

City Council Community Development & Neighborhood Revitalization Committee
Scope of Work for Just Cause Eviction research
September 16, 2020

1. Determine which states and municipalities have some form of eviction control measures in place.
2. Prepare a table that compares and contrasts JCE ordinances/laws
3. Identify the most common characteristics of JCE ordinances in jurisdictions without rent control or rent stabilization. Special attention should be paid to ordinance provisions that prohibit excessive rent increases in jurisdictions without rent control.
4. Identify best practices among jurisdictions with JCE ordinances/laws
5. Prepare a policy brief containing all of the information outlined above
6. California, NJ and OR have JCE and those laws ought to be closely examined as models
7. How do they handle the issue involving egregious rent increases?
8. Various options for the treatment of owner-occupied properties
9. Exemptions for certain instances (family members, undertaking substantial rehabilitation, etc.)
10. Lease renewal provisions – does JCE result in a perpetual lease?

Expected level of effort: 45 hours

Rate of pay: \$15/hour

Expected completion: no later than October 30, 2020