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OAKLAND

2018 MAY 31 PM 5:05

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Michele Byrd
Director, HCDD

SUBJECT: Cost to Implement Owner Occupancy
Exemption Regulations

DATE: May 25, 2018

City Administrator Approval

Date:

5/31/18

RECOMMENDATION

Staff Recommends That The City Council Receive An Informational Report Of The Cost To Implement Regulations That Ensure Compliance With The Provision Within The Just Cause Eviction Ordinance (O.M.C. 8.22.300) Which Exempts Buildings With Two Or Three Units From Just-Cause Protection If The Property Owner Lives In One Of The Units As A Primary Residence.

EXECUTIVE SUMMARY

The Housing, Residential Rent and Relocation Board (HRRRB) prepared regulations to ensure that property owners of owner-occupied duplexes and triplexes confirm and verify their owner-occupancy status. Prior to implementing the regulations, the City Council requested review of the cost to implement them. Staff has determined that the cost to implement the regulations will total \$92,206 in year one (includes start-up costs) and \$77,993 per year (based on 2018 salary scale) thereafter. The staffing plan, comprised of a part-time allocation of three positions, is outlined in the Fiscal Impact section of this report.

BACKGROUND / LEGISLATIVE HISTORY

On July 18, 2017, the City Council adopted Resolution No. 86852 C.M.S. wherein the HRRRB was requested to consider regulations to have property owners who owner-occupy duplexes and triplexes to confirm owner-occupancy status and that before implementation of said regulations, the HRRRB will bring before the City Council, for review, the cost to implement the regulations.

At the September 28, 2017 HRRRB meeting staff presented proposed regulations regarding owner occupancy exemption, information on implementation activities, and an estimation of personnel resources needed to carry out these activities. The discussion was continued to a future meeting.

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CED Committee
June 12, 2018

At the October 25, 2017 meeting of the HRRRB, the Board continued its consideration of the proposed regulations forwarded by staff. At that meeting the Board identified changes it would like made to these proposed regulations.

The regulations as approved by the Rent Board would require the owners moving into a duplex or triplex to file a certificate with the Rent Adjustment Program, accompanied by three forms of proof of occupancy. The owner must also notify tenants (current and all future) and provide proof of service evidence. The certification and supporting documents must be resubmitted annually. The regulations also provide for penalties in the case information submitted is false.

The regulations are designed to limit the cases of owner-occupancy fraud and strengthen the impact of the just cause ordinance and its provisions related to owner-occupancy exemptions in duplexes and triplexes. The ability to successfully implement the regulations calls for allocating staff resources to do the following:

- Create forms, instructions, and website content.
- Create a filing and tracking system for the forms and supporting documentation.
- Review of submitted materials Hearings in the cases of owners and/or tenants contesting certificates of exemption.
- Send out annual reminders to owner-occupants to recertify.
- Handle cases of falsification of submitted information or failure to recertify.

At the January 11, 2018 HRRRB meeting, the Board reviewed revised proposed regulations and approved them (**Attachment A**: HRRRB Resolution No. R18-001).

ANALYSIS AND POLICY ALTERNATIVES

There are approximately 8,000 duplex and triplex buildings in Oakland. If half are owner-occupied, the Rent Adjustment Program will receive approximately 4,000 certificates with supporting documentation and hold hearings that result from the contesting of exemptions. The three positions identified to carry out this work and their responsibilities are as follows:

Start-Up Activities (3 months)

- Program Analyst II, 25% FTE: create forms, instructions, web content; create filing and tracking system.

Ongoing-Activities

- Program Analyst II, 15% FTE: review submitted materials; prepare related correspondence as needed; respond to calls from parties; maintain filing system.
- Office Assistant, 10% FTE: track and monitor submittals; make copies as requested.
- Mail correspondence, including annual reminders; set up hearings.
- Hearing Officer, 10% FTE: hold hearing, write decisions.

FISCAL IMPACT

The implementation of these regulations based upon the above described staff allocation will have the following fiscal impact:

Start-Up Activities (3 months)

- Program Analyst II, 25% FTE at a pro-rated cost of \$14,213 for salary and benefits.
- Program Analyst II, 15% FTE at a pro-rated cost of \$34,111 for salary and benefits.
- Office Assistant, 10% FTE at a pro-rated cost of \$10,287 for salary and benefits.
- Hearing Officer, 10% FTE at a pro-rated cost of \$33,595 for salary and benefits.

Ongoing-Activities (annual)

- Program Analyst II, 15% FTE at a pro-rated cost of \$34,111 for salary and benefits.
- Office Assistant, 10% FTE at a pro-rated cost of \$10,287 for salary and benefits.
- Hearing Officer, 10% FTE at a pro-rated cost of \$33,595 for salary and benefits.

All positions were filled in April 2018.

PUBLIC OUTREACH / INTEREST

The three HRRRB meetings at which this item was discussed were open to the public. There were members of the public present and comments from the public were made at each.

COORDINATION

Staff coordinated with the City Attorney's office in preparation of this report.

SUSTAINABLE OPPORTUNITIES

Economic: Preserve the affordable housing inventory for families, seniors, and disabled people in the City of Oakland. Protect tenants from displacement while encouraging owners to invest in the housing stock of the City.

Environmental: Mitigate adverse environmental impacts resulting from existing rental housing. Encourage cohesion and vested interest of owners and tenants in established neighborhoods.

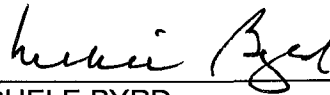
Social Equity: Improve the landscape and climate of Oakland's neighborhoods by encouraging long-term tenancies in rental housing. Assist low and moderate income families to save money to become homeowners.

ACTION REQUEST OF THE CITY COUNCIL

Staff Recommends That The City Council Receive An Informational Report Of The Cost To Implement Regulations That Ensure Compliance With The Provision Within The Just Cause Eviction Ordinance (O.M.C. 8.22.300) Which Exempts Buildings With Two Or Three Units From Just-Cause Protection If The Property Owner Lives In One Of The Units As A Primary Residence.

For questions regarding this report, please contact Michele Byrd, Director of Housing and Community Development Department at (510) 238-6246.

Respectfully submitted,



MICHELE BYRD

Director, Housing and Community Development
Department

Attachment (1):
A – HRRRB Resolution No. R18-001

Item: _____
CED Committee
June 12, 2018

CITY OF OAKLAND

OFFICE OF THE CITY ATTORNEY

SUPPLEMENTAL REPORT

To: Chairperson Jessie Warner and Members of the
Housing Residential Rent and Relocation Board

FROM: Kent Qian, Deputy City Attorney

DATE: January 2, 2018

SUBJECT: Revisions to Owner Occupancy Exemption Regulations

At the October 26, 2017 meeting, the Board considered Just Cause for Eviction Regulations regarding owner occupancy exemption ("Regulations") brought forward by staff. During the Board's discussion of the proposed amendments to the Regulations, the Board advised that it would like to make certain changes to the proposed regulations. These include requiring annual proof of occupancy, providing a list of acceptable documents for proof of residency, and adding penalty for submission of false information.

