

Alameda Rent Stabilization

Rent and eviction matters are currently governed by Ordinance 3148 (Rent Review, Rent Stabilization and Limitations on Evictions Ordinance) which was approved by the voters as Measure L1 in November 2016. On June 6, 2017, the Alameda City Council adopted Ordinance 3180 which amends Ordinance 3148. The most noteworthy revisions provided by Ordinance 3180 are: (1) it eliminates %no cause+ as a ground for eviction; and (2) it requires that if a tenant has a %ixed term+lease and that fixed term lease was renewed, the tenant is entitled to relocation payments if the tenant vacates at the end of the subsequent term.

Ordinance 3180 would have been effective July 6, 2017. However, a referendum petition was submitted to the Alameda City Clerk on June 26 which tolls the effectiveness of Ordinance 3180.

What happens next? Proponents of the referendum submitted 7,300 signatures. Before the signatures were submitted, the City Clerk's Office had received written forms seeking to withdraw signatures from the referendum petition from 120 persons. The Alameda County Registrar of Voters is now authenticating the signatures to determine if at least 4,808 signatures are from registered voters of Alameda. The Registrar has 60 business days to complete that task. If it is determined that there are enough confirmed signatures, the City Council has the choice of either (1) rescinding Ordinance 3180 or (2) placing the matter before Alameda voters at a special or regularly scheduled election day.

Ordinance 3180 will not go into effect until either (1) the County Registrar determines insufficient valid signatures were submitted; or (2) voters decide to affirm adoption of Ordinance 3180. If neither of the foregoing occur, Ordinance 3180 will not become effective.

This FAQ answers some of the recent questions the City has received from the community.

Frequently Asked Questions

1. Where can I read the text of Ordinance 3148?

Answer: Ordinance 3148 can be viewed electronically using this link: https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHVIB_UOCIN_ARTXVRESTLIEVOR_6-58.10T

Alternatively, you can obtain a hard copy by visiting the City Clerk's Office at City Hall: 2263 Santa Clara Avenue, #380, Alameda, CA 94501.

2. Where can I read the text of Ordinance 3180?

Answer: Ordinance 3180 can be viewed electronically using this link: <http://docs.ci.alameda.ca.us/WebLink8/0/doc/456207/Page1.aspx>

Alternatively, you can obtain a hard copy by visiting the City Clerk's Office at City Hall: 2263 Santa Clara Avenue, #380, Alameda, CA 94501.

3. How many signatures are needed for the referendum to qualify?

Answer: 4,808 Alameda registered voters must sign the petition.

4. What happens if the referendum gets enough signatures to qualify?

Answer: The City Council has the option to either repeal Ordinance 3180 or place the matter before Alameda voters at either a regularly scheduled or special election.

5. If the referendum has enough signatures to qualify and the City Council calls for an election, will Alameda taxpayers have to pay for an election?

Answer: Yes, the cost of an election would be incurred by the City of Alameda. The cost for a special election would be significantly higher than if the election were held at the next regular municipal election (November 2018).

6. What happens if the referendum does not get enough signatures to qualify?

Answer: Ordinance 3180 will go into effect.

7. What happens if the referendum qualifies and voters do not support Ordinance 3180?

Answer: Ordinance 3148 (Measure L1 on the November 2016 ballot) remains in effect without amendment. The City Council would be prohibited from adopting another amendment to Ordinance 3148 addressing the same subject matter as the failed Ordinance 3180 for one year after the referendum election.

8. What happens if the referendum qualifies and the voters support Ordinance 3180?

Answer: Ordinance 3180 becomes effective immediately after the vote is certified by the City Council.

9. Do signature gatherers have to be residents of Alameda?

Answer: No.

10. It is legal for signature gatherers to be paid?

Answer: Yes.

11. There are allegations of misrepresentation by signature gatherers and intimidation tactics in attempts to gather or prevent signatures. What can I do about that?

Answer: The referendum process and elections are fundamental elements of democracy and protected as free speech. If you believe signature gatherers are misrepresenting the issue, a complaint can be filed with the Alameda County District Attorney's Office. If someone is attempting to intimidate you into signing or not signing a referendum petition or obstructing your ability to participate in the democratic process, you should call the Alameda Police Department, as such activity could constitute a crime.

12. Who can I contact for additional information?

- For general assistance with Alameda's rent program, please contact the Housing Authority at 510-747-4346 or visit www.alamedarentprogram.org.
- For legal issues, please contact the City Attorney's office at 510-747-4750.
- For assistance with the newly established fee, please contact the Finance Department at 510-747-4881.