

For many residents, high rents can choke spending on other goods and services, impeding the economic recovery. Given the increased housing cost burdens that area faced by many City of Sebastopol, excessive rental increases threaten the public health, safety, and welfare of the City's residents, including seniors, those on fixed incomes, those with very low-, low-, or moderate incomes, and those with other special needs, to the extent that such persons may be forced to choose between paying rent and providing food, clothing, and medical care for themselves and their families.

Rising rents, in many instances, are not only pushing lower income residents, but elderly residents, as well as children whose families have been here for years out of the City as well. These residents feel anxious and worried about their future and we have a responsibility to our constituents to help them in whatever way possible on ensuring they have all the possible tools needed to help them maintain their residency in the City of Sebastopol.

Some community members have expressed concern that even studying this item will create market uncertainty and concern among some property owners that if they do not immediately increase rents and/or take action to terminate tenancies without just cause, they could face a loss of income and/or loss of property value.

As noted by the dissolution of the Community Development Agency, money for affordable housing has dried up. As noted by the issue in Santa Rosa, cities have been left to address this problem on our own.

As Councilmembers, we have a responsibility to our constituents. We have a duty to ensure that growth shouldn't strain longtime residents; that families are an essential part of the social fabric of this City and that we want our children and grandchildren to be able to afford to live in the City where they were raised.

Therefore, I am requesting the City Council approve requesting direction to City Attorney to analyze various tenant protection policy options, including legislation to establish rent control/stabilization and/or just cause eviction policies.

RECOMMENDATION:

Staff recommends that the City Council the City Council Discuss and Act on the Request from Councilmember Jacob for Direction to City Attorney to analyze various tenant protection policy options, including legislation to establish rent control/stabilization and/or just cause eviction.

Attachments:

None