This supplemental report identifies the changes made in response to requests by the Board and one further change to add a documentation requirement for ownership interest (1/3 required):

1. Revised definition of "Rental Unit" to specifically include live-work units or other types of non-conforming units consistent with the Relocation Ordinance [8.22.340];
2. Added requirement for existing owner-occupants to file certificate with the Rent Program within 30 days of the regulations [8.22.350F.c.vi];
3. Added annual certification requirement [8.22.350F.d];
4. Added documentation requirement for ownership interest [8.22.350F.g.iii];
5. Added a list of supporting documents the owner must attach to the certificate. The list was adopted from documentation requirement of the Oakland Unified School District for residence verification (<http://www.ousd.org/enroll>) as well as documentation required for Owner Move-In evictions by the San Francisco Rent Board (S.F. Rent Board Rule 12.14(f)) [8.22.350F.g.iv]; and
6. Added penalty for submission of false information [8.22.350F.h].

We ask that the Rent Board consider and adopt these proposed regulations as revised in Attachment B (revisions from October version are reflected in track changes).

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CITY OF OAKLAND
HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
RESOLUTION

RESOLUTION No. R18-001

**RESOLUTION APPROVING AMENDMENTS TO JUST CAUSE FOR
EVICTION REGULATIONS TO REQUIRE CERTIFICATIONS FOLLOWING
OWNER OCCUPANCY OF PROPERTIES WITH TWO OR THREE
UNITS**

WHEREAS, Oakland's Just Cause Ordinance (O.M.C. 8.22.300) exempts buildings with two or three units from just-cause protections if a property owner lives in one of the units as a primary residence; and

WHEREAS, this means that renters in buildings with two or three units risk no-fault eviction, should an owner move into one of the units; and

WHEREAS, this exemption has the benefit of helping mom and pop landlords, who live in buildings with two or three units, but is susceptible to abuse; and

WHEREAS, false owner-move ins and owner-occupied exemptions are increasing in the City of Oakland as a tactic to push out existing tenants and raise rents; and

WHEREAS, such false owner-move ins and owner-occupied exemptions is exacerbating Oakland's severe housing supply and affordability crisis, and threatens the public health, safety and/or welfare of our residents; and

WHEREAS, currently, tenants may not know their rights and/or lack the resources to fight for them to be enforced or access the information to determine if an owner-occupancy is valid; and

WHEREAS, currently, the City of Oakland lacks adequate regulations to ensure that owner-occupancy claims being used for exemptions to the just cause for eviction law are legitimate;

WHEREAS, the Oakland City Council requested the Housing, Residential Rent and Relocation Board to consider regulations to have property owners who owner-occupy duplexes and triplexes to confirm owner-occupancy status through a certificate

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of exemption or other administrative process for exemption from the Just Cause for Eviction Ordinance; and

WHEREAS, the Rent Board wishes to adopt new Regulations to require owners to certify occupancy after moving into a two or three unit building; now, therefore be it

RESOLVED: That the Board amends the Just Cause for Eviction Regulations as set out in Attachment B; and be it

FURTHER RESOLVED: That the Just Cause for Eviction regulations herein enacted shall take effect after the City Council has considered the proposed regulations for costs.

APPROVED BY THE FOLLOWING VOTE

AYES: CHANG, COOK, FRIEDMAN, MESAROS, SANDOVAL, STONE, AND CHAIRPERSON WARNER

NOES:

ABSENT:

ABSTENTION:

Date:

ATTEST _____

JESSIE WARNER
Chairperson of the Housing, Residential
Rent and Relocation Board

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Attachment B

Amendments to Just Cause For Eviction Regulations

Reg 8.22.340 Definitions

"Appeal Panel" has the same meaning as that term is defined in O.M.C. Section 8.22.020.
[existing]

"Rent Program" means the Rent Adjustment Program as defined in O.M.C. Section 8.22.020.
[existing]

"Rental Unit" includes ~~a unit in a structure that is being used for residential uses whether or not the residential use is a conforming use permitted under the Oakland Municipal Code or Oakland Planning Code. This definition applies to any dwelling space that is actually used for residential purposes, including live-work spaces, whether or not the residential use is legally permitted live-work units or other types of non-conforming residential units.~~ [new]

Reg 8.22.350F Certifications For Owner Occupancy of Properties with Two or Three Units [new]

- a. Scope of Regulations: The regulations in this section are designed to provide reporting requirements to better assure compliance with the Owner-Occupancy Exemption from Just Cause for Eviction Ordinance Contained in Section 8.22.350F of the Oakland Municipal Code.
- b. Applicability: This regulation applies to any unit in a residential property that is divided into two or three units, one of which is occupied by the Owner of Record as his or her principal residence.
- c. Certification to the Rent Program Following Occupancy.
 - i. Within 30 days of an Owner of Record commencing occupancy of a unit as a principal residence, the Owner of Record must file a certificate with the Rent Program attesting to the occupancy in addition to any evidence of occupancy as required by the certificate. The certificate must also attest to whether the Owner of Record claims a homeowner's property tax exemption on any other real property in the State of California.
 - ii. The certificate must be accompanied by a proof of service on each Tenant of the other units of the property.
 - iii. A certificate must be filed within 30 days of occupancy for each subsequent new Owner of Record who occupies a unit as a principal residence.
 - iv. At the commencement of each new tenancy after the initial certificate filing, the Owner of Record must serve the Tenant a copy of the certificate filed with the Rent Program with a proof of service on the Tenant.
 - v. Filing of a certificate under this subsection will satisfy the filing requirement in 8.22.360.B.8.b.ii (Certification Following Occupancy After No-Fault Eviction), if the Owner of Record is also subject to the filing requirement in that subdivision.
 - vi. If the Owner of Record commenced occupancy before the effective date of the regulation, the Owner of Record must file a certificate with the Rent Program within 30 days after effective date of the regulation or when the forms are available from the Rent Program, whichever is later.
- d. Continued occupancy certification. Following owner occupancy, the Owner of Record must submit a certificate that the Owner of Record continues to reside or not

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reside in the unit as a principal residence. The Owner must attach proof of residence in the unit. This certification must be provided every twelve (12) months from the initial move-in date until the property is no longer exempt.

