



Housing

Rent Stabilization Program Strategic Plan Status Report

**Community and Economic
Development Committee**

March 27, 2023

Item (d)4

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Rent Program Ordinance Overview

Tenant Protection Ordinance (TPO)

- Adopted 2017, amended 2018
- Just Cause for Eviction
- 13 categories to legally evict a tenant
- Requires relocation assistance for no-fault causes

Apartment Rent Ordinance (ARO)

- Adopted 2018
- Rent Stabilization Ordinance, sets rent increase limits
- Petition process for landlords and tenants
- Requires annual registration of rent stabilized units

Mobilehome Rental Ordinance (MRO)

- Adopted 1979, amended 2018
- Rent Stabilization Ordinance for mobilehome parks, sets rent increase limits
- Landlords may petition for increases above the annual limit



Rent Program Ordinance Overview (Cont'd)

Ellis Act Ordinance (EAO)

- Adopted 2017
- Process for withdrawing buildings with rent stabilized units from the rental market
- Requires notice to tenants and City, relocation assistance, re-control for a portion of newly-built units

Housing Payment Equality Ordinance (HPEO)

- Adopted 2019
- Prohibits discrimination against housing voucher holders applying for rentals
- Applies to all rental properties except owner-occupied single-family homes



Strategic Plan's Areas of Focus

- Maintain tenancies and mitigate displacement of apartments and mobilehome residents
- Further fair housing through inclusive education and outreach
- Foster positive relationships between residents and property owners
- Promote stable and long renter tenancy
- Preserve mobilehomes and mobilehome parks as a source of affordable housing



Purpose and Goals

- Answer key questions about each ordinance
 - Tenant Protection Ordinance (TPO)
 - Apartment Rent Ordinance (ARO)
 - Ellis Act Ordinance
 - Mobilehome Rent Ordinance
 - Housing Payment Equality Ordinance
- Develop Strategic Plan for improvement and success of these programs

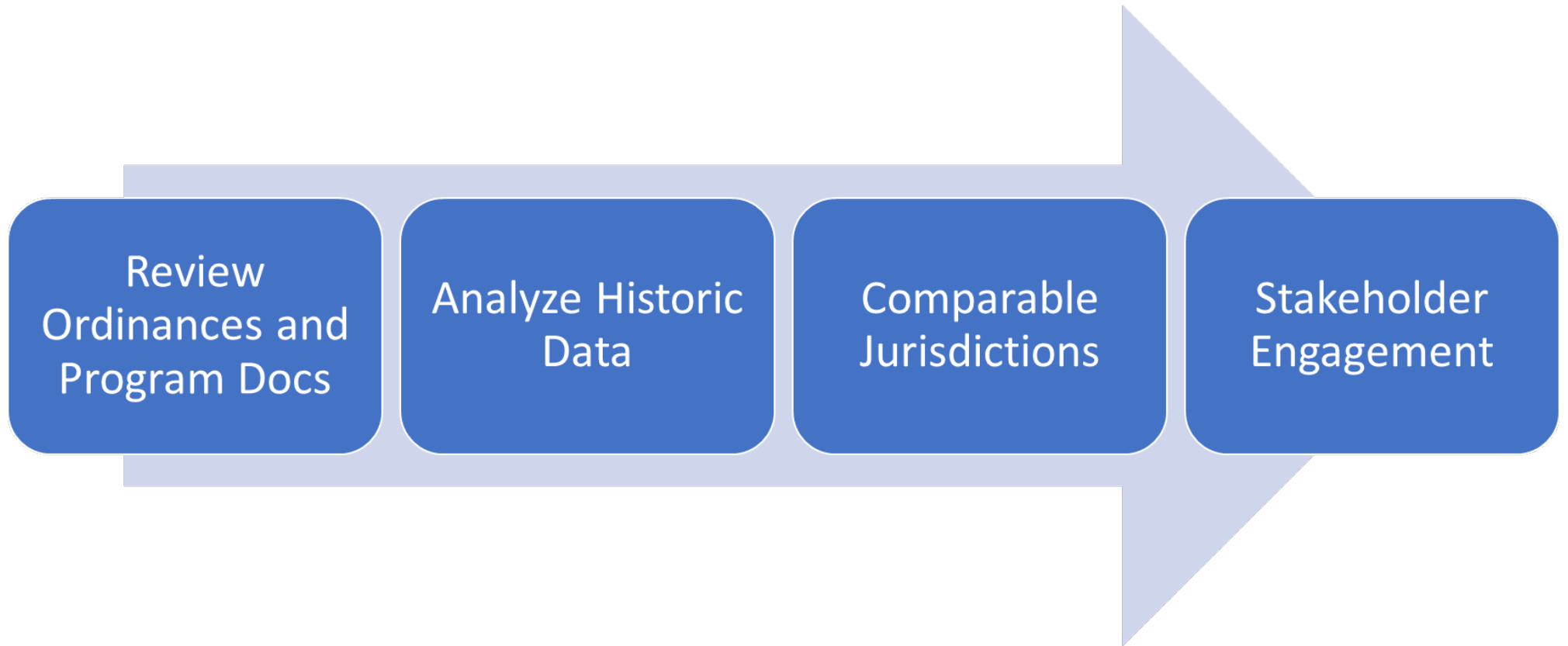


Strategic Plan: Timeline

Strategic Plan Task	Completion Deadline	Status
Award Consultant	Summer 2022	Completed
Project Kickoff	Summer/Fall 2022	Completed
Review Ordinances / Program Documents	Summer/Fall 2022	Completed
Analyze Historic Data	Fall 2022/Winter 2023	Completed
Identify Comparable Jurisdiction Best Practices	Winter 2023	Completed
Stakeholder Engagement	Winter/Spring 2023	Completed
Draft Strategic Plan	Spring 2023	
City Council Report and Presentation	Summer 2023	



