

COMPARISON OF ATTRIBUTES OF VARIOUS RENT STABILIZATION EFFORTS UNDER CONSIDERATION

Efforts to Mitigate Excessive Rents/ Program Attributes	Rental Housing Dispute Resolution Program from Item 7.1 of March 15, 2016 Meeting (Included Binding Arbitration)	Rental Housing Dispute Resolution Program Adopted April 26, 2016 (No Binding Arbitration, 7.2% Trigger)	Mountain View Community Stabilization and Fair Rent Charter Amendment Expected to Qualify for November 2016 Ballot	Possible Council Ballot Measure Based on RHDRP (with Binding Arbitration) with Text Expressly Allowing Council to Amend	Possible Council-Initiated Ordinance Form of Community Stabilization and Fair Rent Charter Amendment with Text Expressly Allowing Council to Amend
Method	Ordinance	Ordinance	City Charter amendment	Ordinance	Ordinance
Amendments	City Council Vote	City Council Vote	Additional ballot measure	City Council Vote after 2 years of implementation or 2020.	City Council Vote after 2 years of implementation or 2020.
Definitions	Similar	Similar	Similar, but longer list to define differences in program.	Similar.	Similar, but longer list to define differences in program.
Purpose	“The Council has determined it is in the best interest of the City to assist tenants and property owners in resolving disputes which may arise from time to time by establishing the Rental Housing Dispute Resolution Program.”	“The Council has determined it is in the best interest of the City to assist tenants and property owners in resolving disputes which may arise from time to time by establishing the Rental Housing Dispute Resolution Program.”	“The purpose of this amendment is to promote neighborhood and community stability, healthy housing, and affordability for renters in the City of Mountain View by controlling excessive rent increases and arbitrary evictions to the greatest extent allowable under California law, while ensuring landlords a fair and reasonable return on their investment and guaranteeing fair protections for renters, homeowners, and businesses.”	“The Council has determined it is in the best interest of the City to assist tenants and property owners in resolving disputes which may arise from time to time by establishing the Rental Housing Dispute Resolution Program.”	To provide a balanced system of renter and landlord protections to help support a healthy rental market in the City of Mountain View to assist tenants and property owners in resolving disputes which may arise from time to time.

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Who runs the program?	Existing staff oversee contract with Project Sentinel to run program.	Existing staff oversee contract with Project Sentinel to run program.	Rental Housing Committee. 5 members appointed by City Council. Only 2 can be landlords or developers. Can serve two 4-year terms. Staff would need to be hired to administer program.	Existing staff oversee contract with Project Sentinel to run program.	Rental Housing Committee. 5 members appointed by City Council. Only 2 can be landlords or developers. Can serve two 4-year terms. Staff would need to be hired to administer program.
Hearing Officers	N/A	N/A	Appointed by Committee	N/A	Appointed by Committee
Mediators	Project Sentinel	Project Sentinel	N/A	Project Sentinel	N/A
Mediation	Rent increase and broad range of issues. Can be initiated by renter or landlord.	Rent increase and broad range of issues. Can be initiated by renter or landlord.	N/A	Rent increase and broad range of issues. Can be initiated by renter or landlord.	N/A
Arbitrators	Project Sentinel	Project Sentinel		Project Sentinel	
Rent Increase	Was not established	7.2%	CPI, but between 2% to 5%, but banking may allow up to 10% over 2 years.	To be determined at the July 14 meeting.	CPI, but between 2% to 5%, but banking may allow up to 10% over 2 years.
Increases Per Year	1	2	1	1	1
Just-Cause Eviction	N/A	N/A	Comprehensive program based on best practices of existing modern rent stabilization programs.	Suggest adding.	Comprehensive program based on best practices of existing modern rent stabilization programs.
Financing of Program	Fee to be set to recover costs	Fee to be set to recover costs	Fee to be established by Committee based on costs. Goal to be self-supporting.	Fee to be set to recover costs.	Fee to be established by Committee based on costs. Goal to be self-supporting.

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Enforcement Mechanisms and Legal Remedies	Tenant or landlord can bring civil action alleging violation of ordinance or to seek court order directing compliance with provisions of program.	Tenant or landlord can bring civil action alleging violation of ordinance or to seek court order directing compliance with provisions of program.	Tenant may file civil suit against landlord for violation; Rental Housing Committee or City Attorney may file civil suit on tenant's behalf; landlord's noncompliance is affirmative defense in unlawful detainer action.	TBD. Tenant may file civil suit against landlord for violation; Rental Housing Committee or City Attorney may file civil suit on tenant's behalf; landlord's noncompliance is affirmative defense in unlawful detainer action.	TBD. Could be same as Tenant version: Tenant may file civil suit against landlord for violation; Rental Housing Committee or City Attorney may file civil suit on tenant's behalf; landlord's noncompliance is affirmative defense in unlawful detainer action.
Security Deposit	Allows mediation	Allows mediation	Allows dispute	Allows mediation	Allows dispute
Units Covered	3 or more	3 or more	3 or more	3 or more	3 or more
Units Constructed after 1995 Versus Newer Units	Mediation for all. Binding arbitration only for units built before 1995.	Covered because only mediation is included.	Units which received a Certificate of Occupancy after February 1, 1995 and qualified affordable housing are exempt from rent regulation but would be subject to just-cause eviction provisions.	Mediation for all. Binding arbitration only for units built before 1995.	Units which received a Certificate of Occupancy after February 1, 1995 and qualified affordable housing are exempt from rent regulation but would be subject to just-cause eviction provisions.
Mobile Homes	Not covered	Not covered	Not covered	Not covered	Not covered