d.e. Certification to the Rent Program when Property is no Longer Exempt

- i. The owner-occupancy exemption continues until an Owner of Record no longer continuously occupies the property or begins claiming a homeowner's property tax exemption on any other real property in the State of California.
- ii. If an Owner of Record ~~no longer occupies the unit as a principal residence or no longer~~ qualifies for the exemption, the Owner of Record must file a certificate with the Rent Program stating the reason why the property is no longer exempt within 30 days of expiration of the exemption.
- iii. The certificate must be accompanied by a proof of service on each tenant of the other units of the property.

e.f. Rent Program Dispute Resolution

- i. The Rent Program has concurrent jurisdiction with the court over disputes over the Owner's eligibility for the owner-occupancy exemption.
- ii. Either an Owner of Record or a Tenant may petition the Rent Program at any time to address Owner of Record's exemption eligibility.
- iii. Rent Program hearings contesting an Owner of Record's exemption eligibility are conducted in accordance with the procedures set forth in Rent Adjustment Program Regulations 8.22.090.
- iv. The Owner has the burden of proving exemption eligibility.

f.g. Forms and Information Required as Part of Certification.

- i. Staff shall develop forms for required certificates.
- ii. The certificates shall be filed under penalty of perjury.
- iii. The certificates must include the name(s) and ownership interest of the current owner occupant(s) of the unit, and the date such occupancy commenced. The Owner of Record must submit supporting documentation of the ownership interest.
- iv. Supporting Documentation. The Owner of Record shall attach to the Certificate Following Occupancy or Continued Occupancy at least three of the following forms of supporting documentation. Confidential information may be redacted from the supporting documentation prior to filing it with the Rent Program.
 - i. current motor vehicle registration, plus a copy of the current insurance policy for the vehicle that shows the name of the insured, the address of the unit and the period of coverage, with proof of payment;
 - ii. current driver's license, official California ID card from the Department of Motor Vehicles (DMV), or comparable government issued identification with the address of the unit;
 - iii. official letter from a social services/government agency within last 45 days;
 - iv. current voter registration;
 - v. current homeowner's exemption;
 - vi. current homeowner's insurance policy for the contents of the unit showing the name of the insured, the address of the unit and the period of coverage, with proof of payment; and/or
 - vii. utility bill dated within 45 days.
- ii-v. Staff is authorized to request supplemental information consistent with the purpose of each of these certifications.

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Penalties for Failing to File Certificate.

- i. An Owner of Record who fails to timely file or serve a certificate after notice of the filing requirement or submits false information may be assessed administrative citation pursuant to O.M.C. Chap. 1.12.
- ii. An Owner of Record who fails to timely file or serve a certificate on more than one occasion after notice of the filing requirement or submits false information on more than one occasion, may be assessed a civil penalty pursuant to O.M.C. Chap. 1.08.

CITY OF OAKLAND
HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
RESOLUTION

RESOLUTION No. R18-002

**RESOLUTION APPROVING AMENDMENTS TO JUST CAUSE FOR
EVICTION REGULATIONS TO PROVIDE NOTICE OF NEW
RELOCATION REQUIREMENT FOR OWNER MOVE-IN EVICTIONS**

WHEREAS, the City Council passed on first reading the Uniform Residential Tenant Relocation Ordinance; and

WHEREAS, the Ordinance will establish a uniform schedule of relocation payments for no-fault evictions that conforms with the amounts required for Ellis and Code Compliance Relocation evictions; extend relocation payments to tenants displaced by owner or relative move-in evictions; and extend relocation payments to tenants displaced by condominium conversions; and

WHEREAS, the City Council will consider the Ordinance for final passage on January 16; and

WHEREAS, the Rent Board wishes to adopt new Regulations to require eviction notices to inform tenants of the new relocation requirement and the payments they are entitled to; now, therefore be it

RESOLVED: That the Board amends the Just Cause for Eviction Regulations as set out in Attachment C; and be it

FURTHER RESOLVED: That the regulations herein enacted shall take effect when the Uniform Tenant Relocation Ordinance becomes effective.

APPROVED BY THE FOLLOWING VOTE

AYES: CHANG, COOK, FRIEDMAN, MESAROS, SANDOVAL, STONE, AND CHAIRPERSON
 WARNER

NOES:

ABSENT:

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ABSTENTION:

Date: _____

ATTEST _____
JESSIE WARNER
Chairperson of the Housing, Residential
Rent and Relocation Board

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CITY OF OAKLAND
HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
RESOLUTION

RESOLUTION No. R18-002

**RESOLUTION APPROVING AMENDMENTS TO JUST CAUSE FOR
EVICTION REGULATIONS TO PROVIDE NOTICE OF NEW
RELOCATION REQUIREMENT FOR OWNER MOVE-IN EVICTIONS**

WHEREAS, the City Council passed on first reading the Uniform Residential Tenant Relocation Ordinance; and

WHEREAS, the Ordinance will establish a uniform schedule of relocation payments for no-fault evictions that conforms with the amounts required for Ellis and Code Compliance Relocation evictions; extend relocation payments to tenants displaced by owner or relative move-in evictions; and extend relocation payments to tenants displaced by condominium conversions; and

WHEREAS, the City Council will consider the Ordinance for final passage on January 16; and

WHEREAS, the Rent Board wishes to adopt new Regulations to require eviction notices to inform tenants of the new relocation requirement and the payments they are entitled to; now, therefore be it

RESOLVED: That the Board amends the Just Cause for Eviction Regulations as set out in Attachment C; and be it

FURTHER RESOLVED: That the regulations herein enacted shall take effect when the Uniform Tenant Relocation Ordinance becomes effective.

APPROVED BY THE FOLLOWING VOTE

AYES: CHANG, COOK, FRIEDMAN, MESAROS, SANDOVAL, STONE, AND CHAIRPERSON
 WARNER

NOES:

ABSENT:

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ABSTENTION:

Date: _____

ATTEST _____

JESSIE WARNER
Chairperson of the Housing, Residential
Rent and Relocation Board

#2286258v1

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Attachment C: Amendment to Just Cause for Eviction Regulations

8.22.360.A.9 - Eviction for Owner or Relative Move In.

a. A notice terminating tenancy under this section must contain, in addition to the provisions required under O.M.C. 8.22.360 B 6:

- i. A listing of all real property owned by the intended future occupant(s).
- ii. The address of the real property, if any, on which the intended future occupant(s) claims a homeowner's property tax exemption.
- iii. The lawful rent applicable for the unit on the date of the notice.
- iv. A statement informing tenants as to their right to relocation payment (O.M.C. 8.22.850) and the amount of those relocation payments.

b. For the purpose of subdivision (a), real property means a parcel of real estate located in Oakland or elsewhere.

