

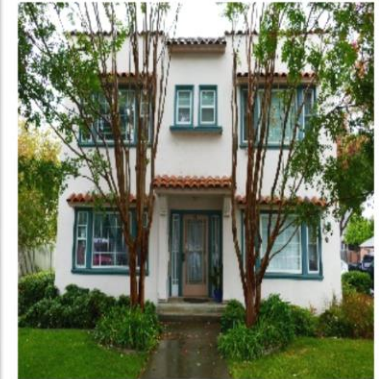
City of San José Housing Department

Rent Stabilization Program Implementation Update

February 5, 2019

City Council Item 4.3

Jacky Morales-Ferrand
Rachel VanderVeen
Christopher Alexander



Rental Housing Stock Subject to ARO or TPO

39,009 Rent Stabilized apartments

Subject to the Apartment Rent Ordinance (ARO) & Tenant Protection Ordinance (TPO)

48,991 Apartments subject to the Tenant Protection Ordinance

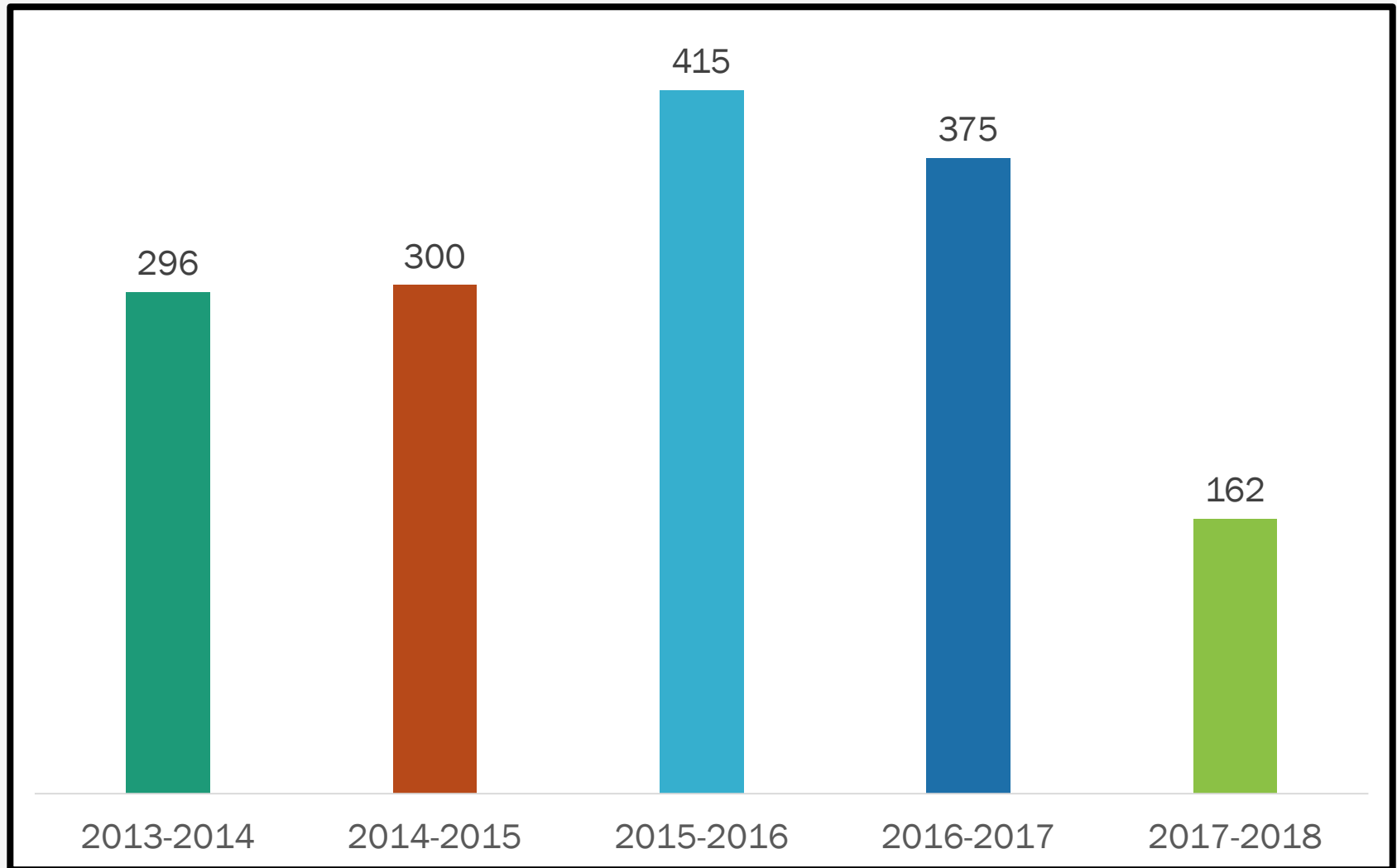
11,074 Exempt

Affordable housing, owner occupied

99,074 Apartments for rent

*Source: Multiple Housing Roster - July 2018

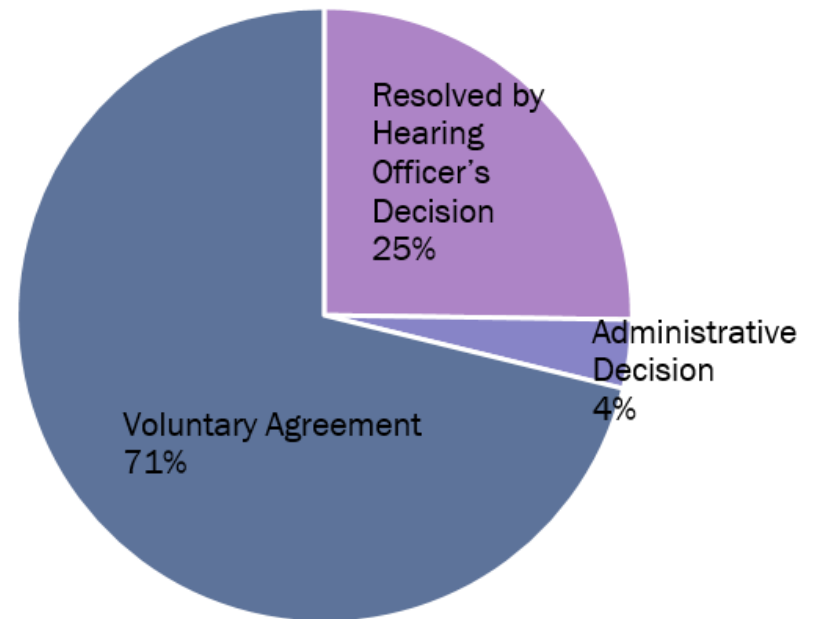
Number of Petitions Filed by Year



Outcomes of Petitions Filed – Resolved 2017-2018

Resolved Petitions

Resolved Petitions	# of Petitions	
Resolved by Voluntary mutual agreements	79	71%
Resolved by Hearing Officer's Decision	28	25%
By Administrative Decision	4	4%
TOTAL	111	



New Petitions Filed

1 Capital Improvement

3 Joint Petition

4 Fair Return Petition

5 Tenant Buyout

135 Ratio Utility Billing System (RUBS)
Note: July to October Submissions

Just Cause Notices Received

From July 1, 2017 through June 30, 2018, **9,304** notices for just cause terminations received.

Just Cause Submissions		Total
1	Nonpayment of rent	8,903
