

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: CHUCK REGALIA, ASSISTANT CITY MANAGER  
CITY MANAGER'S OFFICE

SUBJECT: STUDY SESSION – RENT STABILIZATION OPTIONS

AGENDA ACTION: NONE

---

RECOMMENDATION

Informational only.

---

EXECUTIVE SUMMARY

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. A contract was awarded to Management Partners to conduct this research.

The purpose of this study session is to summarize the research conducted and present the findings thus far to the City Council.

This work effort is included within Council Goal #1 Create a Strong, Sustainable Economic Base, Strategic Objective #2, Evaluate Housing Initiatives.

BACKGROUND

On September 1, 2015, a City Council Study Session was conducted on Rent Stabilization. During this study session, the City Council reviewed relevant State laws, considered market information and housing data, and considered other cities rental housing programs, policy options and future implications.

On October 20, 2015, the City Council awarded a contract to Management Partners to analyze policy and management options for the implementation of Mediation / Arbitration, Just Cause for Eviction and Rent Stabilization in Santa Rosa.

The Rent Stabilization Sub-Committee was established to oversee this research. Members of this sub-committee include Vice Mayor Schwedhelm and Council Members Combs and Coursey. Three sub-committee meetings have been held; November 9, 2015, December 7, 2015 and January 4, 2016.

### PRIOR CITY COUNCIL REVIEW

September 1, 2015 - City Council Study Session Rent Stabilization  
October 20, 2015 – Contract award to Management / Partners

### ANALYSIS

Based on the Management Partners scope of work dated September 21, 2015, the project deliverables include:

- Deliverable 1-Preparation of Research Agenda
- Deliverable 2-Observations and Preliminary Ideas
- Deliverable 3-Draft Presentation to the City Council in a public work session
- Deliverable 4-Conduct additional research and analysis as identified during the City Council work session and make a second presentation to the City Council at a regular meeting or work session

To accomplish these deliverables, it was agreed to separate the project into three steps, or tasks, as follows:

- Step 1 – Identification of survey cities and general information gathering
- Step 2 – Identification of processes, costs and anticipated unique administrative requirements to implement these programs in Santa Rosa. This step also anticipates a decision on community outreach and an identification of research gaps and any other study areas
- Step 3 – Presentation(s) to the City Council, in a study session

At this time, Steps 1 and 2 have been completed and Step 3 is the subject of this agenda item.

### FISCAL IMPACT

Holding a study session does not have a fiscal impact on the General Fund.

### ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it

is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

#### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

None.

#### NOTIFICATION

Not applicable.

#### ATTACHMENTS

Attachment 1 - Management Partners memorandum of January 12, 2016, and material presented to the Subcommittee to date.

#### CONTACT

Chuck Regalia, Assistant City Manager, [Cregalia@srcity.org](mailto:Cregalia@srcity.org)