

Rent Stabilization Board

COMMUNICATION ACCESS INFORMATION:

This meeting is being held in a wheelchair-accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Aimee Mueller at 981-4932 or 981-6903 (TDD) *at least three business days before* the meeting date.



Please refrain from wearing scented products to this meeting.

RENT STABILIZATION BOARD
IRA / AGA / REGISTRATION COMMITTEE MEETING

Tuesday, October 9, 2018 – 8:45 a.m.

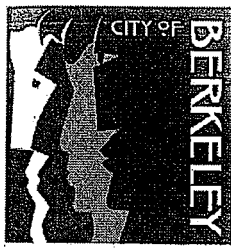
2001 Center Street, Law Library, 2nd Floor

AGENDA

1. Roll call
2. Approval of the agenda
3. Approval of minutes from the September 12, 2018 meeting (Attached to agenda)
4. Public Comment
5. Discussion and possible action to recommend that full Board approve the 2019 Annual General Adjustment at the October 15, 2018 monthly meeting (see attached Staff Report)
6. Discussion and possible action to recommend that full Board approve the 2019 Annual Inflationary Adjustment of the Owner Move-In and Ellis Act Relocation Assistance payments at the October 15, 2018 monthly meeting (see attached Staff Report)
7. Discussion and possible action regarding future agenda items
8. Confirm next meeting date
9. Adjournment

STAFF CONTACTS: Matt Brown, Staff Attorney (510) 981-4930

COMMITTEE: Leah Simon-Weisberg (Chair), María Poblet, Jesse Townley



Rent Stabilization Board

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Please refrain from wearing scented products to this meeting.

Item 3.

RENT STABILIZATION BOARD
IRA / AGA / REGISTRATION COMMITTEE MEETING

Wednesday, September 12, 2018 – 5:30 p.m.

2001 Center Street, Law Library, 2nd Floor

Minutes (Unapproved)

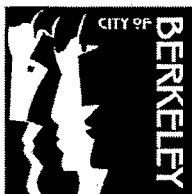
1. **Roll call:** 5:37 p.m. Present: Poblet, Simon-Weisberg, Tregub (Townley arrived at 5:45)
Staff Present: Brown, Kelekian
Absent: None
2. **Approval of the agenda:** Approved, 3-0-0-1
3. **Approval of minutes from the June 7, 2018 meeting:** Approved 3-0-0-1, with amendment to date
4. **Public Comment:** None.
5. **Discussion and possible action regarding amending Regulation 608 [Emergency Regulations and Orders of Repeal]:**

Motion to recommend that Board adopt proposed amendments – MP/IT
(Approved 4-0-0-0.)
6. **Discussion and possible action regarding recommending that Council adopt a universal registration system for all Berkeley rental properties:**

Committee expressed interest in conveying to Council the need for a universal registration ordinance to capture rent and occupancy data for residential rental units exempt from the registration requirements in the Berkeley Rent Ordinance. No formal action taken.
7. **Confirm next meeting date:** October 3, 2018, at 8:30 a.m.
8. **Adjourned:** 6:50 p.m. (Poblet left at 6:30 p.m.)

STAFF CONTACTS: Matt Brown, Staff Attorney (510) 981-4930

COMMITTEE: Maria Poblet, Leah Simon-Weisberg (Chair), Jesse Townley, Igor Tregub



Rent Stabilization Board

MEMORANDUM

DATE: October 9, 2018

TO: Honorable Members of the IRA/AGA/Registration Committee

FROM: Jay Kelekian, Executive Director

By: Matt Brown, Staff Attorney *MB*

SUBJECT: 2019 ANNUAL GENERAL ADJUSTMENT STAFF REPORT

Recommendation

That the Board adopt a resolution to publish and publicize that, pursuant to Berkeley Municipal Code section 13.76.110, the annual general adjustment (AGA) of rent ceilings for 2019 is an upward adjustment of 2.5%.

