

Rent Stabilization Study Consensus Worksheet

Main question: What factors are important for a rent stabilization and just cause program that is fair and reasonable to landlords, tenants, and the community?

Sub-questions:

1.) Are rent stabilization and just cause beneficial to tenants (current and future)?

Just cause is a law that requires landlords to only evict tenants for a legally defined just cause such as failure to pay rent.

- A. Rent stabilization benefits current tenants because it provides them with stable housing costs.

Strongly Disagree Disagree Neutral Agree Strongly Agree

- B. Rent stabilization benefits future tenants covered by rent stabilization because it allows them to have predictable rent increases going forward.

Strongly Disagree Disagree Neutral Agree Strongly Agree

- C. Just cause benefits current tenants because it means they can only be evicted from their unit for one of the just causes.

Strongly Disagree Disagree Neutral Agree Strongly Agree

- D. Just cause benefits future tenants if they occupy rental units in use before 12/23/16 because it means they can only be evicted from their unit for one of the just causes.

Strongly Disagree Disagree Neutral Agree Strongly Agree

2.) Are rent stabilization and just cause fair and reasonable to landlords?

- A. Rent stabilization is fair and reasonable to landlords because of vacancy decontrol. Vacancy decontrol means that when a tenant moves out the landlord can charge whatever rent the market will bear.

Strongly Disagree Disagree Neutral Agree Strongly Agree

- B. Rent stabilization is reasonable to landlords because they have a right to a fair rate of return on their rent stabilized properties.

Strongly Disagree Disagree Neutral Agree Strongly Agree

C. Just cause is fair to landlords because they are able to remove bad tenants under the just causes.

Strongly Disagree Disagree Neutral Agree Strongly Agree

3.) How do we balance the rights of landlords and tenants?

A. Landlords benefit from banking. Banking allows the landlord to increase the rent by a larger percentage if the rent has not increased in recent years.

Strongly Disagree Disagree Neutral Agree Strongly Agree

B. Tenants benefit from banking as long as there is adequate annual notification and explanation.

Strongly Disagree Disagree Neutral Agree Strongly Agree

C. Landlords have a right to petition if they are not making a fair rate of return.

Strongly Disagree Disagree Neutral Agree Strongly Agree

D. Tenants have a right to petition if their unit is not kept in proper repair.

Strongly Disagree Disagree Neutral Agree Strongly Agree

E. Landlords benefit when fair rate of return is not volatile.

Strongly Disagree Disagree Neutral Agree Strongly Agree

F. Tenants benefit when fair rate of return is not volatile.

Strongly Disagree Disagree Neutral Agree Strongly Agree

G. It is appropriate that the city charge landlords fees to operate the rent stabilization program.

Strongly Disagree Disagree Neutral Agree Strongly Agree

H. It is fair to tenants that landlords pass these fees on to them in the form of increased rents.

Strongly Disagree Disagree Neutral Agree Strongly Agree

4.) What is the impact of rent stabilization on the larger community (i.e., homeowners, businesses, teachers, greenhouse gas emissions, diversity, displacement, preservation/maintenance of older housing stock)?

A. It is beneficial for all community members to have stable housing.

Strongly Disagree Disagree Neutral Agree Strongly Agree

B. It is beneficial for people to be able to stay in the communities where they currently reside if they want to.

Strongly Disagree Disagree Neutral Agree Strongly Agree

C. It is beneficial for businesses to have access to workers of all socioeconomic levels.

Strongly Disagree Disagree Neutral Agree Strongly Agree

D. It is beneficial when people can afford to live near where they work.

Strongly Disagree Disagree Neutral Agree Strongly Agree

E. It is beneficial to the community when rent stabilization is cost neutral to cities.

Strongly Disagree Disagree Neutral Agree Strongly Agree