

President's Message

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The Public Comment Period on the Rent Stabilization Ordinance has begun.

If you wish to comment, you have until and including Friday, July 10, 2026 to do so.

We encourage and urge you to make your thoughts and concerns and objections known.

This is also your window to comment on the Additional Just Cause and "Ellis Act" Amendments concerning taking a rental unit off the market.

These ordinances and the Rent Stabilization Program as written is the strictest in the state, perhaps the entire country.

The following is a list of just some of the major concerns and objections to the proposed program:

1. The limit on rent increases (once the rent freeze ends) of 60% of CPI or 3% whichever is less is a confiscatory taking and does not allow for the reasonable rate of return on investment as guaranteed by the Constitution. Just to be clear, this is NOT CPI plus this amount. This would be it. Many people seem confused by this because they cannot believe that the City Council would consider anything so low.
2. Any cap on rent increases that is lower than CPI can NEVER generate a fair rate of return because it does not even keep up with the cost of living increase.
3. This rent cap FAILS to reflect the real operating costs of a rental property.
4. The base rent reference of the rent on December 15, 2025 from which you would be allowed to increase rents by even this measly amount does not allow housing providers to get back the year of the Tenant Protection Act ("TPA") they would have been able to charge during the rent freeze. That money is simply GONE.
5. Tying habitability to the annual rent adjustment and ability to raise rents in general should not be included in the ordinance because it is already addressed by statute in terms of an offset to rent damages.
6. The Rent Registry is fraught with problems. It violates the Constitutional Right to Financial Privacy. It is proposed to include information on ALL rentals not just those that are not exempt. It seeks information that is not public record. The system is based on subjective standards with no real definitions.
7. The "hearing officer" definition for appeals reveals that the people hearing the petitions and making the decisions are biased and not neutral because the Program Administrator is appointing the hearing officer and is not an independent judge, attorney, or mediator agreed upon by the parties. The hearing officers are granted significant authority with limited if any guidance.
8. There is a huge cost to run this program and the City Council appears set on housing providers shouldering the entire cost. It states that 50% could be collected from tenants but since it is not defined as "rent" how can housing providers do so. Is the City with its budget deficit going to be able to pay? Also, the City is taking money to fight SBRPA's lawsuit from the Housing Fund instead of using the money from the Housing Fund to provide housing.
9. Throughout these ordinances, there is an uneven, to say the least, allocation of rights and responsibilities.
10. The entire process has been rushed to meet an artificial target date of January 1, 2027.

Presidents Message *continued*

This is allegedly based on an “emergency” but the “emergency” need for housing has been going on for decades; so, how is it more of an emergency now?

Please read these ordinance changes. They will affect ALL of you. NOW is the time to speak.

Housing providers are selling. These ordinances are REDUCING the number of rental units available and are completely eliminating any possible cordial relationship between housing providers and tenants and are also eliminating housing providers’ ability to keep their rents low. Those who have chosen to do so up until now (and there are many) are now being PUNISHED for keeping the rents artificially low to help their tenants.

Take action now and contribute to the legal action fund. Do not assume that someone is going to do this for you.

Please continue to monitor the SBRPA website for notifications about important City Council meetings where we need your help to tell your experiences. We appreciate your membership and participation.

Betty L. Jeppesen, President