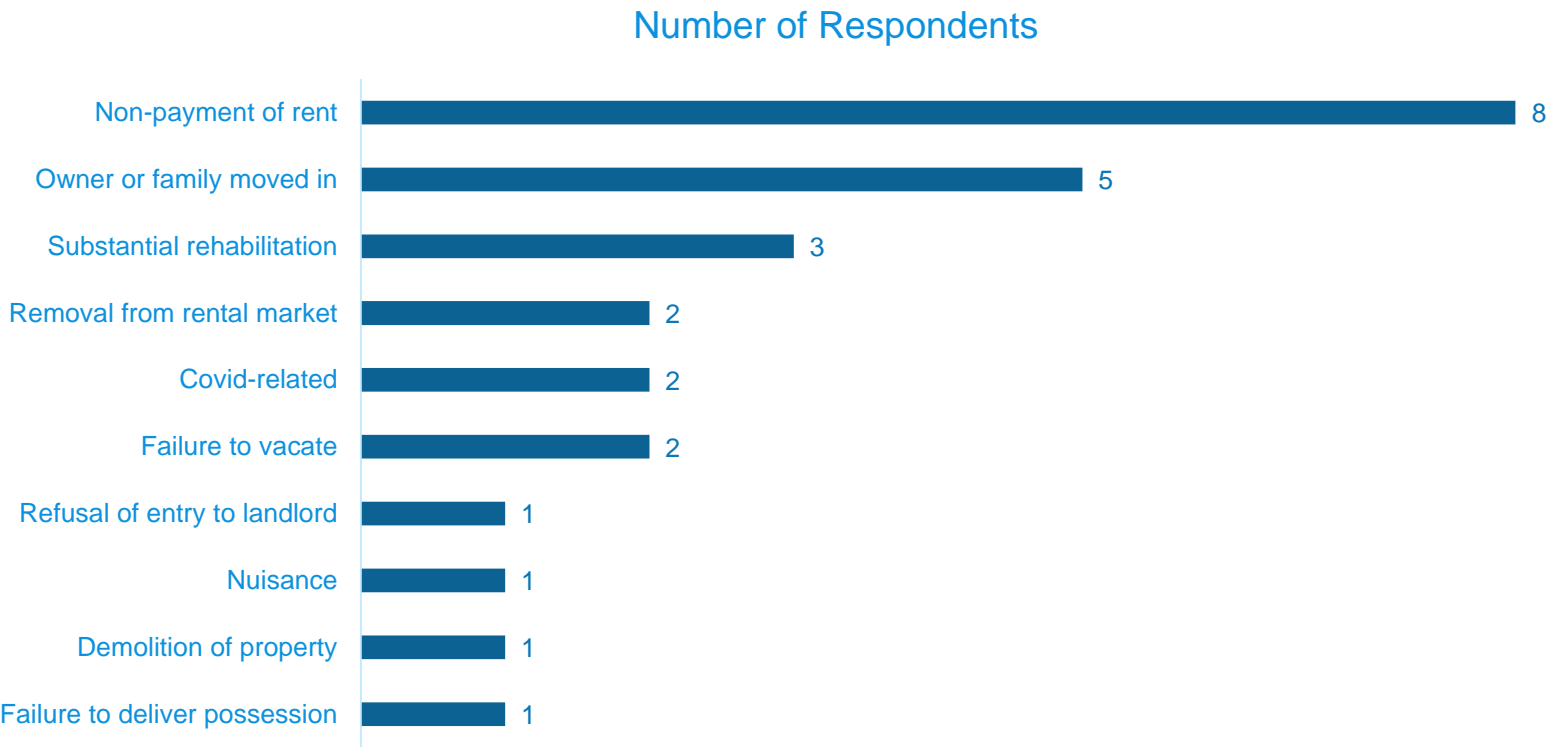
One in ten Chula Vista tenant respondents say they have received an eviction notice or a termination of tenancy in the past three months.



QR8: Have you received a termination of tenancy or an eviction notice in Chula Vista in the past three months?

Reason for Eviction

The primary reason for an eviction notice is for non-payment of rent, however, many have also received notices due to the owner or family moving in and substantial rehabilitation.



