



Rent Stabilization Board

RENT STABILIZATION BOARD

DATE: February 15, 2007
TO: Honorable Members of the Rent Stabilization Board
FROM: Eviction Committee
SUBJECT: Recommendations to City Council Concerning the Condominium Conversion Ordinance

Recommendation:

That the Rent Stabilization Board adopt the following motion to be forwarded to the Mayor and Council for consideration during discussions on modifications to the Condominium Conversion Ordinance:

“That the Rent Stabilization Board supports modifying B.M.C. Section 21.28.050 to provide that an owner who initiates a no-fault eviction at a property not be considered eligible to convert the property to condominiums for a period of ten years following the eviction.”

Background and Need For Rent Stabilization Board Action:

Last year, the City Council adopted significant revisions to the Condominium Conversion Ordinance. Subsequently, City staff has continued to work to refine and improve the language of the Ordinance. Currently a property cannot be considered eligible for conversion if an owner of the property filed a notice of intent to go out of the rental business under the Ellis Act within 20 years of the filing of the application to convert or if an eviction for owner-occupancy occurred at the property within 10 years of the filing of the application. There is no similar disqualification if other “no-fault” evictions occurred at the property, such as eviction to rehabilitate or demolish the property’s structures. Staff recommended to the Eviction Committee that the conditions for eligibility be modified to include disqualification from consideration for any “no-fault” eviction at the property within 10 years of the application and that the 10 year period of disqualification also apply to Ellis Act evictions. The Eviction Committee unanimously endorsed the staff recommendation at its meeting of February 5, 2007.

Name and Telephone Number of Contact Person:

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