CITY OF OAKLAND

OFFICE OF THE CITY ATTORNEY

REPORT

To: Chairperson Jessie Warner and Members of the
Housing Residential Rent and Relocation Board

FROM: Kent Qian, Deputy City Attorney

DATE: January 3, 2018

SUBJECT: **Amending Just Cause Regulations to Provide Notice of New Relocation
Requirement for Owner Move-in Evictions**

On December 18, 2017, the City Council passed on first reading the Uniform Residential Tenant Relocation Ordinance to establish a uniform schedule of relocation payments for no-fault evictions that conforms with the amounts required for Ellis and Code Compliance Relocation evictions; extend relocation payments to tenants displaced by owner or relative move-in evictions; and extend relocation payments to tenants displaced by condominium conversions. The Council will consider the Ordinance for final passage on January 16.

For a Qualifying Relocation Event, the Ordinance sets the relocation amounts as follows:

- \$6,500 per studio/one bedroom units
- \$8,000 per two bedroom units
- \$9,875 per three or more bedroom units

Tenant households in rental units that include lower income, elderly or disabled tenants, and/or minor children shall be entitled to a single additional relocation payment of two thousand five hundred dollars (\$2,500.00) per unit from the owner. For owner or relative move-in evictions under 8.22.360(A)(9), tenants who lived in the unit for less than two years will received reduced payments as follows:

- 1/3 of full payment if Tenant lived in the unit less than one year;
- 2/3 of full payment if Tenant lived in the unit one year or longer but less than two years;
- Full payment if the Tenant lived in the unit for two years or longer.

Under this proposed Ordinance, the relocation payments specified above increases annually on July 1 in accordance with the CPI Adjustment as calculated in OMC subsection 8.22.070(B)(3). The first CPI adjustment (at 2.3%) took effect on July 1, 2017 (not reflected in the numbers above).

The existing Just Cause for Eviction Ordinance and regulations require owners to notify tenants of the relocation requirements when the eviction is for Ellis withdrawal or code compliance. The Rent Board should revise the notice requirements for owner move-in evictions to reflect the new relocation requirement. We ask that the Rent Board consider and adopt these proposed regulations in Attachment C to take effect when the Ordinance becomes effective. A copy of the ordinance is provided with your packet.



OAKLAND CITY COUNCIL

ORDINANCE NO. _____ C.M.S.

AN ORDINANCE TO ENACT THE UNIFORM RESIDENTIAL TENANT RELOCATION ORDINANCE TO (1) ESTABLISH AN UNIFORM SCHEDULE OF RELOCATION PAYMENTS; (2) TO EXTEND RELOCATION PAYMENTS TO TENANTS DISPLACED BY OWNER MOVE-IN EVICTIONS; (3) TO EXTEND RELOCATION PAYMENTS TO TENANTS DISPLACED BY CONDOMINIUM CONVERSIONS; AND (4) CONFORM EXISTING ELLIS ACT AND CODE COMPLIANCE RELOCATION AMOUNTS TO THOSE IN THE UNIFORM SCHEDULE

WHEREAS, all major California rent-controlled jurisdictions surveyed (including Los Angeles, San Francisco, Berkeley, Santa Monica, and West Hollywood) require relocation payments for no-fault evictions, such as owner move-in evictions and condominium conversions; and

WHEREAS, tenants who do not have adequate funds to move and who are forced to move pursuant to no-fault eviction notice face displacement and great hardship; and

WHEREAS, tenants evicted in Oakland are forced to incur substantial costs related to new housing including, but not limited to, move-in costs to a new home, moving costs, new utility hook-ups, payments for temporary housing, and lost work time seeking housing; and

WHEREAS, the impacts of these no-fault evictions are particularly significant on elderly, disabled, and low-income tenants and tenants with minor children, justifying an additional payment for households with these tenants; and

WHEREAS, tenants who find acceptable new housing commonly find themselves required to pay substantial costs related to new housing including, but not limited to, move-in costs to a new home, moving costs, new utility hook-ups, payments for temporary housing, lost work time seeking housing, and increased rent due to vacancy decontrol; and

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WHEREAS, tenants who find acceptable new housing commonly find themselves required to pay substantial move-in costs of first and last month's rent plus a security deposit equal to one month's rent; and

WHEREAS, the City Council recently approved these same relocation fee amounts for evictions pursuant to the Ellis Act, another type of no-fault eviction, and establish a schedule for relocation payments according to unit size; and

WHEREAS, the City Council finds that the proposed expansion in coverage of the relocation payments for no-fault evictions is justified and necessary for impacted Tenants to find new housing and avoid displacement; and

WHEREAS, the City Council finds that the relocation amounts for owner move-ins and condominium conversions should be set at the amounts establish by the Ellis Act Ordinance approved by the City; and

WHEREAS, with the expansion in coverage of relocation payments, the City Council finds it justified to establish an uniform schedule of relocation payments for no-fault evictions; and

WHEREAS, this action is exempt from the California Environmental Quality Act ("CEQA") pursuant to, but not limited to, the following CEQA Guidelines: § 15378 (regulatory actions), § 15061 (b)(3) (no significant environmental impact), and § 15183 (consistent with the general plan and zoning); and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. Addition of Article VII to Chapter 8.22 of the Oakland Municipal Code. That the City Council hereby adopts the addition of Section 8.22.800 et. seq. as Article VII of Chapter 8.22 of the Oakland Municipal Code, as follows.

Article VII – Uniform Residential Tenant Relocation Ordinance

8.22.800 – Purpose

The purpose of this section is to establish an uniform amount for relocation payments for tenants displaced by no-fault evictions.

8.22.810 – Definitions

"Disabled" means a person with a disability, as defined in Section 12955.3 of the Government Code.

"Elderly" means a person sixty-two (62) years old or older.

"Lower-income Tenant Household" means Tenant Households whose income is not more than that permitted for lower income households, as defined by California Health and Safety Code Section 50079.5.

"Minor child(ren)" means a person(s) who is eighteen (18) years or younger at the time the notice is served.

"Owner" or "Property Owner" means a person, persons, corporation, partnership, limited liability company, or any other entity holding fee title to the subject real property. In the case of multiple ownership of the subject real property, "Owner" or "Property Owner" refers to each entity holding any portion of the fee interest in the property, and the property owner's obligations in this chapter shall be joint and several as to each property owner.

"Qualifying Relocation Event" means any event or vacancy that triggers a Tenant's right to relocation payments under the Oakland Municipal Code.

