

**SANTA ROSA CITY COUNCIL MINUTES
SPECIAL MEETING
CITY HALL, 100 SANTA ROSA AVENUE
JULY 7, 2016**

1. CALL TO ORDER AND ROLL CALL

Mayor Sawyer called the meeting to order at 3:15 p.m. Council Members present: Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Coursey, Olivares, and Wysocky. Council Member Combs participated via teleconference.

2. PUBLIC COMMENTS – NONE.

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Sawyer recessed the meeting to closed session at 3:00 p.m. to discuss Items 3.1 as listed on the agenda:

3.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: one potential case.

Mayor Sawyer adjourned closed session at 4:00 p.m. and reconvened the meeting to open session in the Council Chamber at 4:05 p.m.

REPORT, IF ANY, ON CLOSED SESSION

Interim City Attorney Stricker reported that the Council met in closed session regarding Items 3.1 as listed on the agenda and there was no action to report.

4. ANNOUNCEMENT OF ROLL CALL

6. REPORT

6.1 REPORT - CONSIDERATION FOR ADOPTION OF AN URGENCY NINETY (90) DAY MORATORIUM ORDINANCE ON CERTAIN RESIDENTIAL RENT INCREASES OR ALTERNATIVELY, INTRODUCTION FOR ADOPTION OF AN EXTENSION FOR SEVENTY-FIVE DAYS (75) OF THE MORATORIUM ORDINANCE ON CERTAIN RESIDENTIAL RENT INCREASES

BACKGROUND: The Council has initiated a program to review and summarize rent stabilization programs in California, including options for the implementation of Mediation/Arbitration, Just Cause for Eviction and Rent Stabilization in Santa Rosa. On March 31, 2016, the Rent Stabilization Council Subcommittee considered six tenant protection options, eventually recommending adoption of limited rent stabilization with a companion rent moratorium. The subcommittee also discussed several options for implementation, which should be considered by the City Council.

On May 17, 2016, the City Council adopted a moratorium on certain residential rent increase to not more than 3% in a cumulative twelve month period. Ordinance No. 4063 became effective on June 23, 2016 for a forty-five day period and is set to expire on August 6, 2016, unless extended. Unless the moratorium is extended by an urgency ordinance of the City Council, which requires five-seventh vote, the current ordinance will expire prior to the effective date of an ordinance to extend the moratorium.

RECOMMENDATION: It is recommended that the City Council adopt an urgency ordinance extending the current moratorium on certain residential rent increases for a period of ninety (90) days, which would become effective immediately. Alternatively, it is recommended that the City Council introduce for adoption an ordinance extending the moratorium on certain residential rent increases for a period of seventy-five (75) days.

Presented by Chuck Regalia, Assistant City Manager, and Molly Dillon, Assistant City Attorney.

PUBLIC COMMENT

Davin Cardenas, North Bay Organizing Project, congratulated the Council on implementing the moratorium on rent increases and supported the extension of the moratorium.

Enrique Yarce spoke on how the moratorium on rent increases has impacted some of his friends.

MOVED by Council Member Coursey, seconded by Council Member Carlstrom, and **CARRIED** 5-2 (Mayor Sawyer, Council Members Carlstrom, Combs, Coursey, Wysocky voting yes; Vice Mayor Schwedhelm and Council Member Olivares voting no) to waive reading of the text and adopt:

ORDINANCE NO. 4067 ENTITLED: AN URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA IMPOSING A NINETY (90 DAY) MORATORIUM ON CERTAIN RESIDENTIAL RENT INCREASES IN THE CITY OF SANTA ROSA

7. ADJOURNMENT OF SPECIAL MEETING

Mayor Sawyer adjourned the special meeting at 4:18 p.m.

Approved on:

Stephanie A. Williams
Interim City Clerk