

Rent control ballot measures proposed in Northern California

<u>City</u>	<u>Issue</u>	<u>Description/Status</u>
<p>Mountain View</p> <p>San Mateo</p> <p>Burlingame</p>	<p><u>Rent control ballot measures proposed</u> Tenant groups in northern Santa Clara County and in San Mateo County have been rallying for rent control in these three cities for over a year.</p> <p>In early April, community groups in each city filed petitions to begin the process to put rent control on the November 2016 ballot.</p> <p>The measure in Burlingame would also repeal a 30-year-old law that restricts the city's ability to adopt any form of price control on private property.</p>	<p>The city attorney has until mid-April to review the proposed measure and issue an impartial summary and analysis. Only after certain procedural requirements are fulfilled will groups be able to begin gathering signatures. To qualify an item for the November ballot, these groups will need to not only adhere to the procedure established in state law but collect signatures from at least 15 percent of the registered voters in their respective cities. To make the November ballot, it is estimated the signature-gathering process needs to be completed by mid-to-late May to comply with the verification and acceptance process outlined in the elections code.</p> <p>As of April 8, 2016, the proponents of rent control had not begun collecting signatures.</p>
<p>Richmond</p>	<p><u>Rent control ballot measure in circulation</u> Although the Richmond City Council repealed their rent control ordinance in November 2015 following CAA's referendum, the Richmond Progressive Alliance (RPA) is trying to qualify a measure to place rent control on the ballot for voter consideration at the November 2016 election.</p> <p>The RPA measure would, among other things:</p> <ul style="list-style-type: none"> • Roll rents back to July 2015 levels. • Cap rents increases between 1 percent and 3 percent per year. • Impose strict eviction controls. • Establish a rent commission to oversee the rental housing industry in Richmond. 	<p>The RPA will have until early May to collect and submit approximately 7,000 signatures to qualify the measure for the November 2016 election.</p> <p>A citizens group in Richmond has also filed a counter-initiative to the RPA measure which, if qualified, would repeal any laws that establish regulations on the price for which private property could be rented or sold. That group also has until mid-May to submit signatures to qualify that measure for the November 2016 ballot.</p>
<p>Alameda</p>	<p><u>Rent control ballot measure in circulation</u> The Alameda Renters Coalition (ARC) on Feb. 29 submitted a proposal to collect signatures to</p>	<p>The ARC has until mid-to-late May to collect approximately 7,000 signatures to qualify this measure for the November 2016 ballot for voter consideration.</p>

	<p>qualify a rent control measure for the November 2016 ballot which would, among other things:</p> <ul style="list-style-type: none">• Roll rents back to May 2015 levels.• Limit increases to 65 percent of CPI annually.• Impose strict limits on evictions.• Limit renovations and capital improvements.• Create an elected rent board.• Impose penalties on owners for non-compliance.• Require public rent dispute hearings.• Payment of up to \$18,000 in relocation assistance to have a tenant move.	<p>A citizens group in Alameda has also filed a counter-initiative to the RPA measure which, if qualified, would repeal any laws that establish regulations on the price for which private property could be rented or sold. That group also has until mid-May to submit signatures to qualify that measure for the November 2016 ballot.</p>
--	--	---

