

BAYEAST

GOVERNMENT AFFAIRS / Weekly Report



Government affairs update for the week of October 13, 2024

More Rental Housing Policies for Unincorporated County

Rental housing dispute resolution and just-cause for eviction ordinances maybe coming to unincorporated Alameda County communities.

The Board of Supervisors will take the first step to approve both ordinances during their October 22 meeting.

The dispute resolution ordinance creates a system for rental housing providers and tenants in the to seek mediation for disputes including rent increases. Participating in the mediation process will be mandatory, however, the results will be non-binding unless the parties reach a legally enforceable agreement.

The just-cause for eviction ordinance will apply to single-family homes if the rental housing provider owns five or more rental units in the unincorporated areas of Alameda County. Some of the ordinance requirements are identical to current statewide just-cause eviction law. However, the proposed ordinance also requires:

- 90-days of notification of a no-fault eviction for households with a school aged, elderly, disabled, or lower-income member.
- Rental housing providers must provide a tenant two months of relocation assistance for a no-fault eviction.

If approved by the Board of Supervisors, the ordinance will apply to rental housing providers and tenants in Castro Valley, San Lorenzo, Ashland, Cherryland and the other unincorporated areas of the County.

County staff began studying potential rental housing policies during 2018. Since then, staff proposed a series of aggressive policies that would have negatively impacted rental housing providers. These versions of the dispute resolution and just-cause ordinances were the result of years of negotiation between stakeholders including tenant advocates and housing providers.

Bay East Voter Guide

The Bay East Association of REALTORS® 2024 Primary Election [voter guide](#) is one click away.

The voter guide presents the city council and mayor candidates that Bay East endorses and the ballot measures that Bay East and C.A.R. support and oppose.

Please contact [David Stark](#) if you have any questions about the candidate endorsement process.

Misleading Political Ad

A political advertisement supporting a Livermore City council candidate published in the October 17 edition of the *Livermore Independent* falsely implies that the Bay East Association of REALTORS® wants to “break the Urban Growth Boundary.” Bay East is not advocating to break this boundary.

If you have any questions about Bay East advocacy activities or any government-related real estate issues you want Bay East to research, contact [David Stark](#), Bay East Chief Public Affairs and Communications Officer.

**BAYEAST**
ASSOCIATION OF REALTORS®

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