

Legislation Text

File #: 20-488, Version: 1

Urgency Ordinance and Companion Ordinance for Temporary Rent Freeze on all new Rent Increases for Rent Stabilized Apartments and Mobile Homes.

- (a) Adopt an urgency ordinance that establishes a moratorium on rent increases for tenants residing in rent stabilized apartments and mobilehome owners and mobilehome residents residing in mobilehomes subject to rent control. Specifically, the ordinance would:
- (1) Invoke the urgency provisions in the City Charter, as an emergency measure for immediate preservation of the public peace, health or safety, to temporarily prohibit the eviction of a tenant for nonpayment of rent, if that tenant meets the criteria listed in the ordinance regarding COVID-19;
 - (2) Prohibit rent increases through December 31, 2020;
 - (3) Apply the moratorium to rent increases that went into effect on or after April 1, 2020;
 - (4) Provide that a landlord and tenant, mobilehome resident, or mobilehome owner can enter into a voluntary short-term agreement, without changing other terms of the rental contract, to temporarily reduce the rent through the term of the Ordinance, or shorter period as agreed-upon by the parties;
 - (5) Deny tenant service reduction claims related to temporary closure or elimination of recreational common area amenities to comply with County or State public health orders related to COVID-19;
 - (6) Suspend of late fees for unpaid Apartment Rent Ordinance Program fees; and
 - (7) Waive building/repair maintenance permit fees for rental properties with 20 or fewer units.
- PLEASE NOTE: APPROVAL OF THIS URGENCY ORDINANCE REQUIRES 8 OR MORE AFFIRMATIVE VOTES (2/3)***
- (b) Approve an ordinance that establishes a moratorium on rent increases for tenants residing in rent stabilized apartments and mobilehome owners and mobilehome residents residing in mobilehomes subject to rent control. Specifically, the ordinance would:
- (1) Prohibit rent increases through December 31, 2020;
 - (2) Apply the moratorium to rent increases that went into effect on or after April 1, 2020;
 - (3) Provide that a landlord and tenant, mobilehome resident, or mobilehome owner can enter into a voluntary short-term agreement, without changing other terms of the rental contract, to temporarily reduce the rent through the term of the Ordinance, or shorter period as agreed-upon by the parties;
 - (4) Deny tenant service reduction claims related to temporary closure or elimination of recreational common area amenities to comply with County or State public health orders related to COVID-19;
 - (5) Suspend of late fees for unpaid Apartment Rent Ordinance Program fees; and
 - (6) Waive building/repair maintenance permit fees for rental properties with 20 or fewer units.

CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (Housing)

[Rules Committee referral 4/15/20 - Item A.1.a]