



Legislation Text

File #: 23-501, **Version:** 1

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 28th 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

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