



Legislation Details (With Text)

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**Type:** Minute Order - Council      **Status:** Passed  
**In control:** City Council  
**On agenda:** 3/18/2024      **Final action:** 12/18/2023  
**Enactment date:** 12/18/2023      **Enactment #:** Min Order 2023-028  
**Title:** Motion to Accept the FY 2022-2023 Annual Review of the Rent Review Ordinance and Tenant Relocation Assistance Ordinance

**Indexes:**

**Code sections:**

**Attachments:** 1. A - RRO & TRO Annual Review FY2022-2023

Date	Ver.	Action By	Action	Result
12/18/2023	1	City Council	Adopted	Pass

Motion to Accept the FY 2022-2023 Annual Review of the Rent Review Ordinance and Tenant Relocation Assistance Ordinance

**COUNCIL PRIORITY**

- Housing and Homelessness
- Community Engagement and Outreach

**SUMMARY**

The City of San Leandro's (City) Rent Review Ordinance (RRO) and Tenant Relocation Assistance Ordinance (TRO) require the Community Development Director to prepare and submit an Annual Review (Attachment A) to the City Council. The Rent Review Board (RRB) reviewed this item at its October 24, 2023 meeting and continued it until the November 28<sup>th</sup> meeting where no action was taken.

**RECOMMENDATIONS**

The Annual Review is a report that assesses the effectiveness of the RRO and TRO programs and recommends changes as appropriate. Staff recommends that the City Council review and accept the Annual Review.

**BACKGROUND**

The City adopted the RRO in April 2001, San Leandro Municipal Code Title 4, Chapter 4-32, to provide a public forum for both property owners/managers and tenants to mutually resolve proposed rent increases. The RRO was amended in 2002, 2003, 2005, 2015, and 2016.

The program is utilized by the community as a rent dispute forum for tenants and property owners/managers and is applicable to rental housing units on parcels that contain at least 2 tenant-occupied housing units that receive a rent increase greater than 7% within a 12-month period. The City has experienced a decrease in rent review cases since AB 1482 was adopted in 2019. That law prohibits landlords from raising the rent for most rental units by more than 5%+CPI, up to a maximum

of 10%.

The City adopted the TRO in September 2017, San Leandro Municipal Code Title 4, Chapter 4-37, to mitigate the impacts of displacement (adverse health, safety and economic) from a “landlord-caused termination” of tenancy or by a rent increase of greater than 12% within a 12-month period. Under such circumstances, the tenant is entitled to a relocation payment from the landlord of up to \$7,000.

**ATTACHMENTS**

**Attachment A-** FY 2022-2023 RRO & TRO Annual Review

**PREPARED BY:** Kerri Heusler, Housing Manager, Community Development Department