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RENTAL REGISTRY

Survey of Policies & Best Practices

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AGENDA

- Rental Registry Background
- Policy Goals and Benefits
- How Jurisdictions Use Rental Registries
- Enforcement & Compliance
- Registry Components & Costs
- Implementation Considerations



Background

Article 18, Section 1812

- “The Rental Board shall create a Rental Registry and online portal... designed to receive information from owners of properties subject to registration and to disseminate information to the public”



Rental Registry: Policy Goals & Objectives

- Promotes active enforcement
- Ensures compliance with rent stabilization and just cause
- Promotes transparent information sharing with tenants and property owners
- Supports data-driven policy decisions



Registration Information

- **Property owner information and contact**
- **Rental unit information:** address(es), unit size, number of rental units on property, services included in rent
- **New tenancy information:** tenant name, tenancy start and end dates, rent amount, and rental assistance (i.e. Section 8 or affordable housing)
- **Prior tenancy information:** tenancy end date, reason for move out



Registry Tasks and Activities

- **Registration requirements**
 - ✓ Initial registration
 - ✓ New vacancy registration
 - ✓ Annual registration
- **Verify tenancy information with tenants**
- **Calculate maximum allowable rent**
- **Communicate with new tenants and owners**



Rent Registry Tasks & Activities

	Berkeley	Beverly Hills	East Palo Alto	LA County	Oakland	Richmond	San Jose	Santa Monica	West Hollywood
Registration									
Initial Registration	✓	✓	✓	✓	✓	✓	✓	✓	✓
New Vacancy Registration	✓	✓	✓		✓	✓	✓	✓	✓
Annual Registration				✓	✓		✓		
Communication With Tenants and Owners									
Sends information to new tenants for validation	✓	✓				✓	✓	✓	✓
Sends introductory info to new owners and tenants	✓							✓	✓
Maximum Allowable Rent									
Issues Maximum Allowable Rent certificates owners and tenants	✓		✓	✓					
Posts Maximum Allowable Rent info by unit online	✓					✓		✓	

Enforcement & Compliance

- **Affirmative defense to an eviction**
 - ✓ Failure to register as a defense against an eviction action for units subject to Just Cause for Eviction protections
 - ✓ Example jurisdictions include Oakland
- **Prohibited from increasing rent**
 - ✓ Owners of unregistered units are not permitted to pass through rent increases otherwise allowed due to annual general adjustments
 - ✓ Example jurisdictions include Santa Monica, West Hollywood
- **Financial Penalties**
 - ✓ Administrative citation or fines as a percentage of the registration fee
 - ✓ Example jurisdictions include Richmond, LA County



Initial Components & Costs

1. Contract with a software developer

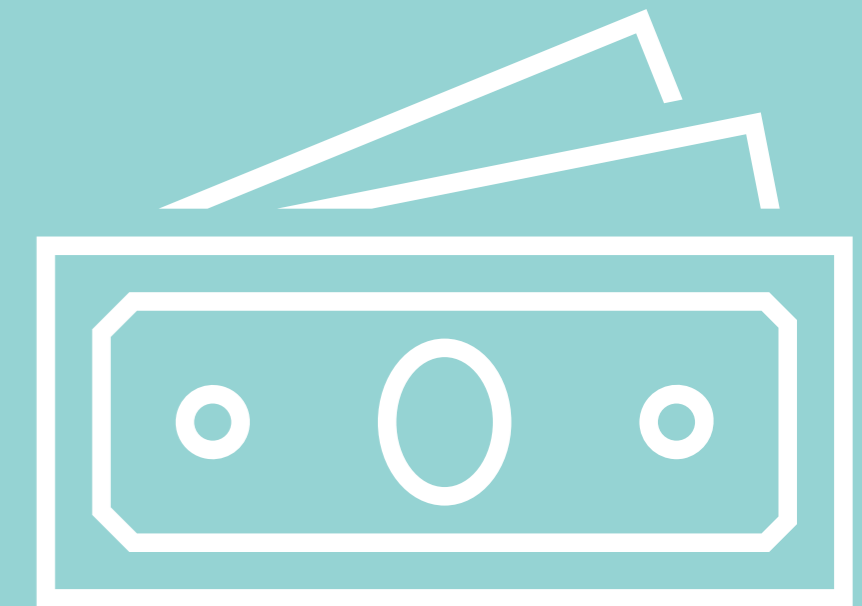
- ✓ Jurisdictions of varying sizes spent approximately \$300,000 in one-time costs to develop the software

2. Outreach to property owners

- ✓ Workshops
- ✓ Direct U.S. mail outreach

3. Allocate staff for the Rental Housing Board

- ✓ Median staffing level for rental registries is approximately 0.15 full-time equivalent positions (FTE) for every 1,000 rental units covered