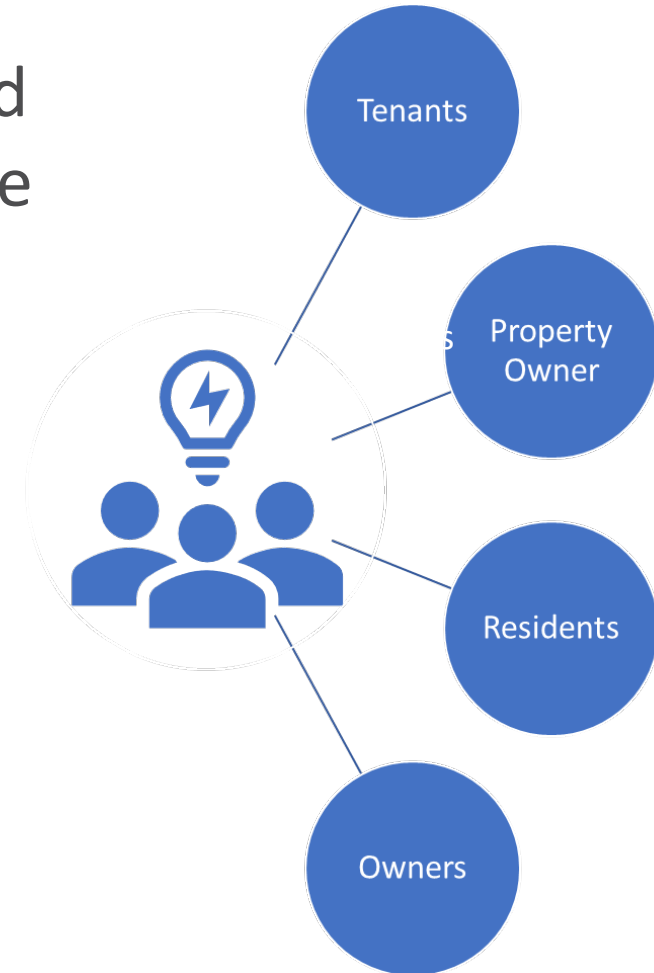
San José Rent Stabilization Program Research



Stakeholder Engagement Groups

The following groups were invited to share their experience with the various Ordinances:

- 🏠 Tenants
- 🏠 Property owners
- 🏠 Mobilehome park residents
- 🏠 Mobilehome park owners



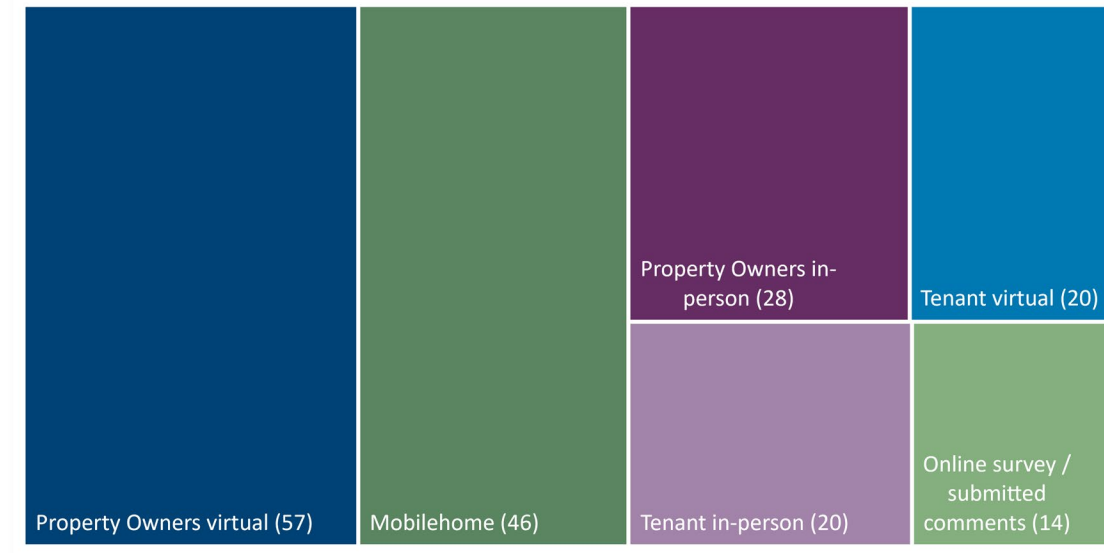
Follow Up

Report Out Meeting (virtual) April 4, 2023

- Findings from stakeholder engagement meetings and survey
- Recorded for availability online



Stakeholder Engagement





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