



CITY OF HEALDSBURG RENT STABILIZATION ADVISORY

The City Staff met with approximately 25 property owners and rental property managers on July 22nd and July 24th representing approximately 650 rental units in Healdsburg. The discussion focused on the impacts recent evictions and significant rent increases have had on our community. A lengthy discussion ensued regarding the actions of a few property owners / property management firms that have created concerns throughout the Healdsburg community. The City Manager advised those in attendance that Council had directed him to prepare a "Rental Advisory". The "Advisory" is intended to express City Council's intent that all those who reside in rental units are provided a level of stability in their rent and occupancy. The City has taken many steps to address housing challenges our community is facing. Some of these steps include the adoption of the City's Housing Element, the recent Housing Our Community workshops, and Council's goals relating to housing in the 5-year strategic plan and annual goals. The "Advisory" and other steps that are currently being taken are all consistent with those documents and goals.

The City Council of the City of Healdsburg values all members of our community. Housing that is decent, safe and affordable to all is critical to the overall quality of life in our community. The City is committed to providing Healdsburg residents who reside in rental units a level of stability in their rent and occupancy. The following Rental Stabilization Advisory addresses concerns that have been raised due to recent substantial rent increases and tenant displacements related to repair/maintenance issues.

Please note, City housing policy documents including the City's General Plan and recently adopted Housing Element, as well as the recent Housing Our Community workshops provide additional background on housing topics. While it is expected that property owners comply with all applicable laws, the purpose of this Advisory is to affirm Council's support of the City's housing goals and communicate expectations to property owners.

1. Property owners have an obligation to provide a measure of reliability to tenants regarding rent increases both in terms of rate of increase and frequency. Rent increases for current tenants should be reasonable and fair. A guideline for a reasonable and fair increase amount should not exceed 10% annually.
 - a. Rents should not be raised more than once per calendar year to current tenants.
 - b. Owner should be able to recover the cost associated with an increased cost of operations and maintenance.
 - c. Owners should, whenever possible, provide tenants with a minimum of 90 calendar days' written notice prior to the effective date of any rent increase.
2. When significant work on a rental unit is needed that requires the tenant to be removed, the tenant is to be given **the first right of return** to his or her unit once repairs are completed.
 - a. Owners should be able to recover the documented cost of capital improvements averaged on a per unit basis amortized over a period of no less than 48 months;
 - b. First right of return would not apply to those tenants that are delinquent in rental payments; and/or that have violated the rental/lease provisions;
 - c. If renovations / improvements require terminating tenancies, owners should provide a minimum of 90 days' written notice to the tenant.
 - d. Owners must consider and respond appropriately to requests for reasonable accommodations from tenants with disabilities.

3. Owners / property managers imposing reasonable rent increases should be willing to listen openly to tenants' concerns and consider special arrangements for hardship cases when appropriate.
4. Safe and healthy living conditions are a shared responsibility. Property owners are expected to respect the rights of their tenants and provide a timely response to maintenance/repair requests and in accordance with applicable law.
 - a. Rental property owners are responsible for maintaining their property in good repair and are encouraged to work with their tenants to visually inspect properties on a regular basis to identify any health and/or safety issues and complete any required corrections promptly.
 - b. It is important to contact the City's Planning and Building Department prior to initiating necessary work to determine whether or not a building permit is required. The Building Department is available to provide information and assistance regarding building code requirements.
 - c. In accordance with State law, owners are prohibited from taking action (such as increasing rent, or serving notices of termination) that could be considered retaliatory against tenants who have recently made complaints to the City regarding unresolved health and safety issues in their units.

SUPPORT

Alliance Property Management
BirdSong Property Management
Canyon Run Apartments
CB Robertson
Century 21 Healdsburg
Dayton Property Management
DeDe's Rentals
Fowler
Harvest Grove Apartments
Matsuda Enterprises
Don and Judy Mills

David Spangenberg
Albina Zhazan
Monte Vina Apartments
Oak Grove Apartments
Parkland Senior Housing Apartments
Sotheby's
Timely Property Management
Fitch Mtn Terrace I & II
Northcoast Rental Housing Association
President
California Apartment Association

REFERENCES

Healdsburg Housing Element | www.ci.healdsburg.ca.us/357/Housing-Element

Healdsburg General Plan | www.ci.healdsburg.ca.us/354/General-Plan

Housing our Community | www.ci.healdsburg.ca.us/360/Housing

Healdsburg Strategic Plan | cityofhealdsburg.org/404/Strategic-Plan

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