

LEGISLATIVE DIGEST

[Administrative Code - Notice to Tenants in Event of Eviction]

Ordinance amending the Administrative Code to provide notice to tenants facing eviction regarding eligibility for City affordable housing programs, and to modify vacancy control requirements applicable to certain agreements with governmental agencies.

Existing Law

Administrative Code Section 37.9(c) directs the Rent Board to prepare a written form that states that a tenant's failure to timely act in response to a notice to vacate may result in a lawsuit by the landlord to evict the tenant, and directs landlords to include copies of this written form when serving tenants with notices to vacate.

Under Administrative Code Section 37.3(f), if a landlord has terminated a tenancy by terminating or not renewing a contract or recorded agreement with a governmental agency that provided for a rent limitation to a qualified tenant, the initial base rent for the subsequent tenancy shall be limited for the next five years.

Amendments to Current Law

The proposed ordinance amends Section 37.9(c) to require the Rent Board's form to include information from the Mayor's Office of Housing and Community Development regarding eligibility for affordable housing programs.

The proposed ordinance amends Section 37.3(f) to provide that the limitation on the initial base rent for the subsequent tenancy following a landlord's termination or non-renewal of a contract or recorded agreement with a governmental agency that provided for a rent limitation to a qualified tenant shall be applicable for three years, rather than for five years.

Background Information

The amendment to Section 37.9(c) will help tenants who have received notices to vacate determine their eligibility for affordable housing. The amendment to Section 37.3(f) will make that provision consistent with Civil Code Section 1954.53(a)(1)(A), in accordance with the existing language in Section 37.3(f) which states that "This Section 37.3(f) is intended to be consistent with California Civil Code Section 1954.53(a)(1)(A)-(B)."