

San Mateo County

Proposed Renter Protections Ordinances



MINIMUM LEASE
TERMS



RELOCATION
ASSISTANCE

Office of the County Counsel
February 2019

BACKGROUND

Redwood City enacted a minimum lease ordinance and a relocation assistance ordinance in 2019.

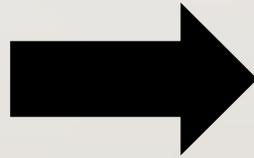


Offer the same protections to renters in unincorporated areas of the County

“Reported **no-cause eviction notices increased 308%** from 2012-2013 to 2014-2015.

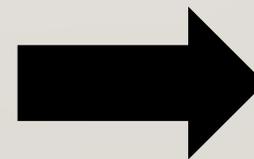
75% of reported eviction activity in 2014-2015 was either based on no-cause evictions or because tenants could not afford the rent.

- 36% was no cause.”*



Address housing insecurity

Finding affordable replacement housing and incurring moving-related expenses can create financial hardships.



Mitigate financial hardship, particularly for low-income households



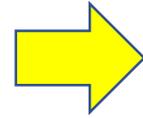
LEASE AGREEMENT

his lease agreement is made between _____, telephone no. _____, whose ad
(hereinaf
(herein





MINIMUM
LEASE
TERMS



Consistent with 2019 Redwood City ordinance

Landlords must offer a lease of at least 12 months

Rent cannot be increased during the 12 months

Only applies to housing with at least 3 dwelling units

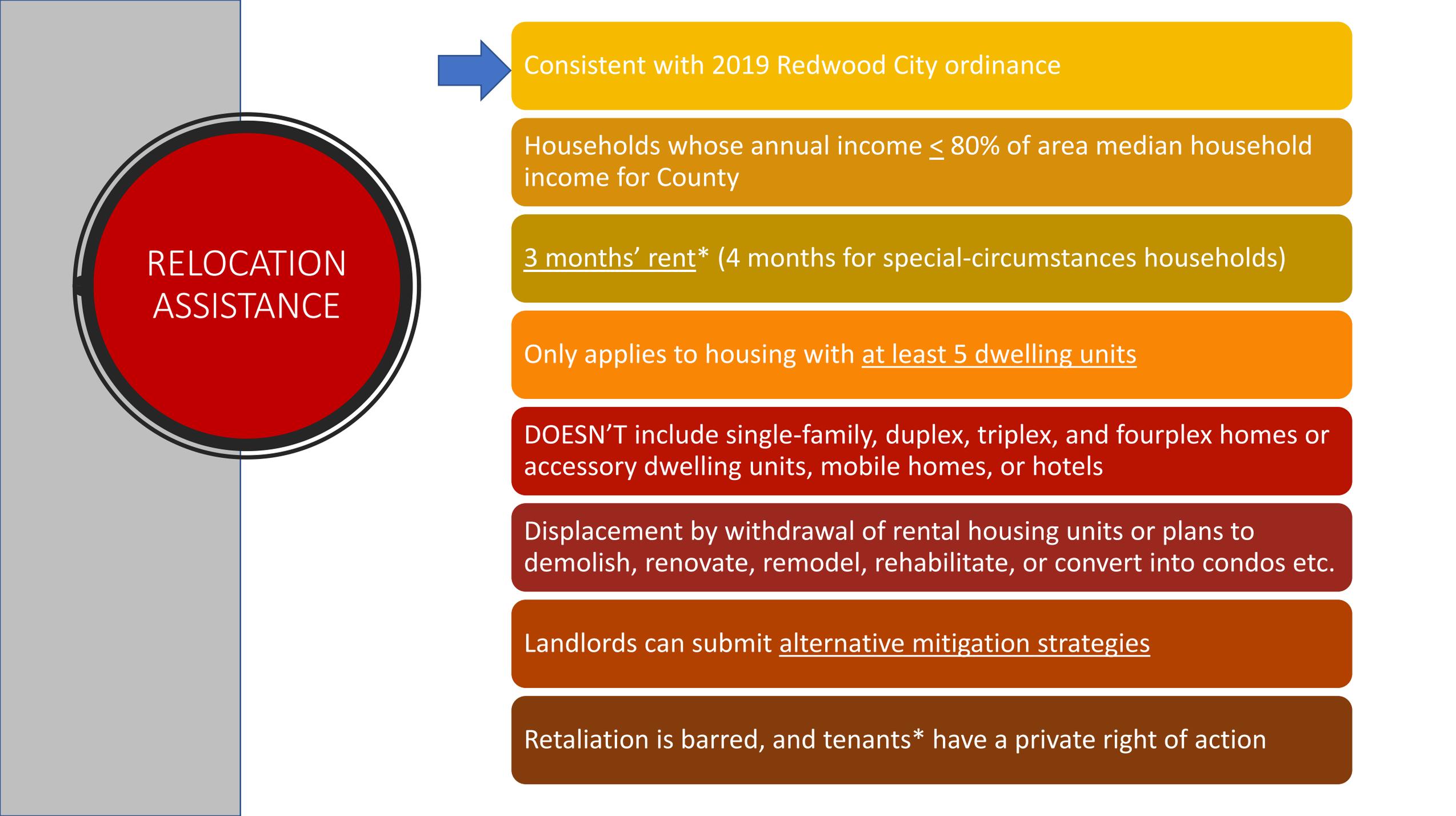
DOESN'T apply to: single-family homes, duplexes, condominiums, hotels, and accessory dwelling units

Retaliation is barred

Provides for tenant remedies in the event of violation

RELOCATION
ASSISTANCE



A graphic with a red circle containing the text 'RELOCATION ASSISTANCE'. A blue arrow points from the circle to a vertical stack of eight colored boxes containing details about the ordinance. The boxes are yellow, orange, and brown, with a color gradient from light to dark from top to bottom.

RELOCATION ASSISTANCE

Consistent with 2019 Redwood City ordinance

Households whose annual income \leq 80% of area median household income for County

3 months' rent* (4 months for special-circumstances households)

Only applies to housing with at least 5 dwelling units

DOESN'T include single-family, duplex, triplex, and fourplex homes or accessory dwelling units, mobile homes, or hotels

Displacement by withdrawal of rental housing units or plans to demolish, renovate, remodel, rehabilitate, or convert into condos etc.

Landlords can submit alternative mitigation strategies

Retaliation is barred, and tenants* have a private right of action

NEXT STEPS

- Outreach to other local bodies
- Outreach to stakeholders, including property owners' associations
- Introduce to Board of Supervisors on March 12

QUESTIONS?



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