2	Material or habitual violation of tenancy	274
3	Substantial damage to the rent unit	5
4	Refusal to agree to a like or new rental agreement	5
5	Nuisance behavior	63
6	Refusing access to the unit	3
7	Unapproved holdover subtenant	19
8	Criminal activity	1
9	Substantial rehabilitation of the unit	5
10	Ellis Act Removal	0
11	Owner move-in	15
12	Order to vacate	8
13	Vacation of unpermitted unit	3
	Total	9,304

New Requirement: Referral with Notices of Terminations

- Effective January 18, 2019
- Copy of this referral must be attached to every notice to terminate tenancy
- **Support Services:**
 - Homelessness Prevention System
 - Emergency Assistance Network
- **Rental Resources**
 - Rent Stabilization Program
 - Legal Advice Line for both tenants & landlords


CITY OF SAN JOSE

Resources for San José Residential Tenants

Effective January 18, 2019 • A copy of this referral must be attached to every notice to terminate tenancy.

NOTICE TO TENANT: Your landlord has served you with a notice to terminate your tenancy. This notice must be served in good faith. Your failure to act on this notice in a timely manner may result in an eviction action filed against you by your landlord. Information regarding this notice as required by the Tenant Protection Ordinance is available at the City of San José's Rent Stabilization Program.