I. Background

Section 11 of the Rent Stabilization Ordinance, codified at Berkeley Municipal Code (B.M.C.) section 13.76.110, provides for an annual general adjustment of rent ceilings for rental units covered by the Ordinance. From 1980 through 2004, Section 11 required the Rent Board to annually enact a general adjustment formula based on a survey of typical changes in apartment operating and maintenance costs. At the November 2004 general municipal election, the voters substantially amended Section 11 of the Ordinance so that now each year's AGA is set as a fixed percentage of the prior fiscal year's increase in the Consumer Price Index.

II. Computing AGA in Accordance with Berkeley Municipal Code Section 13.76.110.A.

As amended, B.M.C. section 13.76.110.A now mandates that, effective January 1st of each year, the rent ceiling for all rental units covered by the Rent Stabilization Ordinance, except those for which the landlord established an initial rent during the prior calendar year, shall be adjusted by 65% of the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve month period ending the previous June 30. In determining the allowable percentage rent increase, numbers of .04 and below shall be rounded

down to the nearest tenth decimal place and numbers of .05 and above shall be rounded up to the nearest tenth decimal place. In no event shall the allowable annual adjustment be less than zero (0%) or greater than seven percent (7%). The Rent Board is required to publish and publicize the annual general adjustment on or about October 31st of each year.

The U.S. Department of Labor, Bureau of Labor Statistics, has reported that for the twelve-month period ending June 30, 2018, the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose region increased from 275.304 to 286.062, an increase of 10.758 points. Thus, the relevant CPI from June 2017 (275.304) to June 2018 (286.062) has increased by 3.9%.¹ (See Attachment 1.) Under Berkeley Municipal Code section 13.76.110.A, the AGA for 2019 is **2.5%** (i.e., 65% of 3.9% = 2.535 rounded to the nearest tenth decimal place).

Accordingly, effective January 1, 2019, the 2018 rent ceilings for all controlled rental units, except those for which an initial rent was established between January 1, 2018 and December 31, 2018, shall be increased by **2.5%**.

III. Conditions for Taking the Annual General Adjustment

An upward general adjustment in rent ceilings does not automatically provide for a rent increase and a landlord must meet the conditions for qualifying to take the AGA.

Allowable rent increases pursuant to an AGA become effective only after the landlord gives the tenant at least 30 days written notice and the notice period expires. (B.M.C. §13.76.110.B.) Moreover, if the maximum allowable rent specified under the Rent Ordinance is greater than the rent specified for the unit in a rental agreement, the lower rent specified in the rental agreement is the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the Ordinance is less than the rent specified in the rental agreement, the lower rent specified under the Ordinance is the maximum allowable rent. (B.M.C. §13.76.110.C.)

The Rent Ordinance further provides that no rent increase pursuant to an AGA shall be effective if the landlord:

1. Has continued to fail to comply, after order of the Board, with any provisions of the Rent Ordinance and/or Board orders or regulations;
2. Has failed to bring the rental unit into compliance with the implied warranty of habitability;
3. Has failed to make repairs as ordered by the housing department of the City of Berkeley; or
4. Has failed to completely register the rental units as required by B.M.C. §13.76.080.

Each of the conditions for taking an AGA are traditionally incorporated into the text of the AGA order.


¹ While the actual difference is 3.922%, it has been the Board's practice to base the 65% calculation on the CPI percentage increase rounded to the nearest tenth decimal place.

IV. Staff Review

Staff has reviewed the Consumer Price Index figures published by the U.S. Department of Labor, Bureau of Labor Statistics and confirms that, pursuant to Berkeley Municipal Code section 13.76.110.A, the 2019 AGA is an increase of **2.5%**. Staff recommends that the Board adopt a resolution to publish the 2019 AGA as Regulation 1141 and to direct staff to publicize the 2019 AGA in a manner reasonably calculated to notify all affected persons of the terms of the 2019 Annual General Adjustment no later than November 30, 2018.

Attachments

1. U.S. Department of Labor, Consumer Price Index, All Urban Consumers (CPI), San Francisco-Oakland-San Jose, CA., All items, June 2015 - June 2018.
2. Proposed Resolution 18-__ Confirming that the 2019 Annual General Adjustment Increases Rent Ceilings by **2.5%** and Publishing the 2019 AGA as Regulation 1141.
3. Proposed 2019 Annual General Adjustment (AGA) Order – Regulation 1141.


