

ZOOM INTERPRETATION SERVICES



English: For interpretation in [_ _ _ _],

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in [_ _ _ _]

Mandarin: 若需普通话口译服务:

1. 在屏幕下方的长方形控制栏中, 请点击“Intepretation.”
2. 请点击您所需收听的语言。
3. 您即可收听普通话的会议口译。

Spanish: Para traducción en Español,

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.

Cantonese: 若需粵語口譯服務:

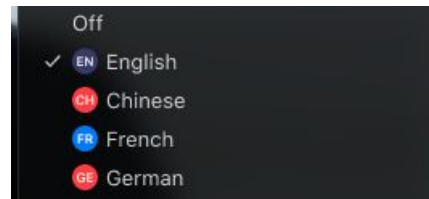
1. 與屏幕下方之長方形控制欄中, 煩請點擊“Intepretation.”
2. 煩請點擊您所需收聽的語言。
3. 您即可聽到粵語的會議口譯。

NOTE: If you do not need interpretation services, please select the “English” channel

1.



2.



3.





RENT STABILIZATION ADVISORY COMMITTEE

Property Owner Focused Public Listening Session

July 21, 2022



AGENDA

- | | |
|---------------------------|----------------|
| 1. Welcome & Grounding | 6:00 - 6:05 PM |
| 2. Background Information | 6:05 - 6:15 PM |
| 3. Listening Session | 6:15 - 7:25 PM |
| 4. Closing & Next Steps | 7:25 - 7:30 PM |

LISTENING SESSION GROUNDING

- ❖ Please share what is important to you from your experience
- ❖ Please keep your comments respectful and on-topic
- ❖ It's ok to disagree

BACKGROUND

- ❖ The Rent Stabilization Advisory Committee is a 25-member interdisciplinary group of stakeholders convened by the Mayor's Office.
- ❖ The Rent Stabilization Advisory Committee is tasked with making recommendations to the Mayor and the Mayor's Office of Housing on strategies to stabilize Boston rents and protect tenants from displacement, including a rent stabilization policy.
- ❖ The purpose of this event is to gather your feedback to help shape Boston's rent stabilization policy proposal.
 - Rent stabilization is one piece of the puzzle.

THE FIVE PILLARS OF RENT STABILIZATION POLICIES

As described in the [University of Minneapolis Rent Stabilization Study](#) (2021)

CHOICE OF RENT CAP	EXCEPTIONS TO THE CAP	SETTING NEW STARTING RENTS	EXEMPTIONS	ADMINISTRATION
<p>How should rent increases be capped?</p>	<p>What types of expenses should be able to be passed through to tenants as exceptions to the rent increase cap?</p> <p>Should a policy allow a landlord to “bank” rent increases if they choose not to apply them in a given year?</p>	<p>Should the base rent level reset to market rate (or some other amount) when there is a change in tenancy?</p>	<p>What types of properties should be exempt from rent stabilization?</p>	<p>How should the rent stabilization policy be administered?</p>

CASE STUDY EXAMPLES

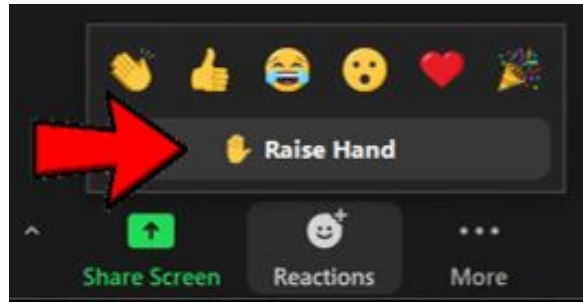
CHOICE OF CAP	EXCEPTIONS TO THE CAP	SETTING NEW STARTING RENTS	EXEMPTIONS	ADMINISTRATION
<p>California’s statewide rent stabilization policy limits annual rent increases to the Consumer Price Index (inflation) plus 5%, up to 10%.</p> <p><u>Example:</u> Rent in 2017: \$2,400</p> <p>Inflation 2017-2018: 2% + 5% = 7%</p> <p>New rent in 2018: \$2,568</p>	<p>In St. Paul, adjustments to the rent cap (upwards or downwards) may be granted upon consideration of the the following factors:</p> <ul style="list-style-type: none"> -Property taxes -Maintenance and operating expenses -Capital improvements affecting health and safety -Number of tenants or amenities offered -Condition of the rental unit 	<p>In California, when a new tenancy starts, the property owner can establish a new starting rent, regardless of what the prior tenant was paying.</p> <p>In Washington, D.C., the amount of the new starting rent is limited to 10% or 20%, based on when the owner last had a chance to set a new starting rent.</p>	<p>Oregon’s statewide rent stabilization policy exempts:</p> <ul style="list-style-type: none"> - New construction (defined as properties built in the last 15 years) -Subsidized properties or tenants (e.g. tenants in public housing units or with Section 8 Housing Choice Vouchers) 	<p>In Oregon, the State publishes annual rent increase limits. These limits are enforced through private action by Tenants and Landlords.</p> <p>In San Francisco, Tenants may petition the Rent Board if they believe they are charged more than the maximum allowable rent.</p>

GUIDING QUESTIONS

- ❖ How should rent increases be capped?
- ❖ What types of expenses should be able to be passed through to tenants as exceptions to the rent increase cap?
- ❖ Should a policy allow a landlord to “bank” rent increases if they choose not to apply them in a given year?
- ❖ Should the base rent level reset to market rate (or some other amount) when there is a change in tenancy?
- ❖ What types of properties should be exempt from rent stabilization?
- ❖ How should the rent stabilization policy be administered?

GUIDING QUESTIONS

- ❖ What could the policy include to support small property owners?
- ❖ What types of factors do you consider when deciding to increase the rent?
- ❖ How do you define a “small property owner”?



ADDITIONAL WAYS TO PARTICIPATE

Visit the Rent Stabilization webpage (<https://www.boston.gov/rent-stabilization>) to:

- ❖ Submit written comments
- ❖ Register for upcoming events
 - *July 26: Listening Session (Labor and Workforce Focused)*
 - *July 27: Listening Session (Tenant Focused)*
- ❖ Sign up for the Rent Stabilization email list
- ❖ Review materials from past listening sessions and Advisory Committee meetings

