

Guide for Rental Rights Proposed Options

Dec. 30, 2024

Areas of consideration based on council instruction:

- Defining a Qualified Tenant
- Exploring carve-out options for small property owners ("Mom and Pop" establishments)
- Adjustments to Just Cause Eviction for Renovation provision

Qualified Tenant Definition

Defining Seniors:

1. What age should be considered a "senior" for Qualified Tenant status?

- A. 65 years old.
- B. 70 years old.
- C. 75 years old.
- D. 80 years old.
- E. Remove Age.
- F. Any other age limit by Council.

Identifying Disabled Individuals:

2. Should disabled individuals be part of the Qualified Tenant definition?

- A. Exclude disabled individuals from definition of Qualified Tenant.
- B. Include and use State and Federal definitions.

Addressing School-Aged Families:

3. How should "School-Aged Families" be defined for Qualified Tenant status?

- A. School-Aged Families are households that include a child under the age of 18 years with a physical or developmental disability demonstrably proven through medical evidence. The Rental Unit serves as the primary residence for school-aged child, enrolled in grades Pre-K through 12, attending a school within the public school district corresponding to the Rental Unit's assignment.
- B. School-Aged Families encompass households that include a child under the age of 18 years with one or more deceased or absent parents, currently under the care of a single parent, designated caretaker, or a sole adopting parent. The Rental Unit serves as the primary residence for school-aged child, enrolled in grades Pre-K through 12, attending a school within the public school district corresponding to the Rental Unit's assignment.
- C. Remove School-Aged Families as a criteria for Qualified Tenant.
- D. Any other definition determined by Council.

Carve-Out Options for Small Property Owners:

Mom-and-Pop Owners (4 or fewer units):

1. How should small property owners be treated in the ordinance?

- A. Exempt properties where the owner resides on-site or within the same building of a property with 4 or fewer units.
- B. Retain Current Carve-Out: Our current ordinance exempts properties with 4 or fewer units from the one year lease requirement and requires a relocation fee of only "3 X Current Rent" as opposed to the proposed "3 X proposed Rent."
- C. Retain Current Carve-Out and additional Carve-Out for areas of intentional disrepair. Landlords who resides on-site or within the same building would be exempt from all aspects of intentional disrepair.
- D. Fully exempt all properties between 2 to 4 units. (SFH are already exempt)
- E. No Carve-Out for Small Property owners.
- F. Any other option considered by Council.

Just Cause Eviction for Renovation:

Uninhabitability Duration:

1. *What should be the duration of uninhabitability for tenant eviction during major rehabilitation?*
 - A. Revert to original ordinance: The unit would need to be uninhabitable for 30 days.
 - B. 45 days: The unit would need to be uninhabitable for 45 days.
 - C. 60 days: The unit would need to be uninhabitable for 60 days.
 - D. Leave as is: The unit would need to be uninhabitable for 90 days.
 - E. Any other option considered by Council.

2. *How should relocation assistance be calculated for Qualified Tenants?*
 - A. Leave as proposed: Relocation fee multiplied by 2.
 - B. Relocation fee multiplier set at 1.5.
 - C. Relocation fee plus an additional \$3500, (or other dollar amount agreed to).
 - D. No additional protections for Qualified Tenant, (Remove Qualified Tenant definition).