

District 1 — Roma Dawson
District 3 — Barry Del Buono
District 5 — Ruben Navarro
District 7 — Victoria Partida (VC)
District 9 — VACANT
Mayor — Ali Sapirman
Lived Experience (Mayor) — Sketch Salazar
Lived Experience Alternate (Mayor) — Gabriela Gabrian

Alain Mowad — District 2
Nuha Khan — District 4
Jen Beehler — District 6
Huy Tran — District 8
Roberta Moore — District 10
Daniel Finn — CAAC MR
(C) Ryan Jasinsky — CAAC ML

Commissioners are appointed by corresponding Council Members, but do not need to reside in that Council District.

REGULAR MEETING AGENDA

April 10, 2025

Virtual [Zoom Link](#)

Start time: 5:45 PM

Web ID: **940 5398 8541**

Location: City Hall, Wing Rooms 118-120

888-475-4499 (Toll Free)

Members of the public have a choice to attend the meeting either in person at the location listed above, or to attend virtually, viewing and listening to the meeting by following the instructions below. Additional instructions are provided below to those members of the Public who would like to comment on items on the agenda.

Beginning Tuesday, February 6, 2024, the City of San José will limit verbal comment for Brown Act meetings to **in person only**. The public will still be able to watch live broadcasts of commission meetings on Zoom. The public may attend meetings in person to provide comment or may provide written comments on agenda items.

How to attend the Housing & Community Development Commission Meeting:

- 1) **In person:** For participants that would like to attend in person, the physical location is listed on the upper left of this page.
- 2) **Electronic Device Instructions:** For participants who would like to join electronically from a PC, Mac, iPad, iPhone, or Android device, please click this URL: [Zoom Link](#).
 - a. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
 - b. Enter an email address and name to join the meeting.
- 3) **Telephone Device Instructions:** For participants who would like to listen to the meeting on their telephones, please dial **888-475-4499 (Toll Free)**.
- 4) **Public Comments prior to meeting:** If you would like to submit your comments prior to the meeting, please e-mail mindy.nguyen@sanjoseca.gov or call **(408) 534-2961 by**

12pm the day of the meeting. Comments submitted prior to the meeting will be considered as if you were present in the meeting.

Note that the times for items shown below are approximate and intended only to notify the Commission of the approximate amount of time staff expects each item might take. Please note that items may be heard before or after the times shown, and plan accordingly.

APPROX. TIME	AGENDA ITEM
5:45	I. Call to Order & Orders of the Day A. Chair reviews logistics for Zoom meetings
5:46	II. Introductions and Roll Call
5:50	III. Consent Calendar A. Approve the Minutes for the Regular Meeting of March 13, 2025 ACTION: Approve the March 13, 2025 action minutes
6:00	IV. Reports and Information Only A. Chair B. Director C. Council District Liaison
6:10	V. Open Forum <i>Members of the Public are invited to speak on any item that does <u>not</u> appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate due to a large number of speaker requests.</i>
6:15	VI. Old Business A. Measure E Overview and Allocation Report and Ad Hoc Committee Discussion B. Council Study Session on Housing and Homelessness C. Fiscal Year 2025-2026 Annual Action Plan

7:00 VII. New Business**A. Rent Stabilization Program Budget and Fee Recommendations
(E. Hislop, Housing)**

Action: Review and provide possible recommendations on the Rent Stabilization Program's proposed fee structure for Fiscal Year 2025-2026 based on the current cost projections and the March Mayor's Budget Message direction:

- i. Annual Apartment Rent Control Fee: Increase from \$76.00 per unit to \$77.00 per unit;
- ii. Annual Apartment Non-Rent Control Fee: Remain at \$23.00 per unit;
- iii. Annual Mobilehome Rent Control Fee: Increase from \$30.00 per unit to \$32.00 per unit; and
- iv. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: to decrease from \$2,833 to \$2,619 per unit for up to 10 units and increase from \$951 to \$957 per unit for over 10 units

7:30 VIII. Open Forum

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission (per [Section 2.08.2840](#) of the San José Municipal Code). Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting, and may be limited when appropriate due to a large number of speaker requests.