"Rental Unit" means a dwelling space in the city containing a separate bathroom, kitchen, and living area, including a single-family dwelling or unit in a multifamily or multipurpose dwelling, or a unit in a condominium or cooperative housing project, or a unit in a structure that is being used for residential uses whether or not the residential use is a conforming use permitted under the Oakland Municipal Code or Oakland Planning Code, which is hired, rented, or leased to a household within the meaning of California Civil Code Section 1940. This definition applies to any dwelling space that is actually used for residential purposes, including live-work spaces, whether or not the residential use is legally permitted.

"Room" means an unsubdivided portion of the interior of a residential building in the city which is used for the purpose of sleeping, and is occupied by a Tenant Household for at least thirty (30) consecutive days. This includes, but is not limited to, a rooming unit or efficiency unit located in a residential hotel, as that term is defined in accordance with California Health and Safety Code Section 50519. This definition applies to any space that is actually used for residential purposes whether or not the residential use is legally permitted. For purposes of determining the amount of relocation payments, a room is the equivalent of a studio apartment.

"Tenant" means a Tenant as that term is defined in O.M.C. 8.22.020 and also includes a lessee.

"Tenant Household" means one or more individual Tenants who rent or lease a Rental Unit or Room as their primary residence and who share living accommodations. In the case where an individual Room is rented to multiple Tenants under separate agreements, each individual Tenant of such Room shall constitute a "Tenant Household" for purposes of this article.

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8.22.820 Amount of relocation payments

- A. Unless otherwise specified in a Section of the Oakland Municipal Code requiring relocation payments, Tenant Households who are required to move as a result of a Qualifying Relocation Event shall be entitled to a relocation payment from the Owner in the sum of six thousand five hundred dollars (\$6,500.00) per unit for studios and one-bedroom apartments; eight thousand dollars (\$8,000.00) per unit for two-bedroom apartments; and nine thousand eight hundred seventy-five dollars (\$9,875.00) per unit for units with three or more bedrooms. The payment shall be divided equally among all Tenants occupying the Rental Unit at the time of service on the Tenants of the notice of termination of tenancy.
- B. Unless otherwise specified in a Section of the Oakland Municipal Code requiring relocation payments, Tenant Households in Rental Units that include lower income, elderly or disabled Tenants, and/or minor children shall be entitled to a single additional relocation payment of two thousand five hundred dollars (\$2,500.00) per unit from the Owner. If a household qualifies for this additional payment, the payment shall be divided equally among eligible (lower-income, elderly, disabled, parents/guardians of minor children) Tenants.
- C. In the case of temporary relocations under O.M.C. 15.60.110(B), the amounts in paragraphs A-B shall be a cap on relocation payments.
- D. The relocation payments specified in subsection 8.22.820(A) shall increase annually on July 1 in accordance with the CPI Adjustment as calculated in OMC subsection 8.22.070(B)(3). The first increase shall take place on July 1, 2017.

SECTION 2. Addition of Article VIII to Chapter 8.22 of the Oakland Municipal Code. That the City Council hereby adopts the addition of Section 8.22.850 et. seq. as Article VIII of Chapter 8.22 of the Oakland Municipal Code, as follows.

Article VIII – Relocation Payments for Owner or Relative Move-Ins

8.22.850 – Relocation Payments for Owner or Relative Move-Ins

- A. **Applicability.** An Owner who evicts a Tenant pursuant to O.M.C. Section 8.22.360(A)(9) or where a Tenant vacates following a notice or other communication stating the Owner's intent to seek recovery of possession of the unit under this O.M.C. Sections must provide relocation payment under this Section. Relocation payment procedures pursuant to code compliance or Ellis Act evictions will be governed by the Code Compliance Relocation Ordinance and the Ellis Act Ordinance.
- B. The property Owner shall be responsible for providing relocation payments, in the amounts specified in Section 8.22.820, to an eligible Tenant Household in the form and manner prescribed under this article and any rules and regulations adopted under this article.
- C. **Tenant Eligibility for Payment.** Tenants will be eligible for relocation payments according to the following schedule based on the effective date of any notice to terminate:
 - 1. Upon taking possession of the Rental Unit, the Tenant will be eligible for one-third (1/3) of the total payment pursuant to subsection B above.

2. After one year of occupancy of the Rental Unit, the Tenant will be eligible for two-thirds (2/3) of the total payment pursuant to subsection B above.
 3. After two years of occupancy of the Rental Unit, the Tenant will be eligible for the full amount of the total payment pursuant to subsection B above.
- D. Time for payment
1. The Owner must pay the Tenant half of the relocation payment provided for in Section 8.22.820(A) when the termination notice is given to the household and the remaining half when the Tenant vacates the unit provided that the Tenant agrees, in writing, not to contest an unlawful detainer based on the notice to terminate tenancy for the Owner or relative moving in to the Tenant's Rental Unit. If the Tenant does not so agree, then the entirety of the relocation payment is not due unless the Owner prevails in the unlawful detainer. If the Owner prevails in the unlawful detainer, the relocation payment must be paid to the Tenant prior to the Owner seeking a writ of possession for the Tenant to vacate the unit.
 2. The Owner must pay the Tenant the additional payment provided for in Section 8.22.820(B) within fifteen (15) days of the Tenant's notice of eligibility or the Tenant supplying documentation of the Tenant's eligibility.
- E. Failure to make the relocation payments in the manner and within such times as prescribed in this Section is not a defense to an unlawful detainer action. However, if an Owner fails to make the relocation payment as prescribed, the Tenant may file an action against the Owner and, if the Tenant is found eligible for the relocation payments, the Tenant will be entitled to recover the amount of the relocation payments plus an equal amount as damages and the Tenant's attorney's fees. Should the Owner's failure to make the payments as prescribed be found to be in bad faith, the Tenant shall be entitled to the relocation payments plus an additional amount of three times the amount of the relocation payments and the Tenant's attorney's fees.

8.22.860 – Violation – Penalty.

- A. Criminal Penalties
1. Infraction. Any property Owner violating any provision or failing to comply with any requirements of this article shall be guilty of an infraction for the first offense.
 2. Misdemeanor. Any property Owner violating any provision or failing to comply with any requirements of this article multiple times shall be guilty of a misdemeanor.
- B. Administrative Penalties
1. Administrative citation. Any person violating any provision or failing to comply with any requirements of this article may be assessed an administrative citation pursuant to O.M.C. Chapter 1.12 for the first offense.
 2. Civil penalties. Any person violating any provision or failing to comply with any requirements of this article multiple times may be assessed a civil penalty for each violation pursuant to O.M.C. Chapter 1.08.