SUPPORT SERVICES
SERVICIOS DE APOYO DE RECURSOS
DỊCH VỤ HỖ TRỢ
支援服務



Homelessness Prevention System
408-926-8885
Provides temporary financial assistance (e.g., rent, deposit, utilities payment) and supportive services (e.g., employment, legal) to low-income families or individuals who are at risk of losing their housing.

Emergency Assistance Network
866-896-3587
The center provides referrals to rent programs, shelters and other information to qualified residents. While resources vary and funding is limited when it comes to the amount of money available, there may be one-time emergency security deposit and rental assistance to families and individuals in housing crises in Santa Clara and San Mateo Counties.

RENTAL RESOURCES
RECURSOS DE ALQUILER
TÀI NGUYÊN CHO NGƯỜI THUÊ NHÀ
租賃資源



Rent Stabilization Program
Department of Housing
408-975-4480
Mon - Fri 8:00 am to 5:00 pm
200 E. Santa Clara St, 12th Floor, San José
General information, referrals, and a mediation program for tenants in rent-stabilized apartments.

Legal Advice Line
For Tenants: 800-551-5554
Mon - Thurs 9:30 am to 1:00 pm
Legal advice, representation in court proceedings and City hearings, and workshop sessions.


For Landlords: 408-414-5359
Mon, Wed, Fri 9:30 am to 12:00 pm
Legal information and workshop sessions.

AVISO AL INQUILINO (SPANISH): El propietario le ha servido con un aviso de terminación de arrendamiento. Este aviso debe ser servido de buena fe. Falta de responder en tiempo a la notificación se puede resultar en una evicción de desalojo archivado por el propietario en contra usted.

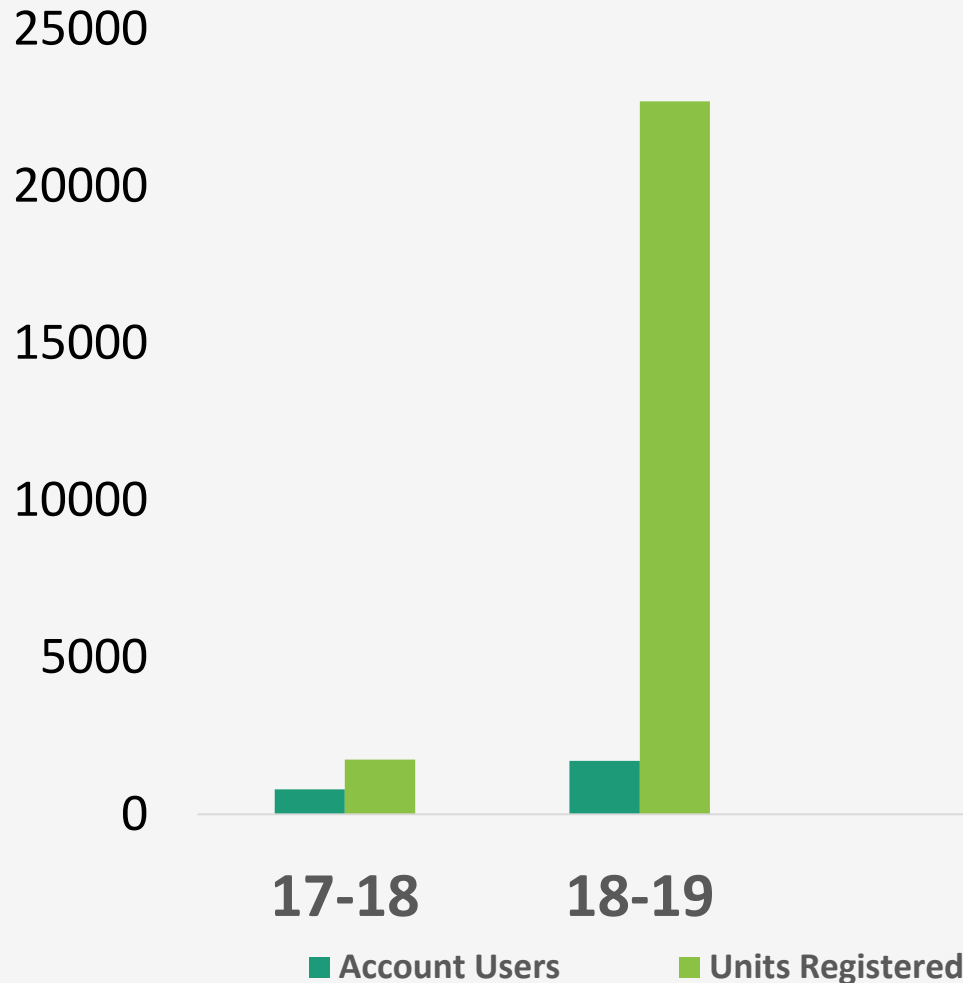
THÔNG BÁO CHO NGƯỜI THUÊ (VIETNAMESE): Chủ nhà của quý vị đã gửi cho quý vị một thông báo để chấm dứt hợp đồng thuê nhà. Nếu quý vị không hành động kịp thời để trả lời thông báo chấm dứt hợp đồng thuê nhà có thể dẫn đến việc chủ nhà nộp đơn thưa kiện quý vị. Thông tin liên quan đến việc thông báo chấm dứt hợp đồng thuê nhà có sẵn tại Chương Trình Ổn Định Giá Thuê.