7:35 IX. Meeting Schedule

The next **Regular Meeting** for the Commission is scheduled to be held on **Thursday, May 8, 2025 at 5:45 p.m. in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St., San José, CA 95113**. Items tentatively expected to be heard are:

- Measure E Spending Plan
- Moderate Income/Workforce Housing Strategy Status Report
- Draft Amendments to the Citizen Participation Plan

- Draft 2025-2030 Consolidated Plan and Draft 2025-2026 Annual Action Plan

7:40 X. Adjournment

The City's [Code of Conduct](#) is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Open Forum. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting. Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/hcdc>. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

Correspondence to the Housing & Community Development Commission is public record and will become part of the City's electronic records, which are accessible through the City's website. Before posting online, the following may be redacted: addresses, email addresses, social security numbers, phone numbers, and signatures. However, please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the Housing & Community Development Commission, will become part of the public record. If you do not want your contact information included in the public record, please do not include that information in your communication.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14th Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the Commission meeting may not be the final documents approved by the Commission. Contact the Office of the City Clerk for the final document.

On occasion, the Commission may consider agenda items out of order.

The Housing & Community Development Commission meets every second Thursday of each month (except for July and sometimes December) at 5:45pm, with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

The Levine Act requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$250 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution. Please visit <https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act> for updated forms and information.

To request translation or interpretation services, accommodation, or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events, or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting. Please direct correspondence, requests, and questions to:

City of San José Housing Department
Attn: Mindy Nguyen
200 East Santa Clara Street, 12th Floor
San José, California 95113
Tel: (408) 534-2961
Email: mindy.nguyen@sanjoseca.gov

Para residentes que hablan español: Si desea mas información, favor de llamar a Luisa Cantu al 408-535-8357.

Tiếng Việt: Xin vui lòng liên lạc Janie Le tại 408-975-4462.

對於說華語的居民: 請電 408-975-2694 向 Hong Hua 詢問詳細事宜。

HOUSING & COMMUNITY DEVELOPMENT COMMISSION
MEETING ACTION MINUTES

March 13, 2025

MEMBERS PRESENT:	Alain Mowad	Commissioner (D2)
	Barry Del Buono	Commissioner (D3)
	Ruben Navarro	Commissioner (D5)
	Jen Beehler	Commissioner (D6) <i>Arrived at 5:50pm</i>
	Victoria Partida	Vice Chair (D7)
	Huy Tran	Commissioner (D8) <i>Arrived at 6:15pm</i>
	Roberta Moore	Commissioner (D10) <i>Arrived at 5:52pm</i>
	Ali Sapirman	Commissioner (Mayor)
	Daniel Finn	Commissioner (MR)
	Ryan Jasinsky	Chair (ML)
	Gabriela Gabrian	Commissioner (LE Alt)
MEMBERS ABSENT:	Roma Dawson	Commissioner (D1)
	Nuha Khan	Commissioner (D4)
	Sketch Salazar	Commissioner (LE)
STAFF PRESENT:	Erik Soliván	Director, Housing
	Cupid Alexander	Deputy Director, Housing
	Mindy Nguyen	Development Officer, Housing
	Stephanie Gutowski	Housing Policy and Planning Administrator, Housing
	Kristen Clements	Division Manager, Housing
	Jerad Ferguson	Principal Planner, PBCE
	Annette Tran	Interim Senior Development Officer, Housing
	Jessica Reyes	Staff Specialist, Housing

(I) Call to Order & Orders of the Day

A. Chair Jasinsky called the meeting to order at 5:45 p.m.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Consent Calendar which includes Minutes for the Regular Meeting of February 13, 2025.

Commissioner Sapirman made the motion to approve the Consent Calendar with a second by Commissioner Finn. The motion passed 9-0.

**Housing & Community Development Commission
DRAFT Minutes – Regular Meeting of March 13, 2025**

Yes	Finn, Jasinsky, Mowad, Del Buono, Navarro, Beehler, Partida, Sapirman, Gabrian (9)
No	None (0)
Absent	Dawson, Khan, Salazar (3)

(IV) Reports and Information Only

- A. Chair:** Chair Ryan Jasinsky reviewed logistics and guidelines for participation. Chair Jasinsky reviewed the functions, powers, and duties of the Housing and Community Development Commission.
- B. Director:** There were no updates.
- C. Council Liaison:** No updates were given as the Council Liaison was not present.