C. Violation includes attempted violation. In addition to failing to comply with this article, it is also violation to attempt to have a Tenant accept terms that fail to comply with this article, including any of the following actions:

1. Asking the Tenant to accept an agreement that pays less than the required relocation payments;
2. Asking the Tenant to accept an agreement that waives the Tenant's rights; or
3. Upon a return to the unit, asking the Tenant to pay a higher rent than is permitted under this article or O.M.C. Chapter 8.22.

8.22.870 – Civil Remedies.

- A. Any person or organization who believes that a property Owner or Tenant Household has violated provisions of this article or the program rules and regulations adopted pursuant to this article shall have the right to file an action for injunctive relief and/or actual damages against such party. Whoever is found to have violated this article shall be subject to appropriate injunctive relief and shall be liable for damages, costs and reasonable attorneys' fees. Treble damages shall be awarded for a property Owner's willful failure to comply with the payment obligation established under this article.
- B. Nothing herein shall be deemed to interfere with the right of a property Owner to file an action against a Tenant or non-Tenant third party for the damage done to said Owner's property. Nothing herein is intended to limit the damages recoverable by any party through a private action.
- C. The city attorney may bring an action against a property Owner that the city attorney believes has violated provisions of this article or any program rules and regulations adopted pursuant to this article. Such an action may include injunctive relief and recovery of damages, penalties-- including any administrative citations or civil penalties-- treble damages, and costs and reasonable attorney's fees. The city attorney has sole discretion to determine whether to bring such an action.

SECTION 3. Modification of Section 8.22.450 of the Oakland Municipal Code.

Section 8.22.450 of the Oakland Municipal Code is hereby amended to read as follows (additions are shown as double underline and deletions are shown as ~~strikethrough~~):

8.22.450 - Relocation payments.

- A. Tenant Households who are required to move as a result of the Owner's withdrawal of the accommodation from rent or lease shall be entitled to a relocation payment from the Owner equal to Relocation Payment amounts set forth in O.M.C. 8.22.820(A), ~~in the sum of six thousand five hundred dollars (\$6,500.00) per unit for studios and one-bedroom apartments; eight thousand dollars (\$8,000.00) per unit for two-bedroom apartments; and nine thousand eight hundred seventy-five dollars (\$9,875.00) per unit for units with three or more bedrooms.~~ The payment shall be divided equally among all Tenants occupying the Rental Unit at the time of service on the Tenants of the notice of intent to withdraw the unit from rent or lease. Once notice of withdrawal of the

accommodation from rent or lease has been given to the Tenant, the Owner is obligated to make the relocation payments.

- B. Tenant Households in Rental Units withdrawn from the residential market that include lower income, elderly or disabled Tenants, and/or minor children shall be entitled to a single additional relocation payment equal to the additional Relocation Payment amounts set forth in O.M.C. 8.22.820(B), of two thousand five hundred dollars (\$2,500.00) per unit from the owner. If a household qualifies for this additional payment, the payment shall be divided equally among eligible (lower-income, elderly, disabled, parents/guardians of minor children) Tenants.
- C. A Tenant whose household qualifies for the additional payment may request it from the Owner, provided the Tenant gives written notice of his or her entitlement to such payments to the Owner within sixty (60) days of the date of delivery to the Rent Adjustment Program of the Withdrawal Documents.
- D. An Owner who, reasonably and in good faith, believes that a Tenant does not qualify for the additional payment may request documentation from the Tenant demonstrating the Tenant's income qualification. Such documentation may not include any document that is protected as private or confidential under any state, local, or federal law. The Owner's request must be made within fifteen (15) days after receipt of the Tenant's notification of eligibility for the additional payment. The Tenant has thirty (30) days following receipt of the Owner's request for documentation to submit documentation. The Owner must keep the documents submitted by the Tenant confidential unless there is litigation or administrative proceedings regarding the Tenant's eligibility for relocation payments or the documents must be produced in response to a subpoena or court order, in which case the Tenant may seek an order from the court or administrative body to keep the documents confidential. Examples of the types of evidence that may be used to present a claim that a household is entitled to an extra payment based on a Tenant's disability status include evidence that a Tenant has a qualifying disability may be in the form of a statement from a treating physician or other appropriate health care provider authorized to provide treatment, such as a psychologist. A Tenant may also submit evidence of a medical determination from another forum, such as Social Security or worker's compensation, so long as it includes the fact that the Tenant has a disability and its probable duration.
- E. Time for payment.
 - 1. The Owner must pay the Tenant half of the relocation payment provided for in Section 8.22.450(A) when the termination notice is given to the household and the remaining half when the Tenant vacates the unit provided that the Tenant agrees, in writing, not to contest an unlawful detainer based on the notice to terminate tenancy for the withdrawal of the Tenant's Rental Unit. If the Tenant does not so agree, then the entirety of the relocation payment is not due unless the Owner prevails in the unlawful detainer. If the Owner prevails in the unlawful detainer, the relocation payment must be paid to the Tenant prior to the Owner seeking a writ of possession for the Tenant to vacate the withdrawn unit.
 - 2. The Owner must pay the Tenant the additional payment provided for in Section 8.22.450(B) within fifteen (15) days of the Tenant's notice of eligibility or the Tenant supplying documentation of the Tenant's eligibility.

- F. Failure to make the relocation payments in the manner and within such times as prescribed in this Section 8.22.450 is not a defense to an unlawful detainer action. However, if an Owner fails to make the relocation payment as prescribed, the Tenant may file an action against the Owner and, if the Tenant is found eligible for the relocation payments, the Tenant will be entitled to recover the amount of the relocation payments plus an equal amount as damages and the Tenant's attorney's fees. Should the Owner's failure to make the payments as prescribed be found to be in bad faith, the Tenant shall be entitled to the relocation payments plus an additional amount of three times the amount of the relocation payments and the Tenant's attorney's fees.
- G. A Tenant who is eligible for relocation payments under state or federal law, is not also entitled to relocation under this section. A Tenant who is also eligible for relocation under the City of Oakland's code enforcement relocation program (O.M.C. Chapter 15.60), must elect for either relocation payments under this section or O.M.C. Chapter 15.60, and may not collect relocation payments under both.
- H. The regulations may provide procedures for escrowing disputed relocation funds.
- I. ~~The relocation payments specified in subsection 8.22.450(A) shall increase annually on July 1 in accordance with the CPI Adjustment as calculated in OMC subsection 8.22.070(B)(3).~~

SECTION 4. Modification of Section 15.60.110 of the Oakland Municipal Code. Section 15.60.110 of the Oakland Municipal Code are hereby amended to read as follows (additions are shown as double underline and deletions are shown as ~~strikethrough~~):

15.60.110 - Amount of relocation payments.

