



Housing

Rent Stabilization Program Semi-Annual Report for Quarters 1 & 2 of Fiscal Year 2023-2024

**Housing and Community
Development Commission**

June 13, 2024
Item VII.C

Emily Hislop
Division Manager

Brittany Stafford
Senior Development
Officer

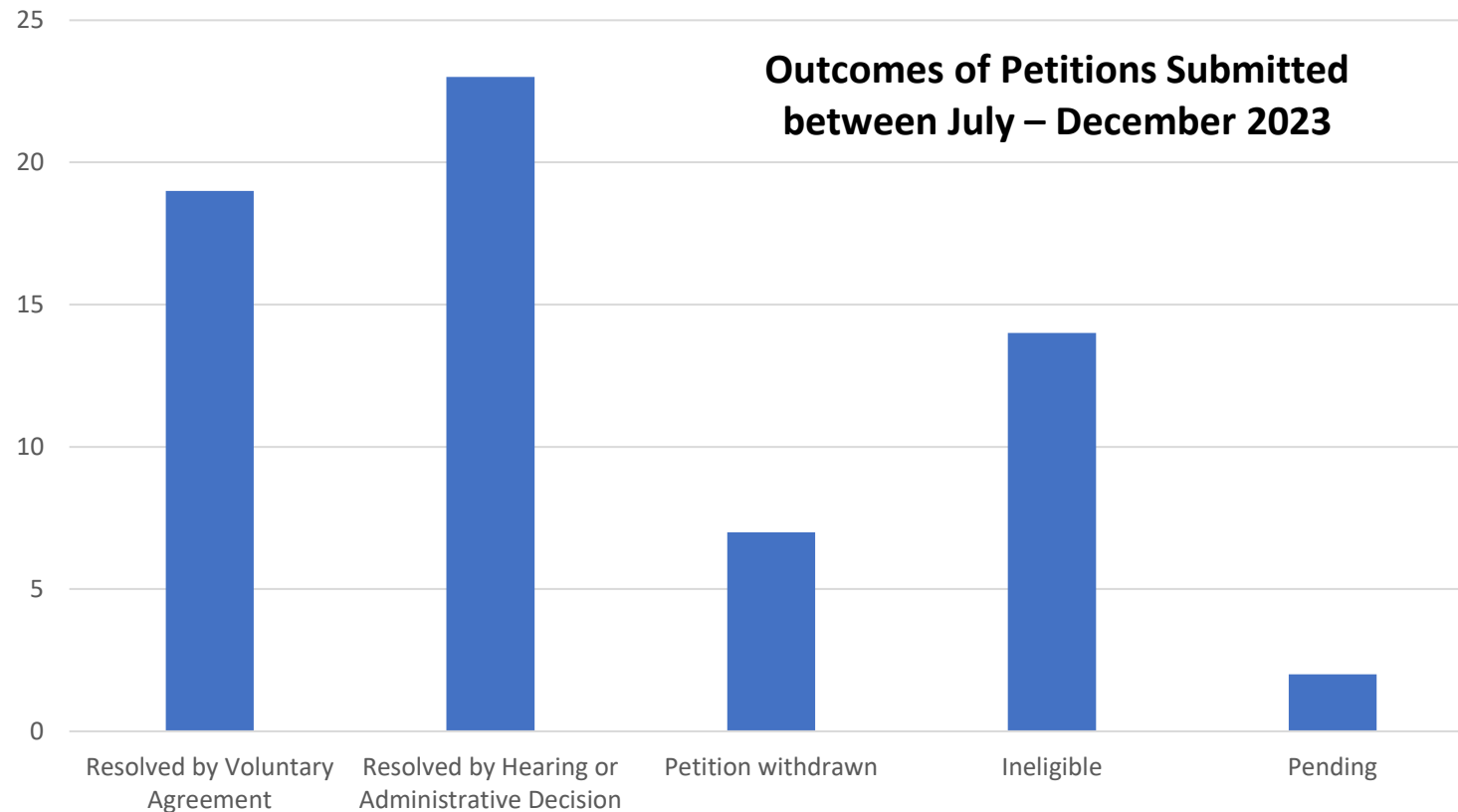
Agenda

- 🏠 Semi-Annual Report Quarters 1 & 2
- 🏠 Work and Data During July – December 2023 of Fiscal Year 2023-2024
- 🏠 Includes Information per Commissioners' Requests
- 🏠 Seeking Input from Commission:
 - What's helpful?
 - What's missing?
 - What's not clear?



