



Presents:

**Tenant Protection Act of 2019/AB 1482, for the
City of Cupertino**

February 13th, 2020

Who are we?

Project Sentinel, Inc. is a non-profit housing services agency serving many communities in Northern California. Neutral Landlord /Tenant Counseling and Dispute Resolution is one our core services. This includes supporting some Cities with the administration of their rent stabilization hearing and petition processes.

Michael Dittmer, Rent Stabilization Programs Analyst

Monica Wercinski, Cupertino Case Manager

PLEASE NOTE: We are not able to offer legal advice or legal representation, but we can offer tips, best practices, and an overview of local and State laws. For legal services, please contact an attorney or a lawyer referral service.

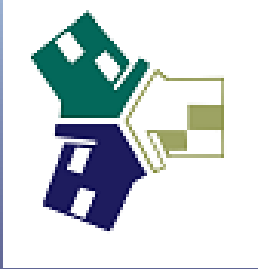
TPA/AB 1482 (Cupertino) Workshop



AGENDA

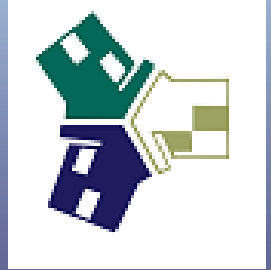
- 1. Explaining Project Sentinel's Work**
- 2. Cupertino: A Snapshot**
- 3. Rent Cap**
- 4. Eviction Protections**
- 5. Other Resources**

PS Services in Cupertino



- Answering questions and provide counseling related to neighbor/neighbor and landlord/tenant concerns/rights/responsibilities
- Offer to schedule and facilitate mediations for parties seeking resolutions
- BMR Support
 - First Time Homebuyer class

BMR and First Time Homebuyer Programs



First Time Homebuyer Education Classes

- Reverse Mortgage
- Foreclosure Prevention
- Financial Counseling
- Pre-Purchase and Post-Purchase
- Classes meet HUD requirements for BMR program and Down Payment Assistance program participation

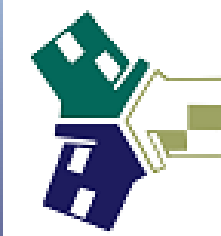
City of Cupertino: A Snapshot



- Cupertino rents among highest in nation and Bay Area (Apartment List National Rent Report, 2017)
 - Avg 1 BR: \$3990 (2017)
 - Avg 2 BR: \$5000 (2017)



City of Cupertino: A Snapshot

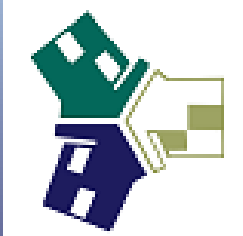


2010-2020 Data

- Total Calls: 473
 - Termination notices: 58
 - Evictions: 22
 - Rent increases: 33



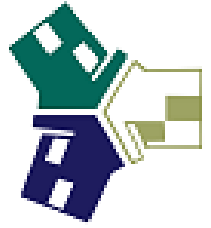
City of Cupertino: A Snapshot



- No local rent control or just cause eviction ordinance.
- Income-based BMR rental program for low-income and very low-income residents.



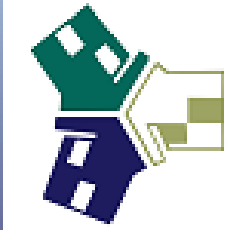
Tenant Protection Act of 2019



- 2 Main Components
 - Rent cap
 - Just cause



Other housing laws effective 1/1/2020



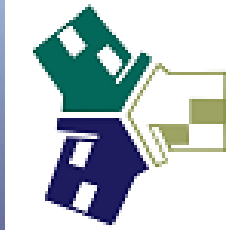
- Rent increases above 10% require 90 days notice
- Housing homeless individuals as lodgers
- Section 8/rental voucher discrimination prohibited
- Veteran/military status now a protected class
- Fair housing laws clarified re: short term rentals such as Airbnb
- Active duty service members security deposits limited

Rent Cap



- In a 12 month period (1 year), total rent increases are capped at:
 - **5% + cost of living/inflation, OR**
 - **10% flat, whichever is lower**
- Currently, the cap for Cupertino is 8.3%
- Does not cover:
 - Single family homes or condos (except investor/corporate owned)
 - Properties younger than 15 years old

Eviction Protections: Just Cause



- At-fault
 - Includes failure to pay rent, criminal activity on unit, being a nuisance, substantially violating lease, etc.
- No-fault
 - Owner move-in of self/relative
 - Substantial renovations or demolition
 - Government safety orders
 - Landlord going out of business
 - Entitled to 1 month's rent as reimbursement for no-fault eviction
- Does not cover:
 - Single family homes or condos (except investor/corporate owned)
 - Properties younger than 15 years old
 - Tenants who have lived in unit for less than 1 year

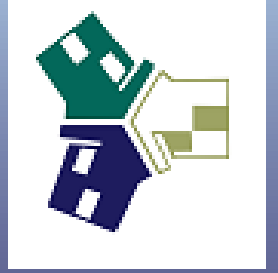
Example



- A tenant and their family live in a single-family home owned by Invitation Homes, a publicly-traded company, in Cupertino. Your home is relatively new and was constructed in 1999. Based on TPA, the family will be covered by the rent cap and just cause (for JC, after living in unit for 1 year).

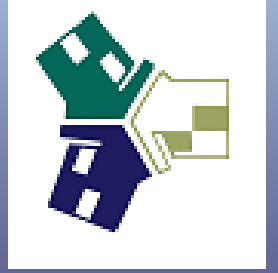


Other Community Resources



- Law Foundation of Silicon Valley
 - lawfoundation.org
 - 408-280-2424
- Santa Clara Bar Association
 - sccba.community.lawyer
 - 408-971-6822
- Bay Area Legal Aid
 - baylegal.org
 - (800) 551-5554

Project Sentinel Contact Info



- Michael Dittmer
 - Rent Stabilization Analyst
 - General questions about TPA, other state laws, and the cities of Hayward, Mountain View, or Milpitas
 - mdittmer@housing.org
 - 408-470-3737
- Monica Wercinski
 - Cupertino Case Manager
 - Provides counseling/guidance for Landlord/Tenant and Neighbor/Neighbor disputes
 - Mediation and conciliation services (free of charge to Cupertino residents)
 - mwercinski@housing.org
 - (408) 720-9888 x8026