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CPI-All Urban Consumers (Current Series)

Series Id: CUURS49BSA0
Not Seasonally Adjusted
Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted
Area: San Francisco-Oakland-Hayward, CA
Item: All items
Base Period: 1982-84=100

Download:  [.xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2015		254.910		257.622		259.117		259.917		261.019		260.289	258.572	256.723	260.421
2016		262.600		264.565		266.041		267.853		270.306		269.483	266.344	263.911	268.777
2017		271.626		274.589		275.304		275.893		277.570		277.414	274.924	273.306	276.542
2018		281.308		283.422		286.062		287.664						282.666	

12-Month Percent Change

Series Id: CUURS49BSA0
Not Seasonally Adjusted
Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted
Area: San Francisco-Oakland-Hayward, CA
Item: All items
Base Period: 1982-84=100

Download:  [.xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2015		2.5		2.4		2.3		2.6		2.6		3.2	2.6	2.5	2.7
2016		3.0		2.7		2.7		3.1		3.6		3.5	3.0	2.8	3.2
2017		3.4		3.8		3.5		3.0		2.7		2.9	3.2	3.6	2.9
2018		3.6		3.2		3.9		4.3						3.4	

RESOLUTION 18-xx

CONFIRMING THAT THE 2019 ANNUAL GENERAL ADJUSTMENT (AGA) INCREASES RENT CEILINGS BY 2.5 PERCENT AND ORDERING THAT THE 2019 AGA BE PUBLISHED AS REGULATION 1141.

BE IT RESOLVED by the Rent Stabilization Board of the City of Berkeley as follows:

WHEREAS, Section 11 of the Rent Stabilization Ordinance, codified as Berkeley Municipal Code section 13.76.110, mandates that effective January 1st of each year, the rent ceiling for all rental units covered by the Ordinance for which the landlord did not establish an initial rent during the prior calendar year shall be adjusted by 65% of the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve month period ending the previous June 30; and,

WHEREAS, the U.S. Department of Labor, Bureau of Labor Statistics, has reported that the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region for the twelve month period ending June 30, 2018, has increased by 3.9 percent from 275.304 to 286.062; and,

WHEREAS, 65 percent of 3.9 percent results in an upward adjustment of 2.5 percent, when rounded as required by Berkeley Municipal Code section 13.76.110; and,

WHEREAS, Berkeley Municipal Code section 13.76.110 mandates that the Rent Board publish and publicize the annual general adjustment on or about October 31st of each year,

NOW, THEREFORE BE IT RESOLVED by the Rent Stabilization Board that the 2019 Annual General Adjustment of 2.5% shall be published as Rent Board Regulation 1141 and that Rent Board staff shall publicize the 2019 Annual General Adjustment in a manner reasonably determined to notify all affected persons of the terms of the 2019 Annual General Adjustment no later than November 30, 2018.

Dated: October 15, 2018

Adopted by the Rent Stabilization Board by the following vote:

YES:
NO:
ABSTAIN:
ABSENT:

John Selawsky, Chairperson
Rent Stabilization Board

Attest: _____
Jay Kelekian, Executive Director

1141. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2019

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2018 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 2.5% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2018.

The Year 2018 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2017, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2019, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2018.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2019 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2019 AGA Order adjusts 2018 rent ceilings by 2.5%]

Your rent will increase by \$ _____ pursuant to the 2019 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2018, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.



Rent Stabilization Board

MEMORANDUM

DATE: October 9, 2018
TO: Honorable Members of the IRA/AGA/Registration Committee
FROM: Jay Kelekian, Executive Director

By: Matt Brown, Staff Attorney

Handwritten initials "MB" inside a hand-drawn circle.