- A. Permanent Displacement. An eligible Tenant Household who will experience permanent displacement as defined above shall receive a monetary relocation payment from the property Owner equal to the Relocation Payment amounts set forth in O.M.C. 8.22.450820, including the additional payments for Tenant Households that include lower income, elderly or disabled Tenants. and/or minor children as set forth in O.M.C. 8.22.450820(B).
 - 1. A Tenant whose household qualifies for the additional payment as set forth in O.M.C. 8.22.450820(B) may request it from the Owner, provided the Tenant gives written notice of his or her entitlement to such payments to the Owner within thirty (30) days following the Tenant Household's actual vacation of the unit or room.
 - 2. An Owner who, reasonably and in good faith, believes that a Tenant does not qualify for the additional payment, may request documentation from the Tenant demonstrating the Tenant's qualification. Such documentation may not include any document that is protected as private or confidential under and state, local or federal law. The Owner's request must be made within fifteen (15) days after receipt of the Tenant's notification of eligibility for the additional payment. The Tenant has thirty (30) days following receipt of the Owner's request for documentation to submit documentation. The Owner must keep the documents submitted by the

Tenant confidential unless there is litigation or administrative proceedings regarding the Tenant's eligibility for relocation payments or the documents must be produced in response to a subpoena or court order, in which case the Tenant may seek an order from the court or administrative body to keep the documents confidential. Examples of the types of evidence that may be used to present a claim that a household is entitled to an extra payment based on a Tenant's disability status may be in the form of a statement from a treating physician or other appropriate health care provided authorized to provide treatment, such as a psychologist. A Tenant may also submit evidence of a medical determination from another forum, such as Social Security or worker's compensation, so long as it includes the fact that the Tenant has a disability and its probable duration.

- B. Temporary displacement. An eligible Tenant Household who will experience temporarily displacement as defined above shall receive monetary relocation payment or payments from the property Owner to cover the Tenant Household's actual and reasonable moving expenses and temporary housing accommodations costs directly incurred as a result of the temporary displacement. "Moving expenses" shall include the cost of removing, transporting, and/or storing the Tenant Household's personal property during the displacement period, and "temporary housing accommodations costs" shall include the cost of rental payments and hotel or motel payments during the displacement period. In no event shall the property Owner be liable for making payments in excess of the amount the Tenant Household would receive in the case of permanent displacement as set forth in subsection A of this section.
- C. Immediate Vacation. When the condition of a Room or Rental Unit is a danger to the public health and safety such that the city requires immediate vacation, i.e., vacation with less than thirty (30) days advance notice either from the city or from the property Owner to the Tenant Household of the need to vacate, an eligible Tenant Household displaced from such a room or unit shall be entitled to an additional payment from the property Owner in the amount of five hundred dollars (\$500.00), in addition to the amounts set forth above. Such additional payment is intended to compensate the Tenant Household for the additional costs associated with short-notice moves and the added inconvenience of such moves.
- D. Payments for relocation shall not be considered by the city as income or assets for any government benefits program.

SECTION 5. Modification of Sections 16.36.030 and 16.36.050 of the Oakland Municipal Code. Sections 16.36.030 and 16.36.050 of the Oakland Municipal Code are hereby amended to read as follows (additions are shown as double underline and deletions are shown as ~~strikethrough~~):

16.36.030 - NOTICE TO PROSPECTIVE TENANTS.

Commencing at a date not less than sixty (60) days prior to the filing of a tentative map or tentative parcel map, the subdivider shall give notice of such filing, in the form shown below, to each person applying after such date for rental of a unit in the building to be converted. This notice must be given to the prospective Tenant prior to the acceptance of any rent or deposit from said prospective Tenant.

The notice shall read as follows:

To the prospective occupant(s) of

(Address)

The owner(s) of this building, at (address), has filed or plans to file an application for a (tentative map or tentative parcel map) with the city to convert this building to a (condominium, community apartment, or stock cooperative project). No units may be sold in this building unless the conversion is approved by the City of Oakland and, if five or more units are involved, until after a public report is issued by the ~~Department~~Bureau of Real Estate. If you become a Tenant of this building, you shall be given notice of each hearing for which notice is required pursuant to Government Code Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

(signature of owner or owner's agent)

(date)

I have received this notice on:

(date)

(prospective Tenant's signature)

Prospective Tenants shall also receive all accompanying documents described in Section 16.36.020 and all documents set forth in Sections 16.36.040 and 16.36.050.

If the subdivider fails to give timely notice pursuant to this section, he or she shall pay to each prospective Tenant (1) who becomes a Tenant and who was entitled to such notice; and (2) who does not purchase his or her unit pursuant to Section 16.36.040 and vacates, an amount equal to the amounts set forth below:

- a. Tenants who vacate for Code Compliance repairs shall be paid relocation payments pursuant to O.M.C. chapter 15.60.
- b. Tenants who vacate for any other reason, unless evicted for Tenant fault, shall be paid relocation payments in amounts pursuant to O.M.C. Section 8.22.820. The owner shall make the payment directly to an eligible Tenant

Household no later than ten days before the expected vacation date. If less than ten days' advance notice of vacation is given, then the payment by the owner to the Tenant Household is due no later than the actual time of vacation.

- c. A Tenant who is also eligible for relocation under the City of Oakland's code compliance relocation program (O.M.C. Chapter 15.60), must elect for either relocation payments under this section or O.M.C. Chapter 15.60, and may not receive relocation payments under both.
- d. A Tenant who is also eligible for relocation assistance under Section 16.36.050 (Preliminary Tenant Assistance Program) must elect for either relocation payments under this section or Section 16.36.050, and may not receive relocation payments under both.

sum of the following:

~~A. Actual moving expenses incurred when moving from the subject property, but not to exceed a maximum amount, if any, that is specified in the final Tenant assistance program, as set forth in Section 16.36.080, or five hundred dollars (\$500.00), whichever is greater; and~~

~~B. The first month's rent on the Tenant's new rental unit, if any, immediately after moving from the subject property, but not to exceed five hundred dollars (\$500.00).~~

16.36.050 – Tenant rights and the preliminary Tenant assistance program

- A. With regard to any conversion as defined in Section 16.36.010, each Tenant shall have the following minimum rights which shall be set forth in a notice of Tenant rights.
 - 1. After receipt of this notice, each Tenant will be entitled to terminate his or her lease or rental agreement without any penalty upon notifying the subdivider in writing thirty (30) days in advance of such termination; provided, however, that this requirement shall cease upon notice to the Tenant of the abandonment of subdivider's efforts to convert the building.
 - 2. No Tenant's rent will be increased from the date of issuance of this notice until at least twelve (12) months after the date subdivider files the tentative map or tentative parcel map with the city; provided, however, that this requirement shall cease upon abandonment of subdivider's efforts to convert the building.
 - 3. No remodeling of the interior of Tenant-occupied units shall begin until at least thirty (30) days after issuance of the final subdivision public report or, if one is not issued, after the start of subdivider's sales program. (For purposes

