

Policy Questions

<p>1. In response to claims that the relocation assistance requirement (1) has a more substantial impact on smaller landlords; (2) that owners are selling rental units or removing them from the rental stock; (3) that owners are not buying rental units; or (4) that 9.9% rent increases are occurring, should the City make additional changes to reduce this impact (lower relocation assistance payments, higher rent increase threshold, more exemptions, etc.)?</p>
<p>2. Should the City inform renters that relocation assistance payments could create an income tax obligation for a renter, or make a renter fall out of eligibility for social service benefits?</p>
<p>3. Should the City require renters to complete a W-9, when requested, to be eligible for relocation assistance?</p>
<p>4. In response to concerns that if there is a requirement to complete a W-9 there may be harmful impacts on undocumented communities, how will the City address this?</p>
<p>5. In response to claims that displacement is the result of individuals selling rental property to new owners, or developers, and not existing long-time owners, should the city require the relocation assistance requirement be paid by developers or recent purchasers of rental housing?</p>
<p>6. Should the City add more specificity to the timing or size of relocation assistance payments (for example, specifying that payments must occur in one lump sum or that installment payments are acceptable)?</p>
<p>7. Should the City require or allow the use of an escrow account to hold the relocation assistance until the renter and landlord have met their respective obligations?</p>
<p>8. Should the City provide education and information services to owners of rental property who may be unaware if they are obligated to pay relocation assistance?</p>
<p>9. In response to concerns about the mismatch in timing between the 90-day notice for terminating a no cause tenancy, and the 60-day occupancy FHA rule for an owner selling a rental property, will changes be made to notice requirements to address this?</p>
<p>10. Should the City do outreach to culturally-specific, language-specific and immigrant/refugee-specific organizations to assist these communities in their understanding and utilization of the relocation assistance policy?</p>
<p>11. Should the City impose area median income based eligibility restrictions on renters seeking access to relocation assistance?</p>
<p>12. Should the City extend the year-cap on how long a landlord may rent their primary residence and be exempt from paying relocation assistance (currently up to 3 years)?</p>
<p>13. Should the City provide a hardship assessment and waiver for landlords unable to pay relocation assistance?</p>
<p>14. Should the City clarify that providing the failure to pay relocation assistance is a valid defense to an eviction case based on either a triggering 90 day no cause notice or a non-payment of rent notice issued after the timeline for landlord to pay relocation</p>

<p>assistance has passed (i.e. following a rent increase notice of over 10% in which the tenant requested relocation and 31 days has passed for the landlord to pay or 45 days after the issuance of a no cause notice)?</p>
<p>15. Should the City allow Relocation Assistance to be withheld from the renter and used by the landlord to repair damages whose cost surpass the cost covered by the renter's security deposit?</p>
<p>16. Should the City remove the single unit exemption/small landlord exemption? Should the removal of this exemption be used to close the LLC loophole?</p>
<p>17. Should the City replace the small landlord exemption with (1) an exemption extended only to landlords (not LLCs) that self-manage their single unit or (2) an exemption application based on the landlord's income. This exemption or partial exemption would be paired with subsidy funds.</p>
<p>18. Should the City increase the length of time Landlords can temporarily rent their primary residence (currently 3 years) under exemption?</p>
<p>19. Should the City impose regulations that allow for rent concessions to expire without triggering relocation assistance?</p>
<p>20. Should the City impose AMI restrictions on tenants eligible for relocation assistance? If so what range of AMI?</p>
<p>21. Should the City do a yearly recalculation of relocation assistance amounts?</p>
<p>22. Should the City mandate that relocation assistance can be repaid by a tenant in installment payments? If so should the increments be specified?</p>
<p>23. Should the City specify the form that the relocation assistance payment(s) should take? (For example: cashier's check, money order)</p>
<p>24. Should the City create a formal mechanism for reviewing the relocation assistance policy including collecting outcome and related data?</p>
<p>25. Should the City require rental property owners and managers to attend a training session about the relocation assistance ordinance?</p>
<p>26. Should the City prescribe how notice is given (1) for lease terms and/or (2) to renters of their rights and of the policy and/or (3) about a landlord's exemptions?</p>
<p>27. Should the City provide funding to the Housing Bureau and mandate that the Housing Bureau (1) create and disseminate educational materials for tenants about relocation assistance and (2) provide these materials to non-profits at no cost?</p>
<p>28. Should the City define substantially the same terms?</p>
<p>29. Should the City define affordable housing exceptions?</p>
<p>30. Should the City define what constitutes a housing emergency?</p>
<p>31. Should the City change the percentage of rent increase that triggers relocation assistance? If so what percentage is acceptable?</p>

32. Should the City change the calculations of the rent increase to income associated housing costs?
33. Should the City extend the Relocation Period (6 months) that the tenant has to either return the relocation payment or put in a termination notice?
34. Should the City change the amount of time given to a landlord to pay relocation assistance? (currently 31 days)
35. Should the City change the amount of time given to a tenant to request relocation assistance? (Currently 45 days)
36. Should the City add in timelines for payment of relocation assistance for leases that do not have automatic rollover provisions?
37. Should the City add provisions for substantial repairs to its relocation assistance policy?
38. Should the City allow a tenant to opt out of relocation assistance in the lease?
39. Should the City remove the requirement that a landlord renew the lease under relocation assistance?
40. Should the City clarify whether or not the tenant has to repay a landlord in the event that they challenge a landlord in court and lose the case?
41. Should the City mandate mediation at the tenant's expense for mediator if the tenant does not move within 1 year?
42. Should the City recalibrate the relocation assistance policy such that there is no W-9 tax form requirement?
43. Should the City exempt the following from triggering relocation assistance: <ul style="list-style-type: none"> • Change in income for subsidized households whereby the rent is based on a percentage of income to pay for rent and utilities • Change in households size when program requirements state that household size determines rent and housing eligibility • Increase in AMI where rents are set by a state or federal agency based upon the AMI • Reduction of utility allowance • Tenants already protected by the uniform relocation act • Increase in contract rent as determined by federal, state, or local agency but that otherwise does not affect the portion of the rent paid by the family or tenant.