



RENT REVIEW ORDINANCE

2019 Annual Report to City Council

February 18, 2020

Overview

Overview of the Rent Review Process

STEPS

1

Request for Rent Review

Landlord or tenant request for rent review within 15 calendar days from date of rent increase notice.

2

Rent Review Request and Response Forms

City verifies that rent increase notice is valid, and parties submit request and response forms.

3

Consultation/Mediation

City schedules consultation phone call and/or in-person mediation.

4

Rent Review Board Hearing

If no resolution, and rent increase is over 5%, a Rent Review Board Hearing may be requested.

Demographics & Market Trends



- 230,000 Residents
- 76,000 Households
- 38% Renters
- 39% Cost Burdened



Average Rent In Fremont:
\$2,424/month

Data from American Community Survey 5-Year Estimates
https://data.census.gov/cedsci/table?q=&d=ACS%205-Year%20Estimates%20Data%20Profiles&table=DPO5&tid=ACSDP5Y2018.DP05&q=0400000US06_1600000US0626000&lastDisplaye_dRow=23&vintage=2018&mode=

Rent Review Cases

- 79 total requests for service
- 33 did not go through rent review
- 46 rent review cases

RENT REVIEW CASES STATS

Statistics only include data from rent review cases (before consultation, after consultation, after mediation, and rent review board hearing)

AVERAGE RENT INCREASE

9.2%

Rent increase
before rent review

5.7%

Rent increase
after rent review

3.5%

Reduction
in rent increase

HOW MANY DECREASED RENT INCREASES?

52%

Cases resolved with a
lowered rent increase



Housing Education Workshops

2019 Housing Education Workshops

February 27, 2019: Landlord Rights and Responsibilities

April 17, 2019: Fair Housing 101

April 18, 2019: Tenant Rights and Responsibilities

June 27, 2019: Rent Review Ordinance and Source of Income Discrimination

September 3, 2019: Source of Income Discrimination

October 16, 2019: Code Enforcement 101

October 30, 2019: Housing Choice Voucher Program

Overview



CITY OF FREMONT
**FREE LANDLORD
EDUCATION WORKSHOP**



Presentation on:
Fair Housing Law



APRIL 17, 2019
6 PM - 7 PM

Fremont Main Library
2400 Stevenson Blvd, Fukaya

SPACE IS LIMITED. TO REGISTER:

ONLINE: www.Fremont.gov/LandlordRSVP

EMAIL: RentReview@Fremont.gov

PHONE: 510.733.4945



Ordinance Limitations & Solutions

Limitations

Decreased demand and effectiveness due to AB 1482

High cost of Rent Review Fee administration

Potential Solution

Restructure program – decrease City staffing and utilize Designated Service Provider

Amend Ordinance so landlords who own less than 5 rental units in Fremont are exempt from the Rent Review Fee.

Rent Review Annual Fee

Item	Amount
FY 2019/20 RRO Projected Actual Expenditures	\$282,420
Working Capital Reserve	\$175,582
Available Funds	(\$276,400)
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FY 2019/20 Amount to be Recovered:	\$181,602

Estimated residential rental unit fee: $\$13.00^*$
**Rounded up to nearest whole dollar* (\$181,602/14,200)



QUESTIONS?