Implementation Considerations

Stakeholder Engagement

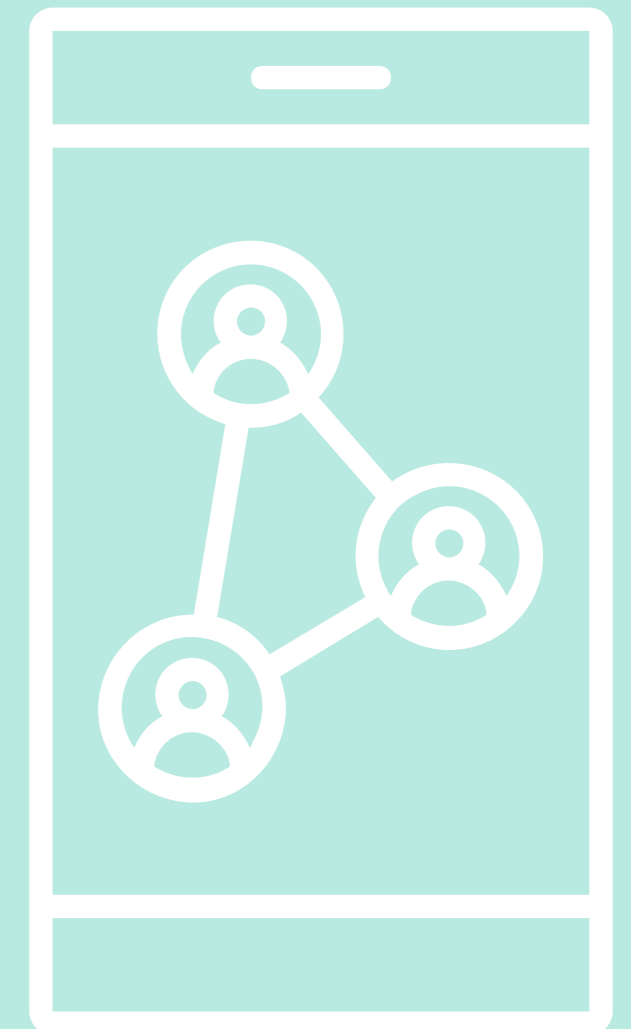
- Critical to engage the community to understand their concerns with a public facing database, and to support owners so they understand the registration requirements and process

Online vs Paper Application

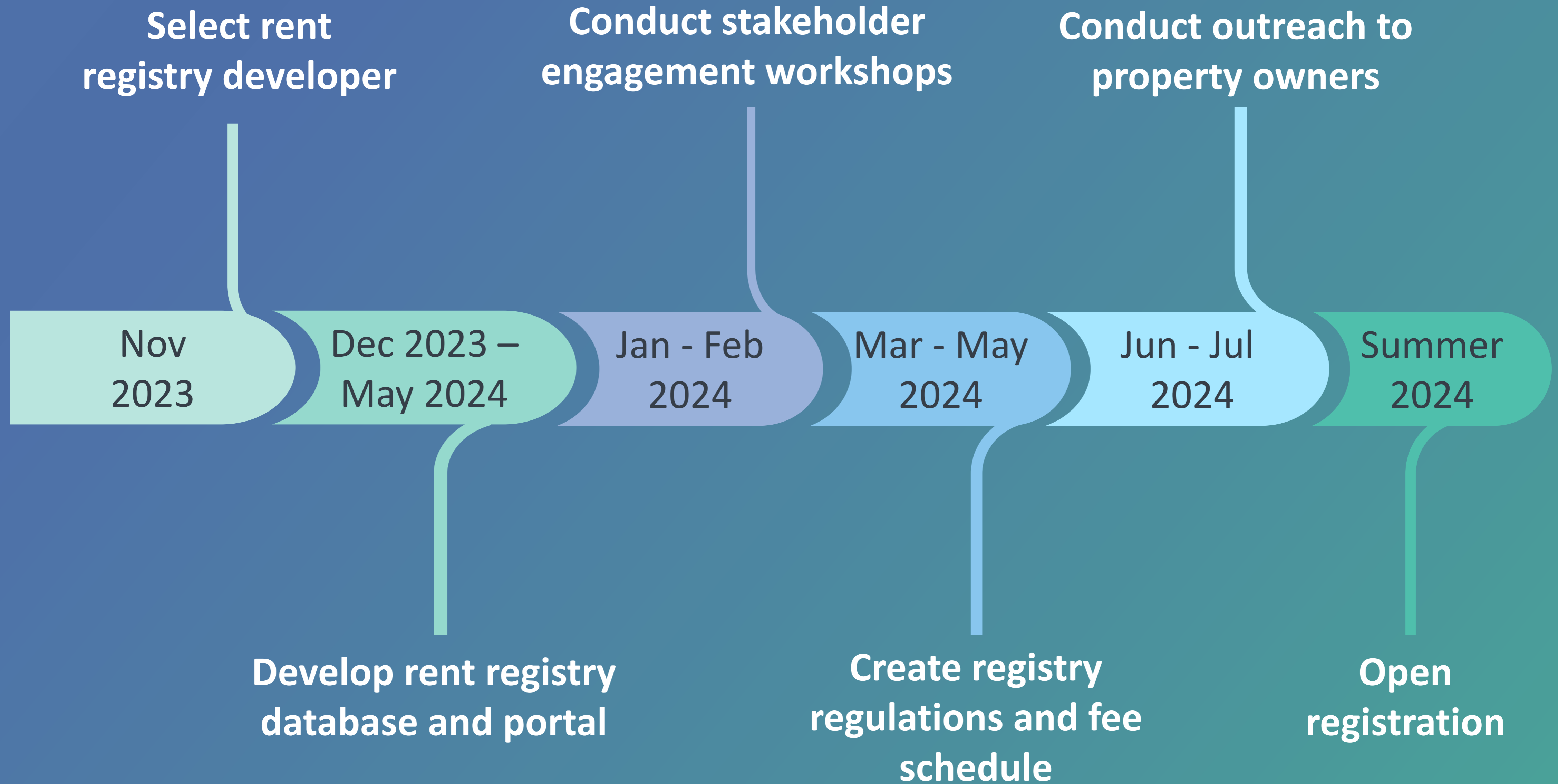
- Tradeoff between increasing access and administrative burden and staff capacity

Identifying Eligible Properties

- Central implementation task is identifying and conducting outreach to owners whose properties are subject to registration



Pasadena Rental Registry Process Update





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DISCUSSION

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