



# Rent Control & Just Cause

April 5, 2017

**CENTROLEGAL**



# **Rent Control and Just Cause**

***Promoting equity and fairness in housing***

- 1. Nuts and Bolts**
- 2. Models from around California**
- 3. Why does it lead to equity and fairness**

# 2016 Rent Control and Just Cause Elections



**TENANTS TOGETHER**  
California's Statewide Organization  
for Renters' Rights  
[www.tenants-together.org](http://www.tenants-together.org)





# Rent Stabilization

- Cities and counties, as part of police powers, may control the rent increases after the initial rent has been set by the landlord (vacancy de-control)
- May not control initial rents (vacancy control)
- May not control the rents on ***new construction***
- Most cities raise the rent based on the difference in the consumer price index (inflation)
- May not control the price of single family homes, condos, hospitals etc.



# Facts about Rent Control

---

- **Rent Control does not stop construction.**
  - New Construction is not regulated by rent control.  
Research shows that communities with rent control build more. New “market” construction raises rents in surrounding neighborhoods. Only newly built affordable housing projects provide immediate “affordable housing”  
Provides free affordable housing.
- **Cities with good code enforcement have properties that are well maintained.**
- **Economists do not do research on actual outcomes. They are only theorists. Sociologists do research and they say that RC does achieve its goal of economic stabilization.**



# **Rent Control**

## **Purpose:**

***Stabilization of rents not reduction in the price of the “market”***

## **Tools to control the price of the “market”**

- Repeal Costa-Hawkins Rental Housing Act
- Include rent roll-backs
- Build non-profit housing at all market levels so for profit developers have an actual market to compete with (Dutch model)



**JUST CAUSE**



# **Just Cause for Eviction**

- Requires that landlord have a just cause to evict
- No Cause eviction prohibited





# Just Causes for Eviction

## Fault

- Non-payment of rent
- Breach of lease
- Nuisance
- Illegal activity
- Failure to provide access
- Temporary vacate to make significant repairs

## No Fault

- Owner move-in\*
- Removal from the market\*
- Demolition \*

*\* Requires relocation*



# **Just Cause for Eviction**

- Protects against retaliation and discrimination
- Promotes requests for needed repairs
- Stabilizes communities



# **Rent Control**

---

- **Santa Monica**
- **Berkeley**
- **San Francisco**
- **Oakland**
- **Los Angeles**
- **West Hollywood**
- **Beverly Hills**
- **Richmond**
- **Mountain View**
- **San Jose**
- **East Palo Alto**



# **Just Cause Only**

- Glendale
- Union City
- Maywood
- Emeryville





# How to get there

---

- City Council Ordinance
- Ballot Measure



**CONTACT**

**Leah Simon-Weisberg**

**[Lsimonweisberg@centrolegal.org](mailto:Lsimonweisberg@centrolegal.org)**