

City of Santa Rosa



Legislation Details

File #: 22-0887 **Version:** 1 **Name:** Amendment to Chapter 6-66 - Mobilehome Rent Control
Type: CC- Public Hearing **Status:** Agenda Ready
File created: 11/8/2022 **In control:** City Council
On agenda: 11/29/2022 **Final action:**
Title: PUBLIC HEARING - AMENDMENT TO CHAPTER 6-66 OF THE SANTA ROSA CITY CODE - INTRODUCING A MOBILEHOME RENT CONTROL ORDINANCE

BACKGROUND: City of Santa Rosa mobilehome park residents (“Residents”) requested a reduction in the maximum allowable annual rent increase. City staff (“Staff”) has reviewed the local and statewide mobilehome rent control landscape and has convened ad hoc meetings between Residents and mobilehome park owners (“Owners”). Accordingly, Staff recommends that the Council reduce the maximum annual allowed rent increase from 100% of CPI with a 6% cap to 75% of CPI with a 5% cap and allow Owners to raise rents by 10% upon in-place transfers. In-place transfers occur when a mobilehome owner sells their home to another person. Currently, the City Code does not allow in-place transfer increases in half of the parks and limits such increases in the other half.

RECOMMENDATION: It is recommended by the Housing and Community Services Department and the City Attorney’s Office that the Council introduce an ordinance amending Chapter 6-66 of the Santa Rosa City Code to: (1) reduce the allowable annual rent increases from 100% of CPI with a 6% cap to 75% of CPI with a 5% cap; (2) allow for a 10% increase in space rent following an In-Place Transfer; and (3) make other minor amendments to conform to changes in State law.

Sponsors: Housing and Community Services

Indexes: Not a Project

Code sections: 15061(b)(3) - General Rule Exemption, 15378 - Not a Project

Attachments: 1. Staff Report, 2. Attachment 1 - Ordinance Redline, 3. Attachment 2 - Mobilehome Park Average Rents, 4. Ordinance, 5. Presentation, 6. Public Hearing Notice, 7. Late Correspondence (Uploaded 11-29-2022), 8. Late Correspondence (Uploaded 12-2-2022), 9. Late Correspondence (Uploaded 12-15-2022)

Date	Ver.	Action By	Action	Result
11/29/2022	1	City Council	to waive reading of the text and introduce as amended	Pass