SUBJECT: 2019 INFLATIONARY ADJUSTMENT OF RELOCATION ASSISTANCE PAYMENTS

Recommendation

That the Board adopt a resolution to publish that, pursuant to Berkeley Municipal Code sections 13.76.130.A.9.h (Owner Move-In), and 13.77.055.A.2 (Ellis Act), the relocation assistance payments set forth in sections 13.76.130.A.9.g. (Owner Move-In) and 13.77.055.A (Ellis Act) shall increase by **3.9%** effective January 1, 2019.

I. Background

Section 13 of the Rent Stabilization Ordinance, codified at Berkeley Municipal Code (B.M.C.) section 13.76.130.A.9, requires relocation assistance payments by landlords to tenants in the event of an Owner Move-In eviction. Adopted by Berkeley voters in November of 2016, Measure AA amended section 13.76.130.A.9 to both increase the amount of the relocation assistance payments, and to index the payments to inflation. On October 20, 2016, the Berkeley City Council amended the Ellis Act Implementation Ordinance (Chapter 13.77) to require the same relocation assistance payment amounts and the same inflation adjustments.¹

II. Computing Relocation Assistance Payments in Accordance with Berkeley Municipal Code Sections 13.76.130.A.9.h. and 13.77.055.A.2

Beginning in 2018, and effective January 1, 2019, the relocation assistance payment amounts for

¹ While B.M.C. Chapter 13.77 was adopted by Council and is not part of the Rent Ordinance, the Ellis Implementation Ordinance specifically provides that the Board shall publish the yearly inflationary increase in the relocation assistance fee. B.M.C. section 13.77.055A.2.

Owner Move-In evictions may be increased by the percentage increase in the Consumer Price Index – All Urban Consumers in the San Francisco-Oakland-San Jose Region for the 12-month period ending June 30, of the prior year, as published by the United States Department of Labor. Any increase shall be published by the Board on or before October 31st of each year. The same provisions apply to Ellis Act Relocation Assistance Payments, which “shall” annually increase by the same criteria. (B.M.C. 13.77.055.A.2.)

The Board’s long-standing practice in determining the allowable percentage rent increase, is that numbers of .04 and below shall be rounded down to the nearest tenth decimal place and numbers of .05 and above shall be rounded up to the nearest tenth decimal place.

The U.S. Department of Labor, Bureau of Labor Statistics, has reported that for the twelve-month period ending June 30, 2018, the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose region increased from 275.304 to 286.062, an increase of 10.758 points. Thus, the relevant CPI from June 2017 (275.304) to June 2018 (286.062) has increased by 3.9%.² (See Attachment 1.)

The current relocation assistance payment amounts are \$15,000 for standard relocation and an additional \$5,000 for qualifying tenant households. In accordance with the 3.9% increase in CPI, effective January 1, 2019, the relocation assistance payment amounts set forth in section 13.76.130.A.9.g. (Owner Move-In), are increased to \$15,585 for the standard relocation payment with an additional \$5,195 for qualifying tenant households following Board action to approve the attached Resolution. Likewise, the relocation assistance payment amounts set forth in section 13.77.055.A (Ellis Act) shall be \$15,585 for the standard relocation payment with an additional \$5,195 for qualifying tenant households following Board action to approve the attached Resolution.

III. Staff Review

Staff has reviewed the Consumer Price Index figures published by the U.S. Department of Labor, Bureau of Labor Statistics and confirms that, pursuant to Berkeley Municipal Code sections 13.76.130.A.9.h (Owner Move-In), and 13.77.055.A.2 (Ellis Act), the 2018 relocation payments are subject to an increase of **3.9%** effective January 1, 2019. Staff recommends that the Board adopt a resolution to publish the 2019 Relocation Assistance Payment Amounts no later than October 31, 2018, and to direct staff to advise the interested public regarding these changes.

Attachments

1. U.S. Department of Labor, Consumer Price Index, All Urban Consumers (CPI), San Francisco-Oakland-San Jose, CA., All items, June 2015 - June 2018.
2. Proposed Resolution 18-__ Confirming that the 2018 Relocation Assistance Payments for Owner Move-In and Ellis Act Shall Increase by 3.9 Percent Effective January 1, 2019 and Publishing the 2019 Relocation Payment Amounts.