給租客的通知 (CHINESE-TRADITIONAL): 您的房東已通知您將會終止租約。此通告是出於誠意的。如果您不及時回應終止租約的通告，房東可能會採取迫遷行動。您可向市政府房屋租金穩定部門查詢有關終止租約的資料。

Please contact these resources for assistance.

 **Rent Stabilization Program**
City of San José Housing Department
200 East Santa Clara St, 12th Floor, San José, CA 95113 • 408-975-4480
www.sanjoseca.gov/rent • RSP@sanjoseca.gov

Rent Registry: Running Total Users & Units Registered



July 2017- Oct 2018

- 787 account users
- 5,700 units registered

Nov 2018 – Jan 2019

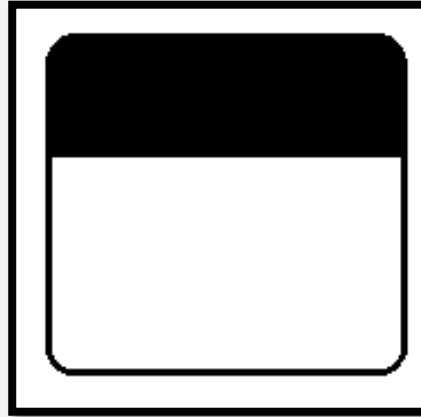
- 1,739 account users
- 22,699 units registered

Rent Registry: Actions Up to Date



Actions Thus Far

- Mailer
- Post card for landlords who have not registered
- Workshops
- Technical assistance



Upcoming Plans

Extend deadline to
March 1, 2019



After the Deadline

Compliance efforts

Ellis Act Withdrawals

Two properties have issued a notice to withdraw their nine apartments from the rental market.

1. Property is a four-unit ARO apartment proposing to build 285 units
2. Property is a five-unit TPO apartment complex is proposing to build 249 units. *There is no re-control requirement.*



Mobilehome Rent Ordinance

- Policy review of the Opt-In Concept
- Review of Utility Charges
- Investigations of evictions
- Housing and Community Development Fellow to review census data

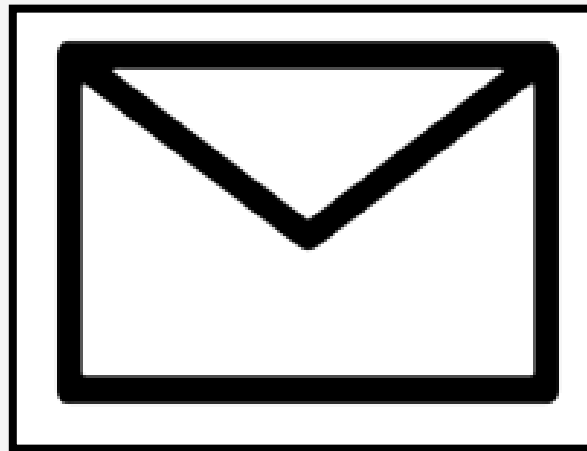


Staffing



Plan Implemented

- Hiring complete
- Phase 3 will be completed in March 2019



94% of the fees have been collected

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