



City of Santa Rosa

Legislation Details

File #:	16-0795	Version:	1	Name:	Rent Stabilization
Type:	CC- Report	Status:		Status:	Agenda Ready
File created:	4/12/2016	In control:		In control:	City Council
On agenda:	5/10/2016	Final action:		Final action:	
Title:	REPORT - DIRECTION TO PREPARE RENT STABILIZATION ORDINANCE AND ADOPTION OF AN URGENCY RENT MORATORIUM ORDINANCE				

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. A presentation of these program options was made to the Council on January 26, 2016.

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.

RECOMMENDATION: It is recommended by the Rent Stabilization Subcommittee of the City Council, on a 2-1 vote (Schwedhelm voting no), that the Council direct Staff to prepare a "limited" rent stabilization ordinance which would also include a "just cause" eviction ordinance.

If a majority of the Council directs staff, by motion, to prepare such an ordinance, then the subcommittee further recommends that the Council adopt a Rent Moratorium as an urgency ordinance in order to prevent rental increases while the ordinance is being prepared. An urgency ordinance would require five (5) votes of the Council in accordance with the City Charter. If a majority of the Council votes not to move forward with a rent stabilization ordinance, there would be no need or legal basis to adopt a moratorium.

Sponsors:

Indexes: Not a Project

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1, 3. Ordinance, 4. Presentation

Date	Ver.	Action By	Action	Result
5/3/2016	1	City Council		