



Legislation Text

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Staff Report for a City of San Leandro City Council Resolution to Approve the Annual Rent Review Program Evaluations for July 2016 - June 2017 and for July 2017 - June 2018

SUMMARY AND RECOMMENDATIONS

The Rent Review Program is a useful resource for both landlords and tenants who seek information, facilitation, and compromise on proposed rent increases. The program is utilized by the community as a rent dispute forum for tenants and landlords and is applicable to rental housing units in a parcel that contains at least 2 tenant-occupied housing units.

Staff recommends that the City Council review and approve the Annual Rent Review Program Evaluations for July 2016 through June 2017 and July 2017 through June 2018.

BACKGROUND

Title IV, Chapter 32, Article 5, section 4-32-500 of the City's Municipal Code requires that an annual review of the Rent Review Program be prepared by the Rent Review Board (Board) for the City Council. Since May 2001, the Rent Review Program has been an integral part of the City's comprehensive housing services. The Rent Review Program serves as a resource for landlords and tenants that seek information and resolution regarding rent increases.

The Board consists of five City Council appointed positions. The Board composition includes: two tenants, two landlords, and one homeowner representative.

The City of San Leandro contracts with ECHO Housing, a nonprofit housing counseling organization to provide fair housing and tenant-landlord conciliation/mediation services. ECHO Housing has provided these services since FY 2013-14 as a result of the elimination of redevelopment agencies which necessitated staff reductions. In FY 2016-17 and FY 2017-18 ECHO Housing assisted with the administration of the Rent Review Program by processing renters' rent review hearing requests, communicating with landlords to obtain their rent review hearing request response forms, and educating both tenants and landlords about the City's Rent Review Ordinance. Additionally, ECHO Housing continues to provide tenant/landlord conciliation and mediation services to assist parties in avoiding the use of the process or those who are not eligible for the Rent Review Hearing process.

In early-2017, the City lost a senior housing staff member; the position was filled in August 2017. Given the staff transition and training, the City retained ECHO Housing to continue to provide administrative support for the Rent Review Program.

Analysis

In prior Rent Review Program Evaluation Reports there was an analysis of asking rents in the San Leandro market. This analysis was based on data from RealFacts, a company that compiled rental

market data. Since the last evaluation report was published, this company is no longer in operation. Staff is researching replacement data services and has not found an equivalent one to date. Given that, staff does not have an analysis of rental market data for these periods, but will hopefully have it for the next annual report.

Current Agency Policies

- City's Municipal Code: Title IV, Chapter 32, Article 5, section 4-32-500 requires that an annual review of the Rent Review Program be prepared by the Rent Review Board (Board) for the City Council.

Previous Actions

- The Rent Review Ordinance was adopted in April 2001. The Municipal Code was amended in March 2002, October 2003, July 2005, and March 2015. The Rent Review Ordinance was most recently amended in March 2016.
- The Tenant Relocation Assistance Ordinance was adopted in September 2017. Implementation began in October 2017.

Board/Commission Review and Actions

- Rent Review Board Hearing: At the August 28, 2018 meeting the Rent Review Board reviewed the two Annual Rent Review Program Evaluations and requested that City staff forward the evaluations to City Council for review and approval.

ATTACHMENTS

Attachments to Related Legislative File

- Rent Review Program Evaluation for July 2016 - June 2017
- Rent Review Program Evaluation for July 2017 - June 2018

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