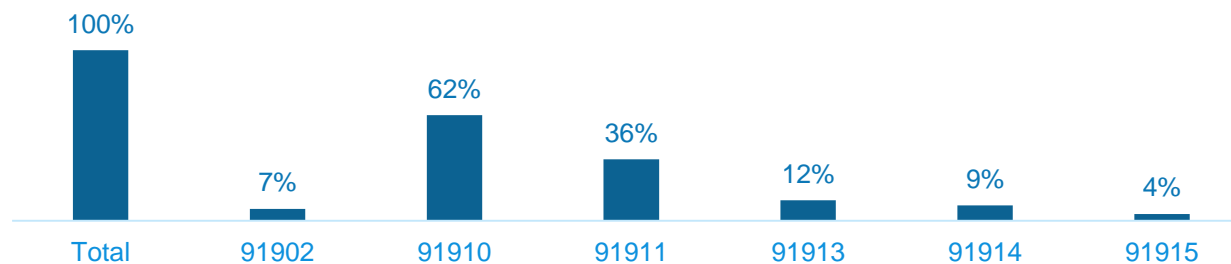
QR9: Why did you receive a termination of tenancy or an eviction notice? (multiple responses)

Total n=271 Tenant Respondents; actual number of respondents shown in table

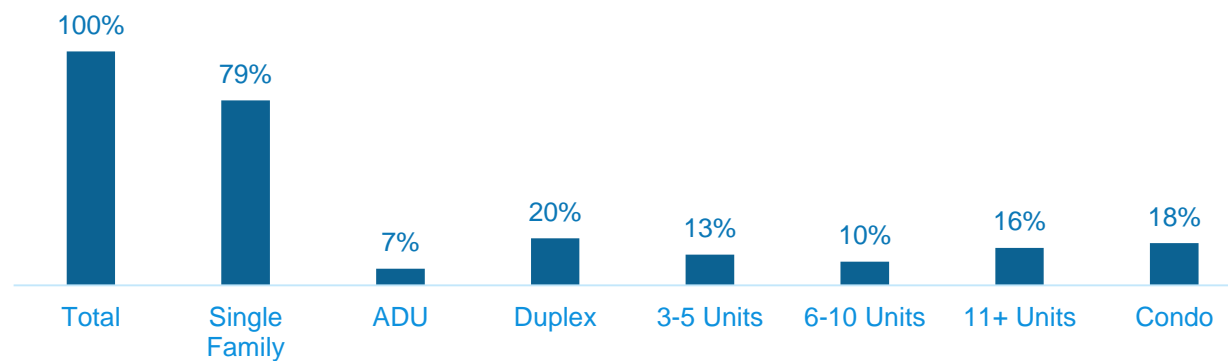


Landlord Results

Zip Codes and Dwelling Type of Rentals



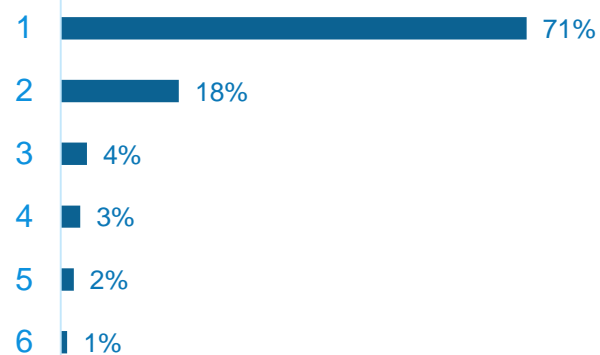
Base: Landlords = 89



QL1: Which of the following zip codes below are your properties in? (Multiple responses accepted)