² While the actual difference is 3.922%, it has been the Board’s practice to base the CPI percentage increase rounded to the nearest tenth decimal place.

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CPI-All Urban Consumers (Current Series)

Series Id: CUURS49BSA0
 Not Seasonally Adjusted
 Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted
 Area: San Francisco-Oakland-Hayward, CA
 Item: All items
 Base Period: 1982-84=100

Download:  .xlsx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2015		254.910		257.622		259.117		259.917		261.019		260.269	258.572	256.723	260.421
2016		262.600		264.565		266.041		267.853		270.306		269.483	266.344	263.911	268.777
2017		271.626		274.589		275.304		275.893		277.570		277.414	274.924	273.306	276.542
2018		281.308		283.422		286.062		287.664						282.666	

12-Month Percent Change

Series Id: CUURS49BSA0
 Not Seasonally Adjusted
 Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted
 Area: San Francisco-Oakland-Hayward, CA
 Item: All items
 Base Period: 1982-84=100

Download:  .xlsx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2015		2.5		2.4		2.3		2.6		2.6		3.2	2.6	2.5	2.7
2016		3.0		2.7		2.7		3.1		3.6		3.5	3.0	2.8	3.2
2017		3.4		3.8		3.5		3.0		2.7		2.9	3.2	3.6	2.9
2018		3.6		3.2		3.9		4.3						3.4	

RESOLUTION 18-xx**CONFIRMING THAT THE 2018 RELOCATION ASSISTANCE PAYMENTS FOR OWNER MOVE-IN AND ELLIS ACT SHALL INCREASE BY 3.9 PERCENT EFFECTIVE JANUARY 1, 2019 AND PUBLISHING THE 2019 RELOCATION PAYMENT AMOUNTS.**

BE IT RESOLVED by the Rent Stabilization Board of the City of Berkeley as follows:

WHEREAS, Section 13 of the Rent Stabilization Ordinance, codified as Berkeley Municipal Code section 13.76.130.A.9, provides that effective January 1st of each year, the Relocation Assistance Payments required for Owner Move-In Evictions may be adjusted by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve month period ending the previous June 30; and,

WHEREAS, the Ellis Act Implementation Ordinance, codified as Berkeley Municipal Code Chapter 13.77, provides that effective January 1st of each year, the Relocation Assistance Payments required for Ellis Act evictions shall be adjusted by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve month period ending the previous June 30; and,

WHEREAS, the U.S. Department of Labor, Bureau of Labor Statistics, has reported that the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region for the twelve month period ending June 30, 2018, has increased by 3.9 percent from 275.304 to 286.062; and,

WHEREAS, a 3.9 percent increase in the current Owner Move-In and Ellis Act Relocation Assistance Payment Amounts of \$15,000 and an additional \$5,000 for eligible tenant households yields a 2019 Relocation Assistance Payment amount of \$15,585 and an additional \$5,195 for qualifying tenant households.

WHEREAS, both Berkeley Municipal Code sections 13.76.130.A.9.h (Owner Move-In) and 13.77.055.A.2 (Ellis Act) mandate that the Rent Board publish any change in the Relocation Payment Amounts no later than October 31st of each year,

NOW, THEREFORE BE IT RESOLVED by the Rent Stabilization Board that the 2019 Relocation Assistance Payments required for Owner Move-In evictions and Ellis Act evictions shall be adjusted by 3.9% effective January 1, 2019, and Rent Board staff shall publicize the 2019 Relocation Assistance Payments in a manner reasonably determined to notify all affected persons. A 3.9 percent increase in the current Owner Move-In and Ellis Act Relocation Assistance Payment Amounts of \$15,000 and an additional \$5,000 for eligible tenant households yields a 2019 Relocation Assistance Payment amount of \$15,585 and an additional \$5,195 for qualifying tenant households.

Dated: October 15, 2018

Adopted by the Rent Stabilization Board by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

John Selawsky, Chairperson
Rent Stabilization Board

Attest: _____
Jay Kelekian, Executive Director