



Housing

Rent Stabilization Program Strategic Plan 2023-2026

**Neighborhood Services and
Education Committee**
June 9, 2022

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Areas of Focus

- Maintain tenancies and mitigate displacement of apartments and mobilehomes residents
- Further fair housing through inclusive education and outreach
- Foster positive relationships between residents and property owners
- Encourage tenure of tenancy
- Preserve mobilehomes and mobilehome parks as source of affordable housing
- Stabilize housing for renters



Apartment Rent Ordinance (ARO)

GOAL

Stabilize rents in apartments covered by the ARO



OBJECTIVE

Determine ARO impact within the rent stabilized community by examining the following: tenancy longevity, frequency and limitations of rent increase caps, rental comparisons with Market Rate units, and the application and use of petitions.



Tenant Protection Ordinance (TPO)

GOAL

Preserve and enforce TPO through support and compliance efforts



OBJECTIVE

Determine TPO effectiveness in protecting residents from unjust evictions, what is the driving force of just cause evictions, and to what degree that are property owners and managers are compliant with the TPO.



Ellis Act Ordinance (EAO)

GOAL

Reduce displacement effects by monitoring compliance with Ellis Act Ordinance.



OBJECTIVE

Examine the programmatic framework in monitoring the compliance of EAO projects and gain a knowledge base towards the reason for the removal of properties from the market.



Mobilehome Rent Ordinance (MHRO)

GOAL

Stabilize mobilehome rents and support residents to maintain affordable housing



OBJECTIVE

Determine the impact the MHRO has within the mobilehome community by examining the following: tenancy longevity, frequency and limitations of rent increase caps, the application and use of petitions, and policy limitations on local jurisdictions to provide services.



Strategic Plan Timeline

Strategic Plan Item	Completion Timeline line (Estimated)
Award Consultant	Summer 2022
Project Kickoff	Summer/Fall of 2022
Review Ordinances, Program Documents, Implementation and Administration	Summer/Fall of 2022
Analyze Historic Data	Fall/Winter of 2022
Identify Comparable Jurisdiction Best Practices	Winter of 2022/Spring of 2023
Stakeholder Engagement	Winter of 2022/Spring of 2023
City Council Report and Presentation	Spring 2023





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