(V) Open Forum

(VI) Old Business

(VII) New Business

**A. 2025-2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan Funding Priorities
(S. Gutowski, Housing)**

ACTION: Hold a public hearing on funding priorities for the 2025-2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan for the use of federal funds from the U.S. Department of Housing and Urban Development (HUD) and provide Housing Department staff with input on the proposed funding priorities for the City’s 2025-2030 Consolidated Plan and next Annual Action Plan.

Commissioners asked clarifying questions and gave feedback to staff. No actions were taken.

**B. Annual Progress Report on the Housing Element and Housing Successor Report
(K. Clements, Housing, J. Ferguson, PBCE)**

ACTION: Review the Annual Progress Report on the Housing Element and Housing Successor Report and make possible recommendations to staff and/or the City Council.

Commissioners asked clarifying questions and gave feedback to staff. Commissioner Tran made the motion to create an ad hoc committee consisting of

**Housing & Community Development Commission
DRAFT Minutes – Regular Meeting of March 13, 2025**

Commissioners Tran, Gabrian, Finn, Sapirman, Mowad, and Navarro to study and assess Measure E and provide a report back to the commission with recommendations in May. The motion passed 9-2.

Yes	Finn, Mowad, Del Buono, Navarro, Beehler, Partida, Moore, Sapirman, Gabrian (9)
No	Jasinsky, Beehler (2)
Absent	Dawson, Khan, Salazar (3)

(VIII) Open Forum

Members of the Public are invited to speak on any item that does not appear on today’s Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

(IX) Meeting Schedule

The next Regular Meeting for the Commission is scheduled to be held on **Thursday, April 10, 2025 at 5:45 p.m., Wing Rooms 118-120, at San José City Hall, 200 E. Santa Clara St., San José, CA 95113**. Items tentatively expected to be heard are:

- Rent Stabilization Program Budget and Fee Recommendation
- Measure E Spending Plan
- Housing Trust Fund Budget
- Housing Balance Status Report

(X) Adjournment

Chair Jasinsky adjourned the meeting at 8:28 p.m.



Memorandum

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: Erik L. Soliván

DATE: April 3, 2025

SUBJECT: RENT STABILIZATION PROGRAM FEES FOR FISCAL YEAR 2025-2026

RECOMMENDATION

Review and provide possible recommendations on the Rent Stabilization Program's proposed fee structure for Fiscal Year 2025-2026 based on current cost projections and the March Mayor's Budget Message direction:

- i. Annual Apartment Rent Control Fee: Increase from \$76.00 per unit to \$77.00 per unit;
- ii. Annual Apartment Non-Rent Control Fee: Remain at \$23.00 per unit;
- iii. Annual Mobilehome Rent Control Fee: Increase from \$30.00 per unit to \$32.00 per unit; and
- iv. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: to decrease from \$2,833 to \$2,619 per unit for up to 10 units and increase from \$951 to \$957 per unit for over 10 units.

SUMMARY AND OUTCOME

The Housing and Community Development Commission reviews and offers recommendations on the proposed draft fees to guide the Housing Department's Fiscal Year (FY) 2025-2026 budget submission for the Rent Stabilization Program.

BACKGROUND

The Rent Stabilization Program (Program) administers the City's Apartment Rent Ordinance (ARO), Tenant Protection Ordinance (TPO), Ellis Act Ordinance, and Mobilehome Rent Ordinance (MRO). It is funded through annual per-unit fees charged to ARO and TPO property owners and mobilehome park owners. Fees related to the Ellis Act Ordinance are collected when all units in a building are withdrawn from the rental market.

As a cost-recovery program, all fees must fully cover 100% of Program costs. During the annual budget process, staff analyzes Program costs to determine the fees required to meet projected expenses for the upcoming fiscal year (FY). Each Spring, staff presents this analysis and recommended fees to the Housing and Community Development Commission (Commission) for review and comment prior to budget approval. The Commission serves as an advisory body to the City Council, providing recommendations on the proposed fees as part of the annual budget process¹.

