

PROOF OF PUBLICATION

STATE OF CALIFORNIA County of Sacramento

I am a citizen of the United States and a resident of the county aforesaid. I am over the age of 18 years and not a party to or interested in the above entitled matter. I am the principal clerk of the publisher of **THE OBSERVER NEWSPAPERS**. A newspaper of general circulation printed in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper general circulation by the the Superior Court of the County of Sacramento, State of California, under date of January 17, 1972; Case Number 217.540, that the notice, of which the annexed is a printed copy (set in the type not smaller than non parcel), has been published in each regular and not in my supplement thereof on the following date, to wit:

3/8

All In The Year 2017

I clarify (or declare) under penalty of perjury that the foregoing is true and correct:

Signature: Wilma Whitfield

Date: March 8, 2018

The Observer Newspapers
2330 ALHAMBRA BLVD.
SACRAMENTO, CA 95817

THIS SPACE IS FOR THE COUNTY CLERK'S FILING

Proof of Publication **The Observer Newspapers**

LEGAL NOTICE

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Sacramento for the purpose of adopting the Sacramento Renter Protection and Community Stabilization Charter Amendment, which will amend the Sacramento City Charter. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

The City of Sacramento does not regulate the amount of rent a landlord may charge, nor does it establish limitations on the termination of tenancies. This measure is a charter amendment that prohibits landlords from evicting a tenant except for specified reasons and limits the amount that landlords can increase the rent.

Certain types of rental units are either fully or partially exempt from regulation under the measure. State law currently exempts single family homes, condominiums, and units constructed after February 1, 1995 from limitations on rent increases.

For all rental units in the City subject to the measure, a landlord may terminate a tenancy only for the reasons specified in the measure. Landlords can continue to terminate a tenancy for reasons such as failure to pay rent, a breach of the lease, or conducting criminal activity in the unit. However, landlords are restricted from terminating a tenancy when the tenant is not at fault, subject to a few exemptions, such as owner move-in and substantial renovations. In the case of these "no-fault" evictions and specified large rent increases that result in displacement, landlords must pay relocation benefits to the displaced tenants. Tenants who are disabled, seniors, or who live with minor children are entitled to increased relocation benefits.

The measure sets base rents for those rental units covered under the measure. The base rent is set at the rent in effect on February 20, 2018. If the tenancy began after this date, the base rent is the rent charged upon initial occupancy. A landlord can raise the rent annually by the percentage increase of the Consumer Price Index.

A Rent Stabilization Board manages the implementation and administration of this measure. An eight-member Board is elected by district and a ninth member is appointed by the Mayor, upon confirmation of the Board. The Board establishes regulations, determines the allowable annual rent adjustment, hears individual rent adjustment petitions and goes to court to enforce the measure. The Board exercises its powers and duties independently from the City Council and City Attorney, except by request.

A landlord can file an Individual Rent Adjustment Petition with the Rent Board to raise the rent more than the annual allowable increase if necessary to provide a fair return on the landlord's investment. The Board will consider the cost of complying with legally mandated improvements, unavoidable increases in maintenance and operating expenses, and property taxes. Rent can also be decreased if the landlord fails to maintain a habitable rental unit or charges unlawful rent. Both tenants and landlords can sue in court to challenge a Board's decision.

Signed by:

/s/
Margarita Maldonado
117 Ishi Circle
Sacramento, CA 95833

/s/
Michelle Pariset
4825 12th Ave.
Sacramento, CA 95820

/s/
Omega Brewer
2817 River Plaza Dr. #33
Sacramento, CA 95833

CHARTER AMENDMENT INITIATIVE TO REGULATE RENT INCREASES, LIMIT JUST CAUSE FOR EVICTIONS, AND CREATE AN ELECTED RENTAL-HOUSING BOARD

This initiative measure, entitled the "Sacramento Community Stabilization and Fair Rent Charter Amendment" (the "Charter Amendment" or "measure"), proposes to regulate rent increases for rental units covered by the measure; specify the conditions under which a landlord can terminate a tenancy; and create an elected rental-housing board responsible for administering and enforcing the Charter Amendment.

The measure would add Article XX to the Sacramento City Charter. Its three main purposes are summarized as follows:

1. Rent regulation. Landlords may set initial rents at market rates to the extent required by state law. Landlords cannot increase rents for covered rental units except as authorized by the Charter Amendment. Permissible annual rate adjustments are tied to the increase in the consumer price index, with a minimum increase of 2% and a maximum of 5%. Increases of security deposits during a tenancy are prohibited. Landlords may petition for an increase in rent to ensure a "fair rate of return." Tenants may petition for a decrease in rent for the landlord's "failure to maintain habitable premises" or the landlord's "decrease in housing services or maintenance."
2. Just-cause-for-eviction protections. Landlords are prohibited from terminating (or threatening to terminate) any tenancy unless at least one of nine specified conditions exists. Under four of those specified conditions, the landlord would be required to provide relocation assistance of at least \$5,500.
3. Rental-housing board. The Charter Amendment establishes an elected rental-housing board, whose members serve four-year terms. Eight members are elected in a special election to be held within 90 days of the Charter Amendment's passage; the ninth member is appointed by the mayor and confirmed by the elected members. The board is independent of the city council, city manager, and city attorney, except by board request. Among other things, the board is empowered to announce the permissible annual rent adjustment; establish regulations for administration and enforcement of the Charter Amendment; hold public hearings; and establish penalties for noncompliance with the Charter Amendment or regulations.

The measure imposes a board-determined annual rental-housing fee on each landlord subject to the measure to fund the board's reasonable and necessary expenses.

Several categories of rental units are exempt from the measure in its entirety. Additionally, rental units exempt from rent control under state law (Costa-Hawkins Rental Housing Act) are exempt from the rent regulation provisions of the measure but not from the eviction protections. If state law changes, the rental-housing board could adopt regulations bringing formerly exempt rental units into the rent-regulation program.

The measure includes remedies for violation of its provisions. For example, a tenant may bring a civil suit for damages. The board, tenants, or landlords may also seek an injunction to enforce any provision or enjoin any violation of the Charter Amendment, regulations, or decisions of the board.