



Sunnyvale

Residential Tenant Protection Program

Relocation Assistance and Right to Lease
Study Issue

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Housing Officer

City Council, April 25, 2023

Residential Tenant Protection Program

Background

- **Right to Lease Ordinance**
 - Tier 2 Housing Strategy & 2020 Study Issue
- **Relocation Assistance Requirement**
 - Tier 1 Housing Strategy

Both items merged = *Residential Tenant Protection Program Ordinance*

Tenant Protections – Current State Law

AB 1482

- Civil Code section 1946.2
 - ◆ Various exemptions
- No-fault just cause evictions:
 - ◆ Compliance with a government order/local ordinance
 - ◆ Removal of unit from the marketplace
 - ◆ Intent to demolish or substantially remodel the unit
 - ◆ Intent to occupy the residential property or for specified family members of the landlord

Tenant Protections – Current State Law

Continued

- AB 1482 Provisions:
 - ◆ Relocation amount: 1 month @ current rent
 - ◆ Does not apply to units constructed within the last 15 years (rolling)
- Local jurisdictions with various tenant protections:
 - ◆ Palo Alto, Mountain View, Milpitas, Los Gatos, Concord, Fremont, Redwood City

Right to Lease

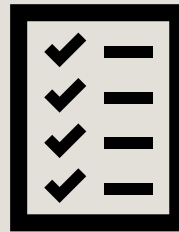
- No state law
- Provides stability and clarity to tenants
- Most property owners prefer 12-month leases
- Local jurisdictions with Right to Lease protections:
 - ◆ Menlo Park
 - ◆ Concord
 - ◆ Redwood City

Residential Tenant Protection Program Creation

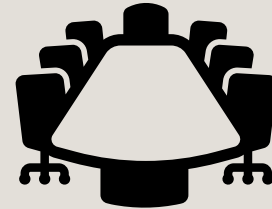
Outreach



Community
Meetings



Surveys



Housing and
Human
Services
Commission
Study Session

Residential Tenant Protection Program Ordinance

Proposed Ordinance

- Differs from AB 1482:
 - ◆ For Units subject to the ordinance
 - Rental units completed within the last 15 years subject to the City's Tenant Protections Ordinance
 - Relocation assistance equal to TWO months of rent

Residential Tenant Protection Program Ordinance

Proposed Ordinance Cont'd

- Landlords shall offer a 1-year lease to all new tenants.
 - ◆ If tenant rejects, landlord may offer a shorter-term lease.
- Tenants with month-to-month leases in place prior to the effective date may request 1-year lease from landlord.
- Leases offered by landlords for a 1-year term shall be substantially similar to all shorter-term lease offerings

Commission Recommendations

Housing and Human Services Commission March 22, 2023

- Relocation should apply only to persons on lease;
- Relocation shall be one month rent; and
- Language asserting that relocation assistance would not vary based on income of the tenant(s).

Commission Recommendations

Planning Commission April 10, 2023

- If feasible, lease materials related to the proposed ordinance should be made available in Spanish; and
- Tenant, who is evicted for no-fault just cause, can waive relocation assistance in exchange for other accommodations, and any arrangement with landlord must be in writing and signed by the parties.

Recommendation

Staff Recommendation

- Introduce an Ordinance (Attachment 6) to:
 - ◆ Add Chapter 19.71 (Residential Tenant Protections Ordinance)to Title 19 (“Zoning”) of the Sunnyvale Municipal Code creating a Residential Tenant Protections Programs