Apartment Rent Control Fee

The Annual Apartment Rent Control Fee, also known as the Apartment Rent Ordinance Fee (ARO Fee), is charged to owners of residential properties covered under the ARO. This fee applies to residential buildings with three or more rental units constructed before September 7, 1979, that are not otherwise exempt. Properties subject to the ARO are also covered by the Tenant Protection Ordinance (TPO), but only the ARO Fee is applicable.

Apartment Non-Rent Control Fee

The Annual Apartment Non-Rent Controlled Fee, also known as the Tenant Protection Ordinance Fee (TPO-only Fee), is charged to owners of residential properties covered exclusively by the TPO. This fee applies to residential buildings with three or more rental units constructed after September 7, 1979, that are not otherwise exempt. These properties are not subject to the City's Apartment Rent Ordinance and therefore can set and increase rents pursuant to State law. The TPO-only Fee does not apply to properties covered under the Apartment Rent Ordinance (ARO).

Transitioning from Pandemic Relief to Full Recovery and TPO Audit Implementation

During 2020 and 2021, fees were suppressed while COVID-19 tenant protections were in place to mitigate impacts experienced by housing providers. In April 2022, the Commission recommended the approval of a gradual, three-year fee phase-in to return to full cost recovery. Last year for FY 2024-2025, staff conducted an updated analysis of staff time, costs, and revenue for TPO-only units. Based on this analysis, the TPO-only Fee proposed by staff was \$28 per unit, while the recommended ARO Fee was \$72 per unit, lower than the FY 2023-2024 projection from April 2022. In response to questions raised in the FY 2023-2024 budget process, the Council requested an audit of the TPO-only fee calculation. With the TPO Audit underway during the FY 2024-2025 budget

¹ SJMC Sections 2.08.2840.B., 17.22.910 and 17.23.410 state that the Commission shall make recommendations once a year recommendations as to the amount of fees necessary to recover the costs of administering each program.

process, the City Manager directed Program administrators to keep the TPO-only Fee unchanged for FY 2024-2025².

ANALYSIS

To prepare for the FY 2025-2026 recommendation, staff conducted a multi-year budget analysis of the cost recovery plan, in coordination with the Housing Department budget division and the City Budget Office. The proposed fees are based on draft cost and budget data provided by the City Budget Office. Staff recommends the fees detailed in this memo’s Recommendation section above for FY 2025-2026, subject to final confirmation from the City Budget Office.

Program Fee Analysis

Staff recommends a slight increase in the proposed ARO Fee, consistent with the progression outlined in the 2022 COVID-19 suppression plan, but at a lower level than forecasted last year. The recommended MRO Fee, with the proposed increase, is still lower than the \$35 fee that was forecasted last year for FY 2025-2026. **Table 1** outlines the Program’s fees for the final two years of the three-year recovery period, along with proposed fees based on current cost projections for FY 2025-2026.

Table 1: Adopted Fees for Last Two Years and Proposed Fees for FY 2025-2026

Fee Levels	Adopted 2023-2024	Adopted 2024-2025	Proposed 2025-2026
Annual Apartment Rent Control Fee (ARO Fee)	\$72.00	\$76.00	\$77.00
Annual Apartment Non-Rent Controlled Fee (TPO-only Fee)	\$23.00	\$23.00	\$23.00
Annual Mobilehome Rent Control Fee	\$33.00	\$30.00	\$32.00
Ellis Act Ordinance Fee (10 or less / < 10 units)	\$2,833 / \$951	\$2,833 / \$951	\$2,619 / \$957

Impact of TPO Audit

An updated timekeeping strategy was implemented at the start of Fiscal Year 2023-2024 to track time spent related to units subject to the ARO Fee versus TPO-only fee and tasks for other programs. During the past year and in response to TPO Audit findings, the Program refined its process for calculating TPO-only units and began implementing measures to more accurately track tasks related to these units through

² Mayors June Budget Message 2024-2025
<https://www.sanjoseca.gov/home/showpublisheddocument/113842/638597664102830000>

staff timekeeping. In preparation for the FY 2025-2026 City budget process, Program staff collaborated with the Housing Department's Administrative Division to assess the effectiveness of the current strategy and explore alternative methods for assessing time spent on the TPO program beyond the City's employee timekeeping system. The City Auditor's analysis improved the Administration's understanding of calculating TPO-only unit counts and identifying ways to enhance efficiency and accuracy. The audit recommendations align with the Program's Strategic Plan, approved by City Council on September 17, 2024, and will aid its implementation over the next three years. The Program will provide regular updates on the implementation of audit recommendations to the City Auditor, ensuring accountability and transparency in meeting its objectives.