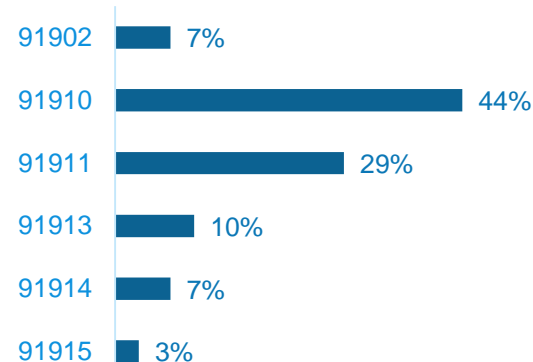
Single Family Homes

Number Owned



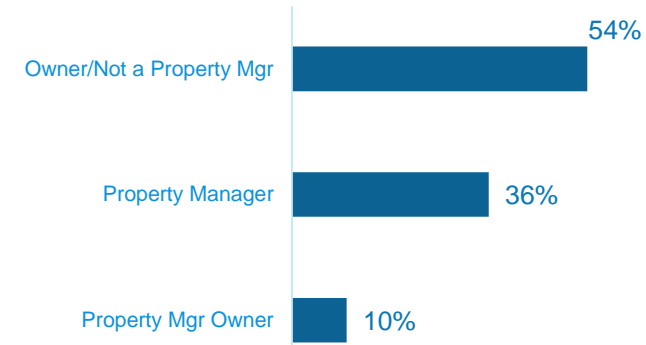
Base: Landlords = 70

Zip Codes



Base: SFH Units = 89

Managed By



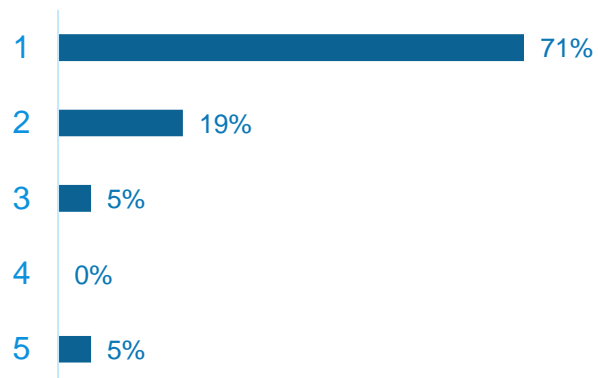
Base: SFH Units = 89

QL2: How many properties of the following types are you leasing in the _____ area? (Multiple responses accepted)

QL4: Who manages the property/properties for each of the following in the _____ area? (One response per property accepted)

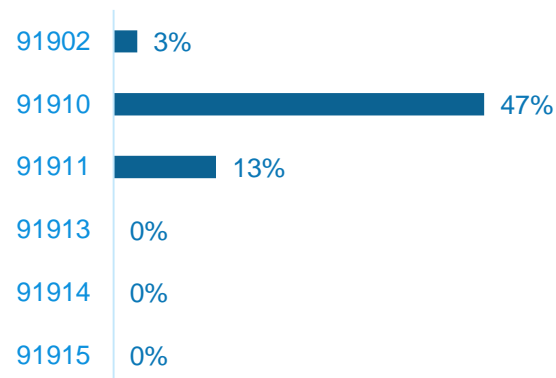
DUPLEX

Number Owned



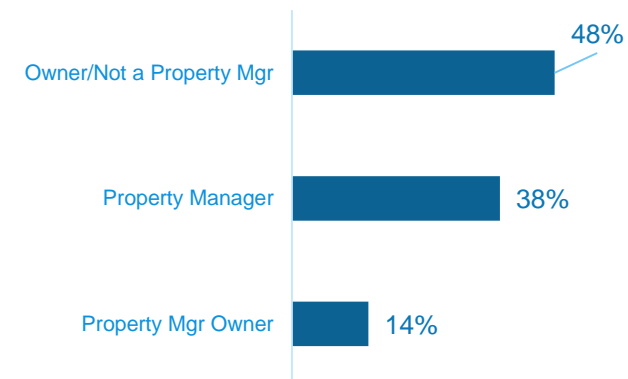
Base: Landlords = 11

Zip Codes



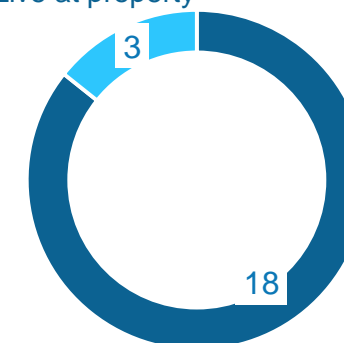
Base: Duplex Units = 21

Managed By



Base: Duplex Units = 21

Live at property



Base: Duplex Units = 21

Do Not live at property

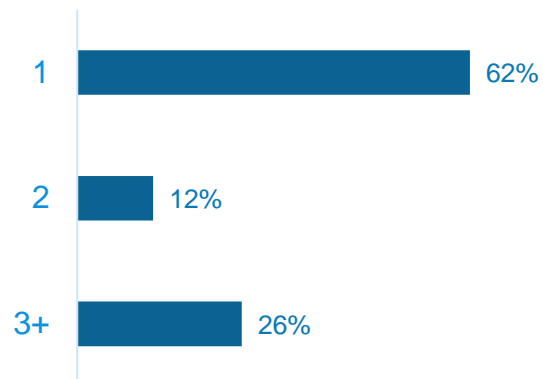
QL2: How many properties of the following types are you leasing in the _____ area? (Multiple responses accepted)

QL4: Who manages the property/properties for each of the following in the _____ area? (One response per property accepted)

QL3: Continue to think about the properties you lease in the _____ area? Do you also live at f the following property? (Single response)

