

City Council Community Development & Neighborhood Revitalization Committee
Scope of Work for Just Cause Eviction research
September 16, 2020

1. Determine which states and municipalities have some form of eviction control measures in place.
2. Prepare a table that compares and contrasts JCE ordinances/laws
3. Identify the most common characteristics of JCE ordinances in jurisdictions without rent control or rent stabilization. Special attention should be paid to ordinance provisions that prohibit excessive rent increases in jurisdictions without rent control.
4. Identify best practices among jurisdictions with JCE ordinances/laws
5. Prepare a policy brief containing all of the information outlined above
6. California, NJ and OR have JCE and those laws ought to be closely examined as models
7. How do they handle the issue involving egregious rent increases?
8. Various options for the treatment of owner-occupied properties
9. Exemptions for certain instances (family members, undertaking substantial rehabilitation, etc.)
10. Lease renewal provisions – does JCE result in a perpetual lease?

Expected level of effort: 45 hours

Rate of pay: \$15/hour

Expected completion: no later than October 30, 2020



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CITY COUNCIL COMMUNITY DEVELOPMENT &
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c/o Community & Economic Development Office
City Hall, Room 32 • 149 Church Street • Burlington, VT 05401
802-865-7144 VOX • 802-865-7024 FAX • www.burlingtonvt.gov/cedo

Councilor Brian Pine, Chair, Ward 3
Councilor Sarah Carpenter, Ward 4
Councilor Zoraya Hightower, Ward 1

Wednesday, September 16th, 2020
5:00 PM – 5:30 PM

Draft Agenda

1. Review Agenda
2. Public Forum
3. Discuss Hiring a Research Assistant to gather information on Just Cause Eviction
4. Next Steps



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Committee members: Chair Brian Pine (BP), Sarah Carpenter (SC), Zoraya Hightower (ZH)
City staff: Christine Curtis, CEDO

Wednesday, September 16th, 2020
5:00 PM – 5:30 PM
Virtual Zoom Meeting

Approved 11/10 - Minutes

Meeting Started at 5:00 PM

1. Review Agenda

MOTION, to adopt the agenda as presented

VOTING: unanimous; motion carries.

2. Public Forum

Public forum opened, no one spoke, public forum closed.

3. Discuss Hiring a Research Assistant to gather information on Just Cause Eviction

BP shared a draft version of an outline of the Scope of Work for Just Cause Eviction research. The completed draft can be found online: [click here](#)

SC stated that she was envisioning a spreadsheet or report that would show legislation of other states and communities that have Just Cause Eviction laws in place. SC stated this should be a broad scope and not a detailed report of ordinances.

ZH wanted to add special attention to the item “prohibit excessive rent increases in jurisdictions without rent control” and termination of lease discussion. BP commented this will probably be the most contentious topic.

SC mentioned the real estate market and what impact the ordinances will

have on the community she stated this is a bigger project that they have not discussed yet.

MOTION by Councilor Hightower, SECOND by Councilor Carpenter, to authorize up to 45 hours of LOE by Audrey Oliver for completion of Just Cause Eviction research as laid out in the presented document.

VOTING: unanimous; motion carries.

4. Next Steps

BP stated the committee is moving forward with this step so they can be more informed and ready to face the challenges that may come with it.

ZH will share contact information with SC to get this project moving.

Next meeting will be Thursday, October 8th at 5:30 PM.

MOTION to adjourn the meeting at 5:30 PM

VOTING: unanimous; motion carries.