

MEASURE P

CITY ATTORNEY’S IMPARTIAL ANALYSIS OF MEASURE P

The City of Richmond City Council placed Measure _ on the November 8, 2022, ballot. It proposes to adopt an ordinance amending the existing provisions of Richmond Municipal Code (“RMC”) section 11.100.070(b), which would change the annual rent increase limitation for regulated units, from 100% of inflation to 60% of inflation, as measured by the Consumer Price Index, or a flat 3%, whichever is less.

CURRENT REQUIREMENTS. Currently, where RMC Chapter 11.100, regulates the rents of a unit, RMC 11.100.070(b), limits rent increases in the following manner:

- Before June 30 of each year, the Rent Board announces the percentage by which rent for regulated units may be increased. This announced percentage is effective September 1st of each year.
- The Rent Board’s announced percentage must equal 100% of the inflationary increase that occurred between a 12-month period ending as of March of the current year, as measured by the Consumer Price Index. Under no circumstances shall the Rent Board announce a percentage that is less than 0%.
- For qualifying rent increases given on September 1, 2017, Landlords may increase the rent by 100% of the inflationary increase that occurred between two separate 12-month inflationary periods for the years 2015 to 2016, and 2016 to 2017.

PROPOSED CHANGES. This measure will change the provisions of RMC 11.100.070(b), in the following key areas:

- Reduces the percentage by which a Landlord may increase rents from 100% of inflation to a 60% of inflation or a flat 3%, whichever is less.
- Removes the allowance of a combined two 12-month inflationary rent increase for those qualifying rent increases given on September 1, 2017.
- Announces that on September 1, 2022, regulated units may not receive a rent increase that exceeds 3% of current rent.

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- Requires that if on or after September 1, 2022, a Landlord increases a regulated unit’s rent by more than 3%, the regulated unit’s rent must be returned to its legal amount as of August 31, 2022, and thereafter, may be raised by no more than 3%.

Measure_ has a phase in period, which would extend from the effective date of the Measure_ through August 31, 2023. During that period, a regulated unit’s rent cannot exceed the rental amount on August 31, 2022, plus 3%.

A “Yes” vote would amend RMC 11.100.070(b), to include the reduced limit of 60% or 3% and other proposed changes as described above

A “No” vote would reject the proposed changes and RMC 11.100.070(b), would not be amended.

This measure requires approval of a majority of voters to become effective. If this measure is approved by a majority of the voters but does not receive more affirmative votes than other ballot measures relating to RMC Chapter 11.100, et seq., this measure shall take effect to the extent it is not in conflict with the other approved measure(s).

Dated: August 3, 2022

/s/ [NAME]
City of Richmond City Attorney