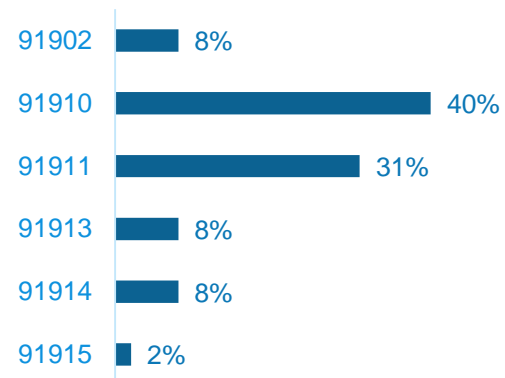
Total 3+ Units

Number Owned



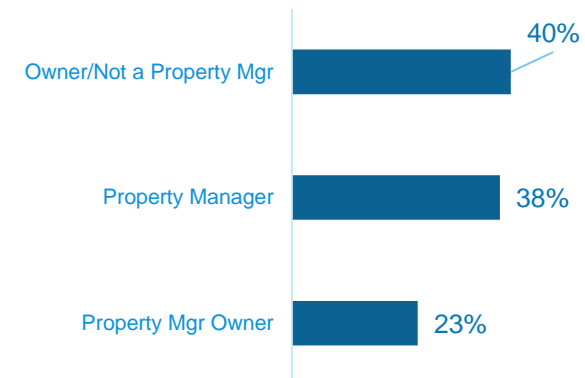
Base: Landlords = 34

Zip Codes



Base: 3-5 unit Units = 48

Managed By



Base: 3-5 Units Units = 48

QL2: How many properties of the following types are you leasing in the _____ area? (Multiple responses accepted)

QL4: Who manages the property/properties for each of the following in the _____ area? (One response per property accepted)

Termination of Tenancy Notices

Actual Number of No-Fault Evictions Reported

	Total	SFD/ Duplex	3+ Units
Base: Total Number of Units	157	117	40
Removal from rental market	17	10	7
Demolition of property	12	6	6
Substantial rehabilitation	22	10	12
Government order	9	4	5
Owner or family move-in	15	7	8

QL6: Have delivered any termination of tenancy notices in the _____ area in the past three months for any of the following no-fault evictions?

Eviction Process

Actual Number Provided for No-Fault Evictions

	Total	SFD/ Duplex	3+ Units
Base:# of No-Fault Eviction Units	34	20	14
Cash for Keys	10	5	5
Assistance in locating to another rental unit	7	4	3
Moving assistance (physical)	5	3	2
Relocation assistance (financial)	13	8	5
Other	0	0	0
None of the Above	10	6	4

QL7: Did you provide tenants with any of the following?
(multiple responses accepted)

Number of Residents Affected by No-Fault Eviction

Actual Number of Residents Affected

	Total	SFD/ Duplex	3+ Units
Removal from rental market			
Number of Units Removed	17	10	7
Number of Residents Affected	111	50	61
Demolition of property			
Number of Units Removed	12	6	6
Number of Residents Affected	80	29	51
Substantial rehabilitation			
Number of Units Removed	22	10	12
Number of Residents Affected	125	46	79
Government order			
Number of Units Removed	9	4	5
Number of Residents Affected	15	10	5
Owner or family move-in			
Number of Units Removed	15	7	8
Number of Residents Affected	74	35	39

QL6: If yes, how many residents were affected?

Awareness of State Law AB1482

	Total	SFD Owner Managed	3+ Units
Base:	89	44	34
Yes	65%	59%	86%
No	35%	41%	14%

QL8: Are you aware that as a landlord of any type of property, you must provide specific notification about State Law AB1482? (Landlord respondents can be both SFD Owner Managed and Own 3+ Units)

Existing Law - Ellis Act (Government Code 7060, *et seq.*)

- Originally enacted in 1985.
- Protects a property owner's right to exit the rental business
- Permits all jurisdictions to mitigate adverse impacts
- Does not override protection from abusive evictions
- Rent control jurisdictions have explicit additional Ellis Act options

Existing Law - Tenant Protection Act of 2019 (AB-1482)

- Effective January 1, 2020.
- Defines and requires termination reason for certain tenancies:
 - At-Fault Just Cause – Based on the tenant's acts or failure to act.
 - No-Fault Just Cause – Unrelated to tenant's acts or failure to act.
- Requires notifying tenant of inclusion or exemption
- Mandates termination basis notice & relocation assistance
- Allows jurisdictions to provide for greater tenant protections.

