



Legislation Details (With Text)

File #: 15-143 **Version:** 1 **Name:** SR Rent Review Board Muni Code Amendment
Type: Staff Report **Status:** Filed
In control: City Council
On agenda: 3/16/2015 **Final action:** 3/16/2015
Enactment date: **Enactment #:**

Title: Staff Report for an Ordinance Amending San Leandro Municipal Code Section 1-3-1400 to Permit Both of the Landlord Rent Review Board Members to Reside Outside of the City of San Leandro and to Clarify that Tenant Rent Review Board Members and the Non-Tenant/Non-Landlord Rent Review Board Member Must Reside in the City of San Leandro

Sponsors: Cynthia Battenberg

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Code sections:

Attachments: 1. Redline amendments to Rent Review Board Membership

Date	Ver.	Action By	Action	Result
3/16/2015	1	City Council	Received and Filed	

Staff Report for an Ordinance Amending San Leandro Municipal Code Section 1-3-1400 to Permit Both of the Landlord Rent Review Board Members to Reside Outside of the City of San Leandro and to Clarify that Tenant Rent Review Board Members and the Non-Tenant/Non-Landlord Rent Review Board Member Must Reside in the City of San Leandro

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council adopt the attached Ordinance amending San Leandro Municipal Code Section 1-3-1400 to eliminate provisions of the Municipal Code that require one landlord Rent Review Board Member to reside inside the City of San Leandro (so that both landlord Rent Review Board members may reside outside of the City) and to clarify that both tenant Rent Review Board Members and the non-tenant/non-landlord Rent Review Board Member must reside in the City of San Leandro.

BACKGROUND

The City of San Leandro Rent Review Board is a five member body comprised of two tenants, two landlords that own rental property in San Leandro and one individual that is neither a tenant nor a landlord. The Municipal Code currently requires that at least one of the two landlord members reside in the City.

Analysis

The City of San Leandro Rent Review Board has had a vacancy for one landlord board member since Spring 2013. The resident-landlord requirement has hindered the Rent Review Board’s operations for almost two years. Staff has engaged in diligent outreach efforts but has not received

an application from a potential landlord Rent Review Board Member that resides in the City of San Leandro. Landlords of properties in the City of San Leandro who reside outside the City of San Leandro, however, have expressed interest.

The purpose of the Rent Review Board as stated in the Rent Review Ordinance is to balance views from both landlord and tenant board members when cases are heard. Staff believes that the goals of the Rent Review Ordinance can be best met with a full complement of opinions and viewpoints, and therefore recommends the Ordinance be revised to eliminate the resident requirement.

The proposed Ordinance eliminates the requirement that one Rent Review Board Member be a resident-landlord. The proposed Ordinance also clarifies that the tenant board members must reside in San Leandro and that the non-tenant, non-landlord member must reside in San Leandro.

ATTACHMENT

- Attachment A - Redline Amendments to Rent Review Board Membership

PREPARED BY: Steve Hernandez, Housing Specialist II, Community Development Department