



Housing

Rent Stabilization Program Administrative Citation

December 3, 2019
Item 4.4

Jacky Morales-Ferrand
Director

Rachel VanderVeen
Deputy Director

Christopher Alexander
Deputy City Attorney

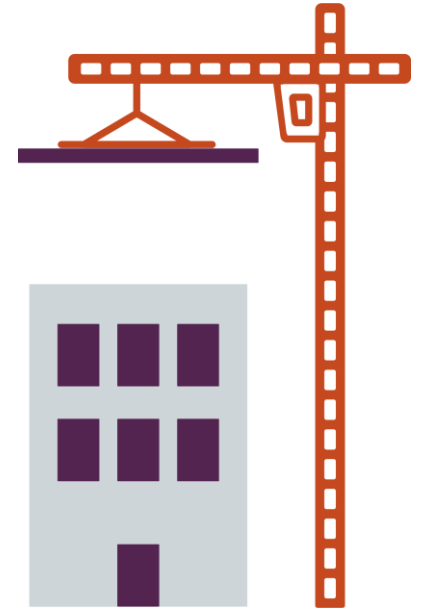
Administrative Citations for Compliance, Not Revenue



Apartment Rent Ordinance
Limits rent increases for
all apartments built
before 1979



Tenant Protection Ordinance
Requires just cause for notice
of termination for all
apartments



Ellis Act Ordinance
Intent to demolish;
Requires noticing and/or
relocation benefits for
eligible apartments



Fine Amount Determination

- Type and severity of violation
- Deterrence against future violations
- Violations affecting entire complex or individual households
- Escalation of fines

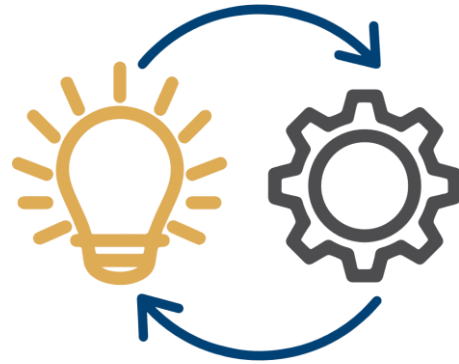


Administrative Citation Process

Step 1	Step 2 Citation Issued	Step 3 Request Hearing	Step 4 Administrative Citation Hearing
<p>NON-CURABLE Attend a Compliance Class <i>(except for Ellis Act Ordinance violations)</i></p> <p><u>OR</u></p> <p>CURABLE Non-compliance letters Occurrence first time violations can be resolved during tenancy</p>	<p>Rent Stabilization Program staff will issue a citation for violators</p>	<p>Request for hearing, if owner disputes citation Payment required unless hardship approved</p>	<p>Administrative citation hearing would determine the final outcome of the violation and correlating fines</p>



Next Steps



**Implementation upon
City Council's Approval**



**Continue education and
outreach to owners**



Recommendation

Adopt a resolution amending the Administrative Citation Schedule of Fines for the Apartment Rent Ordinance, the Tenant Protection Ordinance, and the Ellis Act Ordinance.





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