At-Fault Just Cause	No-Fault Just Cause
Non-payment of rent	Removal from rental market
Non-compliance with lease terms	Demolition of property
Nuisance	Substantial rehabilitation
Commit Waste	Government order
Criminal activity	Owner or family move-in
Illegal subletting	
Refusal of entry to landlord	
Using premises for unlawful activity	
Failure to vacate after employment	
Failure to deliver possession	

- Rent control = 5% + CPI (max 10%)

Existing Law – Harassment and Retaliation Prohibited (Civil Code 1940.2 & 1942.5)

- Civil Code sections 1940.2 & 1942.5 prohibit harassment and retaliatory behavior against tenants
- Allow a tenant to pursue a private civil action for damages and penalties as a result of a landlord's harassing or retaliatory behavior
- Provide an affirmative defense in an unlawful detainer action
- Local jurisdictions may further regulate anti-harassment provisions

May 17th Council Item 7.2

- Assess & Evaluate Resources
- Outreach
- Data Collection
- Clarify Definitions
- Length of Tenancy
- Relocation Metric
- First Right of Refusal
- Clarify Enforcement Process & Remedies
- Limitations on City Authority

Table 1
Summary of Council Comments on May 17th & Action to Address

May 17 th Comment	Action to Address
Assessment of Housing Staff Resources	A separate action will be brought forward to Council regarding Housing resources and restructuring to address increasing emphasis on Housing matters.
Develop Outreach Plan	City entered into a contract with NV5/Ardurra in June 2022 for assistance in facilitating stakeholder meetings, inventorying available stakeholder resources and developing an outreach strategy for initial ordinance implementation and a long-term educational campaign. An outline of the collaborative stakeholder outreach opportunities is provided later in the staff report.
Tracking/Data Collection	Added Ordinance requirements for landlords to provide data to be submitted to the City along with notice(s) served to resident(s), to be more fully defined in the Administrative Regulations. City staff will maintain no-fault noticing and work with CSA to establish data collection for other tenant/landlord issues and terminations.
How Would Tenancy be Validated?	Ordinance provides definitions on qualifications for tenancy and tools for tenants to civilly pursue.
Length of Tenancy for Protections	Removed the requirement that Just Cause is required only for Long-Term Tenancies. As a result, Just Cause is required to terminate a tenancy of any length.
Review Relocation Metric of U.S. Department of Housing and Urban Development (HUD) Small Area Fair Market Rent (SAFMR) to Ensure it Reflects Current Rental Market	The SAFMR is updated in April of every year. While the City has seen a significant increase in rental rates in the past year, historically the Consumer Price Index (CPI) increase for the San Diego area averages 2.5-3.0% annually. A survey, further discussed below was conducted in July 2022 and showed average rents well below the SAFMR. However, to address concerns regarding increased market rents, the Ordinance has been updated to provide relocation assistance for a specified number of months at the greater of the SAFMR for that zip code or actual contracted rent.
Strengthen Protections around First Right of Refusal	Added requirement for landlord to include minimum criteria for requalification of tenancy with first right of refusal noticing and greater specificity of timeframes.
Clarify Enforcement of Criminal Offenses	Ordinance updated to specify that criminal penalties are authorized only in the case of the Owner's interference with a Tenant's occupancy involving (a) threat, fraud, intimidation, etc.; (b) a public nuisance; (c) cutting off utilities; or restricting trade (including delivery services) to or from a Tenant.
Address Enforcement Process and Define Remedies	Administrative Regulations will provide additional details for enforcement.

Ordinance Updates Since May

- Reorganization
- Clarifications and Stakeholder Concerns Addressed
- Length of Tenancy
- Relocation Assistance
- First Right of Refusal
- Return to Market
- Enforcement & Criminal Offenses

Length of Tenancy

- Deleted definition for “Long Term Tenancy”
- All affected housing types receive benefits on day one of tenancy



