



CITY OF BEVERLY HILLS RENT STABILIZATION PROGRAM

Facilitated Discussion Feedback on

Analysis of the Rent Stabilization Ordinance (RSO)

August 26, 2018

Session No. 2

Issue No. 3

Rent Increase Application Process

POLICY OPTIONS		
No.1	No Policy Change	The rent increase application process for both Chapters 5 and 6 would remain the same, adjudicated by a hearing officer and determinations principally upon evaluation of housing provider annual net operating income data. Capital expenditures can be applied as a surcharge without the application process for Chapter 5 tenancies, but for Chapter 6 tenancies factors are considered as part of the process.
No.2	Implement a Uniform Rent Increase Application Process for both Chapter 5 and Chapter 6.	Apply the same current Chapter 6 rent increase application process to Chapter 5. The default pass-through allowances for Chapter 5 could be applied to Chapter 6. Capital expenditure pass-through could be applied according to RSO guidelines.
No. 3	Create a Rent Control Board to respond to appeals of hearing officer decisions.	This option would establish a Rent Control Board to review hearing officer decisions to provide review by the Rent Control Board.
No. 4	Provide optional Mediation Services in advance of a hearing by a hearing officer.	This would add an optional step to allow the parties to obtain mediation services prior to a hearing by a hearing officer.
No. 5	Expand the range of factors under consideration in Rent Increase Application Process.	Considerations for Rent Increase could be expanded to include factors other than Housing Providers financials.

Instructions: Please complete and return your comments, concerns and/or suggestions at the end of this session for consideration. You may also submit via email at: bhrent@beverlyhills.org or by mail or hand deliver to the Rent Stabilization Office at: 455 North Rexford Drive, Room 200, Beverly Hills, CA 90210.

For questions please call: 310-285-1031.

