

# Rent Stabilization Policy Direction Requested

<b>Covered Units</b>	<ul style="list-style-type: none"><li>• Buildings with 4+ units (e.g. City’s Multi-Family Inspection and Residential Rent Registry Programs)</li><li>• Buildings with 2+ units (e.g. AB 1482, Alameda, Antioch, and Richmond)<ul style="list-style-type: none"><li>○ Can include rented single-family homes with rented Accessory Dwelling Units (treated as a duplex)</li></ul></li></ul>
<b>Rent Increase Limits</b>	<ul style="list-style-type: none"><li>• CPI plus 5%, Max 10% (e.g. AB 1482)</li><li>• 70% of CPI, Max 5%, Min 1%, include bundled fees (e.g. Alameda)</li><li>• 60% of CPI, Max 3% (e.g. Antioch/Richmond)</li></ul>

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<b>Petition Types Allowed</b>	<ul style="list-style-type: none"><li>• Tenant petition – for property owner violations</li><li>• Capital Improvement</li><li>• Fair return petition will be included to meet State Law</li></ul>
<b>Capital Improvement Passthroughs</b>	<ul style="list-style-type: none"><li>• Allow property owners to pass all/ a portion of costs to tenants</li><li>• Annual limit – 3% over the allowable rent increase (Alameda, Richmond)</li></ul>

# Just Cause Eviction Policy Direction Requested

<b>Covered Units</b>	<ul style="list-style-type: none"><li>• All units</li><li>• Consistent with AB 1482</li><li>• A subset of units that is more than AB 1482 but less than all units</li></ul>
<b>Optional Additional Requirements</b>	<ul style="list-style-type: none"><li>• Establish a minimum cost of repairs for substantial renovations</li><li>• Right of return for tenants displaced for repairs</li></ul>
<b>Relocation assistance for no-fault evictions</b>	<ul style="list-style-type: none"><li>• Stick with current: 2-months rent or \$5,000, whichever is greater</li><li>• Increase</li><li>• Decrease</li><li>• Increased assistance for for vulnerable populations</li></ul>
<b>Effective Period</b>	<ul style="list-style-type: none"><li>• Stick with AB 1482</li><li>• Sooner than AB 1482</li></ul>

# General Ordinance Policy Direction Requested

<p><b>Enforcement Mechanism</b></p>	<ul style="list-style-type: none"> <li>• Hearing Officer &amp; Civil Court (e.g. Richmond, Alameda, Antioch)</li> <li>• Rent Board &amp; Civil Court (e.g. Richmond)</li> <li>• Mediation and Civil Court</li> </ul>
<p><b>Effective Date of Ordinances (Retroactivity)</b></p>	<ul style="list-style-type: none"> <li>• Standard: 30-days after second reading</li> <li>• Approximately two (2) months prior to adoption (Antioch)</li> <li>• January 12, 2023</li> </ul>
<p><b>Petition Costs</b></p>	<ul style="list-style-type: none"> <li>• No fee for Tenants &amp; Owners (both included in rent registry costs)</li> <li>• No fee for Tenant Petitions but Owners pay for Fair Return and Capital Improvement petitions</li> <li>• Or partial fee upon filing for either</li> </ul>