Relocation Assistance

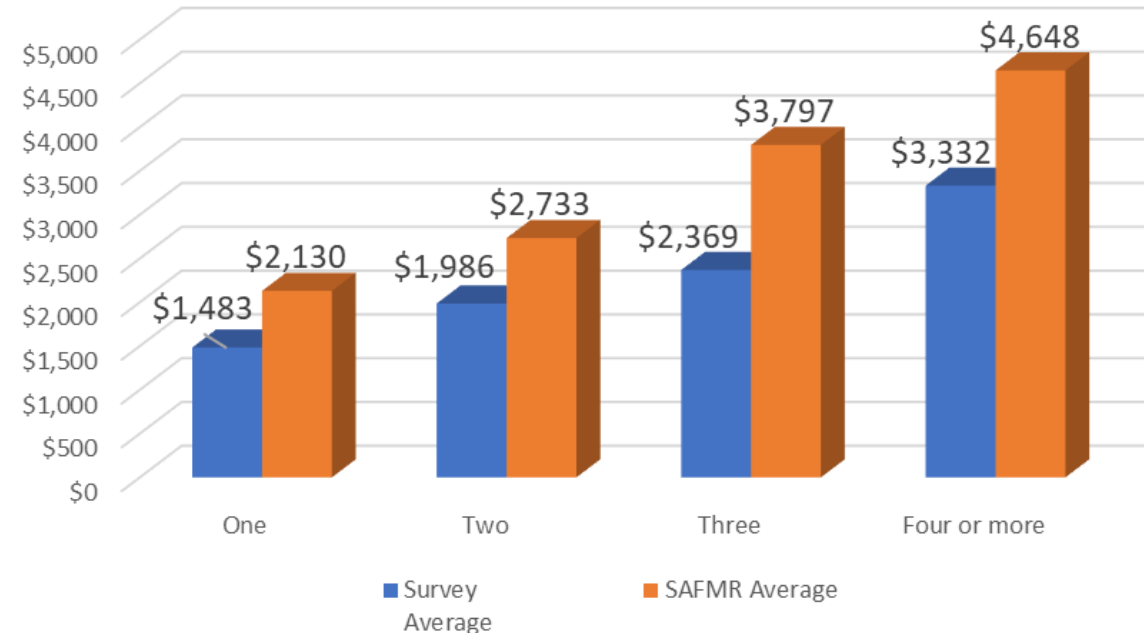
U.S. Department of Housing and Urban Development Small Area Fair Market Rent (April 2022)

San Diego County, CA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
91902	\$1,850	\$2,040	\$2,620	\$3,640	\$4,450
91910	\$1,430	\$1,580	\$2,030	\$2,820	\$3,450
91911	\$1,440	\$1,600	\$2,050	\$2,850	\$3,490
91913	\$2,110	\$2,340	\$3,000	\$4,170	\$5,100
91914	\$2,360	\$2,610	\$3,350	\$4,650	\$5,700
91915	\$2,360	\$2,610	\$3,350	\$4,650	\$5,700
City Average	\$1,925	\$2,130	\$2,733	\$3,797	\$4,648
Regional Average	\$1,628	\$1,802	\$2,311	\$3,210	\$3,927

Greater of: (1) 2 months contracted rent or 3 months elderly/disabled; or (2) 2 months SAFMR or 3 months elderly/disabled

**Exhibit 2
Comparison of Survey Data vs. SAFMR**



First Right of Refusal

- Residential Rental Complex re-rents units within 2 years of termination, shall offer the displaced tenant first, if:
 - a) Tenant advises Owner in writing within thirty (30) days of the termination; and
 - (b) Tenant provides address.
- Owner has right to screen using industry accepted methods and communicates minimum screening criteria, per the Administrative Regulations.

Return to Market

- Residential Rental Complex penalty for return to market after removal within 2 years of termination:
 - Owner liable for greater of:
 - (i) six (6) month's rent HUD SAFMR; or
 - (ii) six (6) months of actual then in effect contract rent.
- Does not apply if the property is rented to Owner's Family Member, converted to another non-rental use, or otherwise sold or transferred.

Enforcement & Remedies

- **Mediation & Alternate Dispute Resolution**
- **Private Remedies for Tenant** (civil action, affirmative defense)
- **City Enforcement** (administrative, civil, criminal)
 - *Criminal penalty* (misdemeanor: \$1000 fine + up to 6 mo. Imprisonment, or infraction)
 - Owner interferes with a Tenant's peaceful enjoyment, use, possession or occupancy of a Residential Rental Unit by (a) threat, fraud, intimidation, coercion, or duress; (b) maintenance or toleration of a public nuisance; (c) cutting off heat, light, water, fuel, Wi-Fi, or free communication by anyone by mail, email, telephone/cell phone, or otherwise; or (d) restricting trade (including the use of delivery services for goods or food) or tradespersons from or to any such Tenant.