- of this chapter, the start of subdivider's sales program shall be defined as the start of Tenants' ninety (90) days first-right-of-refusal period set forth below.)
4. Each Tenant shall have an exclusive right to contract for the purchase of his or her unit or, at the Tenant's option, any other available unit in the building upon the same or more favorable terms and conditions that such units will be initially offered to the general public, such right to run for at least ninety (90) days from the issuance of the final subdivision public report or, if one is not issued, from the start of subdivider's sales program.
 5. Each Tenant shall have a right of occupancy of at least one hundred eighty (180) days from the issuance of the final subdivision public report or, if one is not issued, from the start of subdivider's sales program, prior to termination of tenancy due to conversion.
 6. Tenants in units containing a Tenant sixty-two (62) years or older shall be provided a lifetime lease on their unit or, at Tenant's option, on any other available unit in the building. Such leases, to commence no later than the date of issuance of the final subdivision public report, or, if one is not issued, no later than the start of subdivider's sales program, shall be subject to the following conditions:
 - a. Tenants shall have the option of cancelling the lease at any time upon thirty (30) days' written notice to the owner.
 - b. Tenants cannot be evicted except for just cause.
 - c. Right of occupancy shall be nontransferable.
 - d. The first year's base monthly rent for the unit shall be set at no more than the rent existing on the unit one year prior to the filing of the tentative map or tentative parcel map increased by no more than seventy-five (75) percent of the percentage increase in the residential rent component of the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland Metropolitan Area (Bay Area Rental CPI) from the date one year prior to the filing of the tentative map or tentative parcel map to the effective date of the lifetime lease.
 - e. Subsequent rent adjustments, if any, may be made no sooner than one year from the effective date of the lifetime lease, shall be limited to no more than one per year, and the percentage increase in the Bay Area Rental CPI for the most recent twelve (12) month period.
 - f. Notwithstanding the above, no rent increase shall exceed any rent increase guidelines adopted by the city.
 - g. Except as provided hereinabove, terms and conditions of the lifetime lease shall be the same as those contained in Tenant's current lease or rental agreement.

The preliminary Tenant assistance program, as set forth in subsection B of this section, shall make provision for the above minimum rights on the terms set forth above or on terms more favorable to the Tenant.

- B. The subdivider's Preliminary Tenant Assistance Program (PTAP) shall consist of at least two parts: efforts to minimize Tenant displacement, and Tenant relocation assistance.

1. In the first part of the PTAP, subdivider shall describe those incentives and inducements that would increase the potential for, and ability of, Tenants to become owners in the conversion. Subdivider shall also include actions and procedures to enable hard-to-relocate Tenants to remain as Tenants.
2. The second part of the PTAP shall include all relocation and moving assistance and information to be provided to each Tenant and all steps the subdivider will take to ensure the successful relocation of each Tenant in the event that conversion takes place and the Tenant chooses not to purchase a unit or remain as a Tenant.
 - a. Tenants who resided in the unit prior to the filing of the tentative map or tentative parcel map and who vacate for Code Compliance repairs shall be paid relocation payments at no less than the amounts pursuant to O.M.C. chapter 15.60.
 - b. Tenants who resided in the unit prior to the filing of the tentative map or tentative parcel map and vacate for any other reason, unless evicted for Tenant fault, shall be paid relocation payments at not less than the amounts pursuant to O.M.C. Section 8.22.820. The Owner shall make the payment directly to an eligible Tenant Household no later than ten days before the expected vacation date. If less than ten days' advance notice of vacation is given, then the payment by the Owner to the Tenant Household is due no later than the actual time of vacation.
 - c. For the purpose of this paragraph, the Tenant is not evicted for Tenant fault if (1) the Tenant vacates within 120 days after the effective date of a rent increase notice of more than 10 percent; and (2) the rent increase notice is issued within one year after the issuance of the final subdivision public report on the conversion of a building with five or more units or the start of the sales program in a building of four units or less.
 - d. A Tenant who is also eligible for relocation assistance under Section 16.36.030 must elect for either relocation payments under this section or Section 16.36.030, and may not receive relocation payments under both.

In both parts of the PTAP, subdivider shall give particular attention to specific steps that will be taken to assist the elderly, disabled, and other Tenants who may encounter difficulty in finding new quarters.

SECTION 6. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Chapter. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 7. Effective Date and Application. This ordinance shall become effective immediately on final adoption if it receives six or more affirmative votes; otherwise it shall become effective upon the seventh day after final adoption. Section 2 of this Ordinance (Relocation for Owner-Occupancy eviction) shall apply to all notices to terminate tenancy that were served on or after November 28, 2017, Section 5 of this Ordinance (Relocation for Displacement Condominium Conversion) shall apply to any notice to terminate tenancy served by an Owner or Tenant on or after November 28, 2017.

SECTION 8. This action is exempt from the California Environmental Quality Act ("CEQA") pursuant to, but not limited to, the following CEQA Guidelines: § 15378 (regulatory actions), § 15061(b)(3) (no significant environmental impact), and § 15183 (consistent with the general plan and zoning).

SECTION 9. Grandparented relocation payments. The Ordinance amendments provided for in this Ordinance shall not apply to any relocation payments for which a unit was vacated, or for which a notice to vacate was issued to Tenant, prior to adoption of the Ordinance by City Council.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL-WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLÉN, KALB, KAPLAN AND
PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

Date of Attestation: _____

NOTICE AND DIGEST

AN ORDINANCE TO ENACT THE UNIFORM RESIDENTIAL TENANT RELOCATION ORDINANCE TO (1) ESTABLISH AN UNIFORM SCHEDULE OF RELOCATION PAYMENTS; (2) TO EXTEND RELOCATION PAYMENTS TO TENANTS DISPLACED BY OWNER MOVE-IN EVICTIONS; (3) TO EXTEND RELOCATION PAYMENTS TO TENANTS DISPLACED BY CONDOMINIUM CONVERSIONS; AND (4) CONFORM EXISTING ELLIS ACT AND CODE COMPLIANCE RELOCATION AMOUNTS TO THOSE IN THE UNIFORM SCHEDULE

The Ordinance enacts the Uniform Residential Tenant Relocation Ordinance to establish an uniform schedule of relocation payments for no-fault evictions; extend relocation payments to tenants displaced by owner or relative move-in evictions; and extend relocation payments to tenants displaced by condominium conversions.

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