

City of Santa Rosa



Legislation Details

File #:	17-1103	Version:	1	Name:	Urgency Ordinance - Temp Reg of Tenant Evictions
Type:	CC- Report	Status:		Status:	Agenda Ready
File created:	12/6/2017	In control:		In control:	City Council
On agenda:	12/19/2017	Final action:			
Title:	REPORT - URGENCY ORDINANCE TEMPORARILY REGULATING TENANT EVICTIONS IN THE CITY OF SANTA ROSA				

BACKGROUND: The fires destroyed approximately 5% of the City's housing stock. The sudden and substantial loss of residential units, both rental and owner-occupied, exacerbated the City's already existing housing shortage and further disrupted an already unstable rental market. There is evidence that the rental market is further skewed by the presence of insurance proceeds, which may allow some households displaced by the fire to afford higher rents, while increasing the risk that other households may be displaced or priced out of the market.

Staff of Housing and Community Services has received multiple reports that some landlords may be taking advantage of the exceptional circumstances to evict existing lower income tenants in order to rent, at significantly higher rates, to insured households displaced by the fires. The combination of the City's extremely low vacancy rates and the sudden spike in rents may make it difficult, if not impossible, for lower income tenants to find affordable rental housing within Santa Rosa, placing those individuals and families at increased risk of housing instability and homelessness.

At the request of Council members, this item offers a temporary urgency ordinance for the Council's consideration. The proposed ordinance would establish limited restrictions on residential tenant evictions during the term of the state and federal declarations of emergency, and is intended provide protections to existing tenants and bring greater stability to the rental market. Although drafted as an urgency ordinance to take effect immediately, the Council may, as an alternative, consider its adoption as a regular ordinance.

RECOMMENDATION: In light of conditions created by the wildfires of October 2017, it is recommended that the Council consider an urgency ordinance establishing temporary restrictions on tenant evictions in Santa Rosa. The proposed ordinance would take effect immediately upon adoption and would be of limited scope and duration.

Sponsors:

Indexes: Not a Project

Code sections:

Attachments: 1. Staff Report, 2. Ordinance - Urgency, 3. Ordinance Summary, 4. Presentation (Added 12-19-17)

Date	Ver.	Action By	Action	Result
12/19/2017	1	City Council	continue	