Comparison to State Regulations

EXEMPTED RESIDENTIAL PROPERTIES FROM CHULA VISTA ORDINANCE

Mobilehome Homeowner

Mobilehome Tenant (AB1482 applies to tenants of mobilehomes)

Residential Rental Unit alienable separate from the title to any other dwelling unit that is not owned by a business entity

Shared housing (“roommate” of owner)

Single-family, where Owner occupies & rents or leases no more than two units or bedrooms, including, an accessory dwelling unit or a junior accessory dwelling unit

Single-family + ADU w/ owner occupying one unit

Duplex where Owner occupies one unit

Deed restricted affordable housing

Hotel

Rentals of 30 days or less

Medical facilities and care facilities

Residential Property or Dormitories owned by the City





***Housing of Any Age**



Comparison to State Regulations

ATTACHMENT 3

COMPARISON OF STATE LAW FOR HARASSMENT & NO-FAULT TERMINATIONS OF TENANCY AND LOCALLY PROPOSED PROTECTIONS

IMPACTED HOUSING TYPES IN CHULA VISTA	Harassment		Substantial Remodel		Noticing for No-Fault Demolition/Ellis Act/Substantial Remodel/Owner or Family-Move-In	
	State - Civil Code 1942.5	Chula Vista	State	Chula Vista	State	Chula Vista
Single-family owned by Business Entity* 	Prohibits retaliatory evictions due to a tenant's exercise of a legal right.	Adds 12 harassment/retaliatory behaviors.	Defines Substantial remodel as: (1) system is being replaced or substantially modified; (2) permit is required; and (3) necessary to be vacant for least 30 days.	Defines substantial remodel as: (1) system is being replaced or substantially modified; (2) improvements \$40 or more per square foot; (3) permit is required; and (4) necessary to be vacant for more than sixty (60) days.	Tenancy < 12 months = 30 days Tenancy ≥ 12 months = 60 days	Consistent with State Law
Single-family + ADU both Tenant Occupied* 						
Duplex both units Tenant Occupied* 						
Complexes with 3 or more Units* 						

*AB1482 (State Tenant Protection Act of 2019) exempts properties less than 15 years of age.

(Cont.) Comparison to State Regulations

ATTACHMENT 3

COMPARISON OF STATE LAW FOR HARASSMENT & NO-FAULT TERMINATIONS OF TENANCY AND LOCALLY PROPOSED PROTECTIONS

IMPACTED HOUSING TYPES IN CHULA VISTA	Relocation Assistance for No-Fault Demolition/Ellis Act/Substantial Remodel/Owner or Family-Move-In		First Right of Refusal for No-Fault Demolition/Ellis Act/Substantial Remodel/Owner or Family-Move-In		Penalty for Market Re-Entry after Ellis Act/Removal from Market	
	State	Chula Vista	State	Chula Vista	State - Government Code 1942.5	Chula Vista
Single-family owned by Business Entity*	1 month contracted rent	From day one of tenancy, one (1) month of actual then in effect contract rent under Tenant's lease.	None	Consistent with state law	None	Consistent with state law
Single-family + ADU both Tenant Occupied*						
Duplex both units Tenant Occupied*						
Complexes with 3 or more Units*		From day one of tenancy, greater of: (1) 2 months contracted rent or 3 months elderly/disabled; or (2) 2 months SAFMR or 3 months elderly/disabled.		Notify owner within 30 days of forwarding address Owner notifies with minimum criteria for qualifying		If re-rented within 2 years, greater of: (1) 6 months contracted rent; or (2) 6 months SAFMR

Conclusion

Council Referral:

- Substantial Remodel – Defines substantial remodel and provides additional relocation assistance.
- Removal from Rental Market – Provides additional relocation assistance and penalties for returning to market within 2 years.
- Harassment and Retaliation – Provides 12 additional provisions, including quiet use & enjoyment.
- City Remedies & Enforcement – Defines criminal and civil penalties. Provides City provisions to intervene.



Next Steps

- Administrative Regulations
 - Enforcement Process
 - Sample Forms
- Educational Campaigns
 - Community Based Organizations
 - Schools
 - Mailers (Utilities/Conservation)
- * Existing Contracts with CSA San Diego & Ardurra

Attachment 4 Chula Vista Tenant Housing Education Plan DRAFT V5 – September 14, 2022

Overview

The City of Chula Vista is compiling updated information and understanding of tenant and landlord experiences via stakeholder meetings and surveys. The data, collected in English and Spanish, is focused on single family home owners to gauge what they currently know about landlord/tenant rights/responsibilities. In addition, an education and engagement campaign will increase awareness and understanding of the pending housing provider and tenant ordinance.