Petitions Submitted between July – Dec 2023

🏠 29 Property Owner and 36 Tenant Petitions submitted



ARO Rents vs Market-Rate Rents

July-December 2023



Vacancy Reasons Reported RR 5.0

Vacancy Reasons Reported for 5 th Period Registration	Count
1. Nonpayment of rent	107
2. Material or habitual violation of the lease	4
3. Damage to the apartment	26
4. Refusal to agree to a similar or new rental agreement	1
5. Disorderly behavior/disturbing the peace	13
6. Refuse access to the apartment when requested in accordance with law	0
7. Unapproved holdover subtenant	1
8. Criminal activity	2
9. Substantial rehabilitation of the apartment	17
10. Removal of apartments from the rental market under the Ellis Act	0
11. Owner move-in	5
12. City code enforcement actions requiring a moveout	8
13. Convert an unpermitted apartment for permitted use	0
Voluntary move-out	2089
Total	2273



Mobilehome Highlights

July-December 2023

- 🏠 Top inquiries received were requests for program information and miscellaneous concerns
- 🏠 7 MH parks requested fee exemptions – all approved
- 🏠 8 site visits were completed
 - Mill Pond 1&2, Moss Creek MH Community, Mountain Springs, Mountain Shadows, Woodbridge MH Community, Quail Hollow MH, Spanish Cove MH, Oakcrest MH communities.



Inquiries Across All Programs

July-December 2023

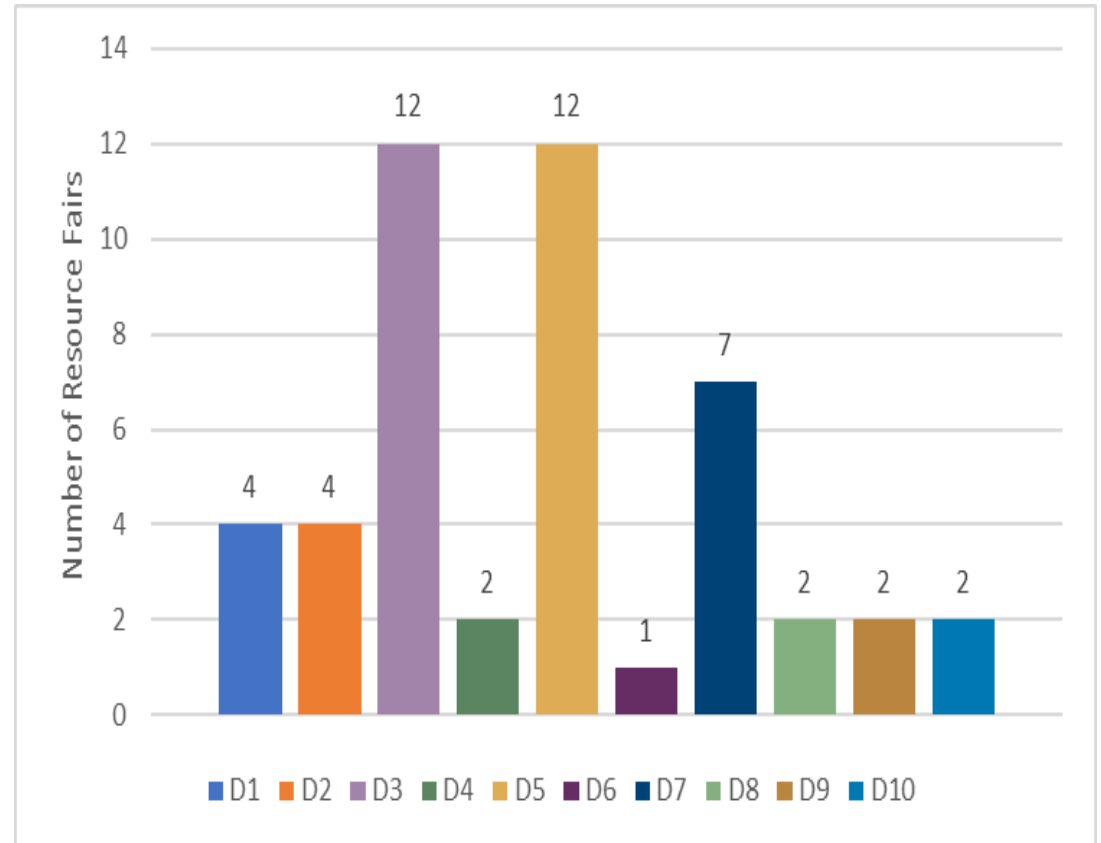
Languages	Apartment	EHC	Mobilehomes	Total
English	1,942	2,229	43	4,214
Spanish	506	599	10	1,115
Vietnamese	8	27	0	35
Other	45	375	0	420
Total	2,501	3,230	53	5,784



Outreach & Education

July-December 2023

- 🏠 Targeted and intentional to reach those at highest risk.
- 🏠 Type: In-person & Virtual
- 🏠 48 Resource Fairs
- 🏠 8 Presentations



Recommendation

Review the Rent Stabilization Program Draft Semi-Annual Report for Quarters 1 & 2 of Fiscal Year 2023-2024 and provide possible recommendations to staff.

