



**CITY OF PACIFICA  
COUNCIL AGENDA SUMMARY REPORT**

**5/22/2017**

**SUBJECT:**

Review Current Activities of the Rent Advisory Task Force

**RECOMMENDED ACTION:**

Place activities of the Rent Advisory Task Force on hiatus until the result of the November 2017 ballot measure regarding the Pacifica Community Preservation, Rent Stabilization, and Renters' Rights Act is known.

**STAFF CONTACT:**

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**BACKGROUND/DISCUSSION:**

On January 25, 2016, City Council directed formation of an advisory committee consisting of tenants, landlords, and neutral parties to develop an advisory measure, similar to one developed by the City of Healdsburg, addressing landlord-tenant relations. Based on this direction from Council, staff invited six members of the community - two each representing Pacifica tenants, apartment owners, and impartial community members - to participate on the Rent Advisory Task Force ("Task Force").

The Task Force has emphasized the importance of being informed by facts when developing the rent advisory measure. Accordingly, it has evaluated various data about Pacifica's rental housing stock and renter population. The data evaluated by the Task Force has included trends related to population growth, vacancy rates, household income, and median rent. As directed by Council, the Task Force also discussed the provisions contained in the City of Healdsburg's *Rent Stabilization Advisory Measure* and their applicability to the rental housing environment in Pacifica.

The Task Force reached consensus on the topic areas that Pacifica's rent advisory measure should address:

- Predictable, modest rent increases
- Appropriate causes for terminating tenancies
- Amortized cost recovery for landlord capital improvements
- Expedited City permitting for improvement projects
- First right of return for tenants displaced by repairs to their unit
- Timely response to tenant repair and maintenance requests
- Landlord consideration of tenant hardships
- Creation of a housing resource list, including local providers of emergency financial assistance
- Short-term rental guidelines
- Development of additional rental housing

Council member Martin requested that the Council discuss the charter and continued need for the Task Force in light of recent adoption of an Interim Rent Stabilization and Just Cause for Eviction Ordinance and placement of a permanent measure on the November ballot.

The Task Force also discussed this question at a recent meeting and there was acknowledgement that a Rent Advisory Measure could provide a community benefit for those

rental units that are exempt from the ordinance, if approved by the voters, and would provide a community-wide benefit if the November ballot measure is not adopted by the voters. Staff's recommendation is to place activities of the Rent Advisory Task Force on hiatus until the results of the election are known. At that time, and if the Council continues to desire that an advisory measure be prepared, the Task Force can focus its efforts either on units exempt from the City's ordinance or rental units in general.

**RELATION TO CITY COUNCIL GOALS AND WORK PLAN:**

**Priority 1b Rent Stabilization and Just Cause for Eviction** - revisit the current activities of the Rent Advisory Task Force.

**FISCAL IMPACT:**

None.

**ORIGINATED BY:**

Planning Department

**ATTACHMENT LIST:**

Rent Advisory Task Force Charter (PDF)