Partner stakeholder groups and community leaders have been engaged to provide and receive timely updates and discuss ordinance framework and content over the past few months. City staff and an independent facilitator is providing follow up after each meeting to collaboratively discuss the latest version of the ordinance for review by key stakeholders and organizations.

The ordinance is expected to be presented to the Chula Vista City Council at the September 27 Council meeting.

Key Dates

Stakeholder Meeting #1: June 2, 2022
Create Education Graphics: July 5, 2022
Survey Conducted: July 6 – July 26, 2022
Updated information on the website (English/Spanish): July 12, 2022
Publicizing Survey to the Public: Starting July 15, 2022
Mass Email #1 / Newsletters (25k subscribers): July 15, 2022
Stakeholder Meeting #2: July 13, 2022
Stakeholder Meeting #3: August 22, 2022
Presentation at Council: September 13, 2022
Create Summary / Fact Sheet (English/Spanish): Finalize ____
Mass Email #2 / Newsletters: City Distribute ____
Create Partner Toolkit: ____
Education Materials Development (video, more graphics, flyers, etc): ____



5:58 PM - Jul 14, 2022 - Hootsuite Inc.



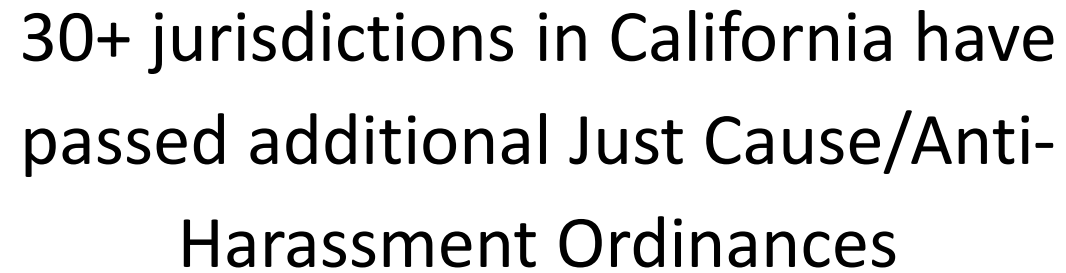
Item 6.2 Staff Recommendation

Adopt CVMC 9.65 to provide permanent
“Residential Tenant Protections”

As of March 1, 2023

Proposed Law AB-2713

- Occupation
 - Intent to occupy by the owner or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents for at least 3 consecutive years.
 - Prohibit an owner from terminating a tenancy if the same owner or relative already occupies a unit or if there is a vacancy on the residential real property.
 - "Owner" has at least a 51% recorded ownership.
- Withdrawal from Market
 - Criteria for land use change or converting to owner-occupancy
 - Notice of intent to withdraw provided 180 days before serving the notice to terminate the tenancy.
- Demolish or Substantially Remodel
 - Require owner to obtain permits before issuing a notice to terminate a tenancy.
- Rent Control
 - Make unenforceable any lease exceeding limits in existing law.



- ★ Rent Control
- ★ No Rent Control = 9

City	Rent Control	Relocation Assistance	Owner Move-In Requirement	Tenant Harassment
Berkeley	Yes	Relocation: \$16,341 with additional \$5,447 to low-income households.	36 Months	Defines 5 types of retaliation.
East Palo Alto	Yes	Ellis Act requirements only and "powers reserved to the city council."	12 Months	Defines 7 types of tenant harassment. Prohibits 5 types of retaliation.
Glendale	No	Relocation: two times HUD fair market rent plus \$1,000.	No Timeline Specified	Defines 5 types of retaliation.
Long Beach	No	Relocation: equal to one month's rent or waive final month's rent.	No Timeline Specified	Defines 13 types of tenant harassment.
Los Angeles	Yes	Relocation: between \$14,000 and \$19,700.	24 Months	Defines 17 types of tenant harassment.
Oakland	Yes	Relocation: \$6,500 for studios and one-bedroom apartments. \$8,000 for two bedrooms, \$9,875 for units with three or more bedrooms.	36 Months	Defines 22 types of tenant harassment. Prohibits 3 types of retaliation.
Santa Ana	Yes	Relocation: waive final three months rent or pay three months rent to each occupant.	24 Months	Defines 15 types of tenant harassment. Prohibits 3 types of retaliation.

Rent Control/Stabilization

Rent control can be a valid exercise of City's police power

- Must not be preempted by state law
- Must be reasonably related to counteracting a public harm
- Must include mechanisms for rent adjustments
- Must in general balance landlord and public/tenant interests