Redwood City enacted a minimum lease ordinance and a relocation assistance ordinance in 2019.

“Reported no-cause eviction notices increased 308% from 2012-2013 to 2014-2015.

75% of reported eviction activity in 2014-2015 was either based on no-cause evictions or because tenants could not afford the rent.
• 36% was no cause.”*

Finding affordable replacement housing and incurring moving-related expenses can create financial hardships.

Offer the same protections to renters in unincorporated areas of the County

Address housing insecurity

Mitigate financial hardship, particularly for low-income households

*San Mateo County Eviction Report 2016
LEASE AGREEMENT

MINIMUM LEASE TERMS
Consistent with 2019 Redwood City ordinance

Landlords must offer a lease of \textbf{at least 12 months}

Rent \textbf{cannot be increased} during the 12 months

Only applies to housing with \textbf{at least 3 dwelling units}

DOESN’T apply to: single-family homes, duplexes, condominiums, hotels, and accessory dwelling units

Retaliation is barred

Provides for tenant remedies in the event of violation
RELOCATION ASSISTANCE

- Consistent with 2019 Redwood City ordinance
- Households whose annual income ≤ 80% of area median household income for County
- 3 months’ rent* (4 months for special-circumstances households)
- Only applies to housing with at least 5 dwelling units
- DOESN’T include single-family, duplex, triplex, and fourplex homes or accessory dwelling units, mobile homes, or hotels
- Displacement by withdrawal of rental housing units or plans to demolish, renovate, remodel, rehabilitate, or convert into condos etc.
- Landlords can submit alternative mitigation strategies
- Retaliation is barred, and tenants* have a private right of action
NEXT STEPS

➢ Outreach to other local bodies
➢ Outreach to stakeholders, including property owners’ associations
➢ Introduce to Board of Supervisors on March 12