Mobilehome Park Fair Return Petition Impact on Program Operations

In FY 2024-2025, a mobilehome park fair return petition under SJMC Section 17.22.700 *et seq.* was submitted on August 22, 2024, for Golden Wheel Mobilehome Park, which has 221 spaces. Staff adhered to all timelines set by the Mobilehome Rent Ordinance and its Regulations and ensured adequate language access to support the primarily multilingual residents of the park. The Program supported the independent Hearing Officer in conducting a Pre-Hearing meeting and two Hearings in November via Zoom, with an option for in-person participation at City Hall. These meetings were open to residents, owners, and their representatives, with Spanish and Vietnamese interpretation provided. During this process, staff identified that many residents primarily spoke Vietnamese, while others spoke Spanish, Cantonese, or Mandarin with limited English proficiency. Staff shared this information with the Hearing Officer and implemented measures to ensure appropriate language access for affected residents, including arranging for interpretation during meetings and Hearings.

Responding to the fair return petition required substantial staff time and resources, involving extensive coordination with residents, owners, and legal representatives, as well as document processing and language access efforts. This high-impact effort highlights the significant workload associated with fair return petitions. Due to increased staffing demands in FY 2024-25 and the anticipation of an additional fair return petition, as well as the probable appeal of the Golden Wheel Mobilehome Park decision, the Program recommends a fee increase to cover the associated costs. The proposed increase will ensure adequate staffing and resources to meet regulatory requirements, maintain language access for diverse residents, and preserve due process rights while supporting the efficient implementation of the Mobilehome Rent Ordinance. These adjustments are essential to sustain the Program's capacity to manage complex cases effectively.

Fees Lower than Other Rent Stabilization Jurisdictions

As part of exercise of determining Program fees each year, staff also examines fee levels and staffing in other rent-stabilized jurisdictions across California. In addition to established, more robust programs in cities like Berkeley, San Francisco and Santa Monica, staff looks at other rent stabilization programs that share similar aspects to San José like rent registry requirements and petition processes. Due to limits in state law on properties subject to rent control, each jurisdiction has units that are covered by both rent stabilization and just cause for eviction protection and units that are only covered by just cause protection. Some jurisdictions charge the same fee to all units and others, like San José, have a two-tiered fee structure where rent stabilized units are charged a higher fee than units covered only by just cause protections. San José's proposed fees for FY 2025-2026 align with or fall below fees charged in comparable jurisdictions, as shown in **Attachment A**. Additionally, San José's Program has leaner staffing than its peers, with fewer staff per 1,000 covered units.

Also included in the table in **Attachment A** is comparison information about mobilehome rent stabilization programs in Los Angeles County and Mountain View.

EVALUATION AND FOLLOW-UP

The Program's fees will be incorporated into the Housing Department's FY 2025-2026 Proposed Fees and Charges, typically published in May and reviewed by the City Council in June. Program staff will monitor property owner, tenant, and rental market needs throughout the year to evaluate and address any required adjustments to staffing and nonpersonal expenditures.

CONCLUSION

The Rent Stabilization Program recommends fee adjustments to ensure full cost recovery and maintain operational effectiveness. For FY 2025-2026, staff proposes Program fees as set forth in the Recommendation section above based on current cost projections. These adjustments are vital to addressing rising costs, supporting regulatory compliance, and managing increasing caseloads, including enforcement activities, fair return petitions and appeals. The proposed fees will enable the Program to sustain essential staffing, enhance services, and ensure equitable access and outreach for all stakeholders.

PUBLIC OUTREACH

This item was posted on the Commission website for the meeting held on April 10, 2025.

☒ The proposed 2025-26 Proposed Capital/Operating Budgets and 2025-26 Proposed Fees & Charges Report will be posted on the City's Council Agenda website for an initial public hearing scheduled to be held at the City Council's May 13, 2025 meeting.

