

From Social and Economic Justice Commission

Rent Review Critical Elements

1. How will the city provide notice of program to housing providers?
2. Housing providers required to notify tenants. Within what time period to notify current tenants? At time of lease or rental agreement for new tenants.
3. How long to implement after an ordinance is passed by the Council?
4. Trigger amount. (Prefer CPI)
5. What rent increases are covered? (Base rent and any pass through)
6. How many days for a tenant to request the service after receiving rent increase notification?
7. What properties are covered?
8. What information is required of tenant to pursue the service?
9. What information is required of housing provider?
10. How is the service funded?
11. Housing provider protections
12. Tenant protections
13. Just cause for evictions
 - *elements of just cause
14. Rent review program applicable for each increase that meets or exceeds the trigger. May accumulate if rent is increased more than one time per year.
15. Mediation (preferred) vs. Other (such as citizen task force)
16. Decision Criteria

17. Annual assessment of program effectiveness

18. Encourage 90 day notice for rent increases

19. Increases apply to one year at a time.

20. Consequences for not responding to rent review dispute resolution

* for housing provider

* for tenant