COMMISSION RECOMMENDATION/INPUT

The Commission's feedback and motions will be captured and will inform the Program's proposed Fees and Charges as part of the Annual Budget process. The final FY 2025-26 Annual Budget is expected to be considered by the City Council at its meeting on June 17, 2025.

Erik L. Soliván
Director, Housing Department

The primary author of this memorandum is Brittany Stafford, Senior Development Officer. For questions, please contact Emily Hislop, Division Manager
Emily.Hislop@sanjoseca.gov

ATTACHMENTS

- **Attachment A** – Rent Stabilization Jurisdictions Fees Comparison

ATTACHMENT A
(Rent Stabilization Jurisdictions Comparison)

Below is a sample of California cities and counties with rent stabilization programs and the per unit fee they charge. The fees shown (besides San José) are what jurisdictions charged for FY 2024-2025.

		San José (Proposed FY 2025-26)	Los Angeles County	Oakland	San Francisco	Santa Monica	Berkeley	Inglewood	Richmond	Mountain View
Population		1,015,785	1,057,162	413,775	873,965	93,076	124,321	107,762	116,448	82,376
Effective Date		Sept. 1979	Apr. 2020	Jan. 1983	Jun. 1979	Apr. 1979	Jun. 1980	Nov. 2019	Jan. 2017	Dec. 2016
Apartment Units	# of Rent Stabilized Units	38,421	55,500	80,000*	173,000*	27,500*	19,000	23,000*	7,775	15,000*
	# of Just Cause Only Units	47,572	66,790	n/a	n/a	n/a	7,000	n/a	10,700	n/a
	Annual Allowable Increase	5%	60% CPI-U (cap 3%)**	60% CPI-U (cap 3%)	60% CPI-U (cap 7%)	75% CPI-U	65% CPI-U	100% CPI-U (floor 3%)***	60% CPI-U (cap 3%)	100% CPI-U (2% - 5%)
	Per Unit Fee (Cost per Unit per Month)	\$77 (\$6.42)	\$90 (\$7.50)	\$101 (\$8.42)	\$59 (\$4.92)	\$228 (\$19.00)	\$344 (\$28.67)	\$184 (\$15.33)	\$238 (\$19.83)	\$120 (\$10.00)
	Annual Per-Unit Fee Just Cause Only	\$23 (\$1.92)	\$30 (\$2.50)	--	--	--	\$212 (\$17.67)	--	\$135 (\$11.25)	--
Mobile-home Units	# of Covered Mobilehome Spaces	10,000	6,696	n/a	n/a	n/a	n/a	n/a	n/a	1,130
	Mobilehome Annual Allowable Increase	75% CPI-U (3% - 7%)	75% CPI-U (3% - 8%)	n/a	n/a	n/a	n/a	n/a	n/a	60% CPI-U (cap 3%)
	Mobilehome Fee (Cost per Unit per Month)	\$32 (\$2.67)	\$90 (\$7.50)	n/a	n/a	n/a	n/a	n/a	n/a	\$285 (\$23.75)
Staffing	Total Covered Units	95,993	128,986	80,000	173,000	27,500	26,000	23,000	18,475	16,130
	# of Full-time Staff	17	n/a	26	50	24	25	11	14	8
	# of Units per Staff	5,647	n/a	3,077	3,460	1,146	1,040	2,091	1,320	2,016
	Staff per 1,000 Units	0.18	n/a	0.32	0.29	0.87	0.96	0.48	0.76	0.50

*Total number includes just cause only units

**In LA County "small landlords" can add 1% with a cap of 4%

***In Inglewood this applies to buildings with 5+ units

Notes:

- # of staff is dedicated program staff and does not include staff in other departments or divisions that bill time to the program
- Each jurisdiction above requires registration of covered units each include rent stabilization and just cause provisions in its ordinances or city charter.
- If a jurisdiction enacted its law after February 7, 1995, units built after that date cannot be subject to local rent stabilization provisions due to a state law called the Costa-Hawkins Act. All units can be subject to local just cause provisions.
- Units only covered by Just Cause can increase rents as much as allowed by State law.