16

CITY COUNCIL MEETING
AUGUST 19, 1987

PETITION RECEIVED REQUESTING RENT CONTROL

CC-16
CC-25

Council on motion of Council Member Hinchman, Reid second, referred to staff, a petition received requesting rent control be established in the City of Lodi. Further,

Council directed the City Clerk to forward a letter to the circulator of the petition advising of the action of the Council in this matter.

COUNCIL COMMUNICATIC

TO: THE CITY COUNCIL FROM: THE CITY MANAGER'S OFFICE	COUNCIL MEETING DATE August 19, 1987	NO.

SUBJECT:

PETITION RECEIVED REQUESTING RENT CONTROL BE ESTABLISHED IN THE CITY OF LODI

Attached is a petition signed by nineteen people requesting that an "organized rent control" be established in the Lodi area. The author of the petition cites reasons the request is being made and the fact that other cities have established rent control programs.

RECOMMENDED ACTION: That Council, by motion action, refer the matter to Staff for review and placement on a future agenda.

Alice M. Reimche
City Clerk

AMR:jj

COUNCOM5
TXTA.02D

Lodi City Councel
City of Lodi
City Hall
221 West Pine Street
Call Box 3006
Lodi, Ca. 95241 - 1910

August 7, 1987

RECEIVED
CITY CLERK
CITY OF LODI

Dear Gentlemen:

I am writting this letter to you in deep concern to a matter that has not only arisen with me, but, I'm sure it has with others as well.

The purppose of this letter is to purpose a organized "Rent Control" here in the Lodi area. I not only make this purposal for myself, but for everyone that is just as concerned about it as I am.

Just how far can the rent for a house or an apartment go? Especially when the dwelling is far below the criteria of places that are worth the rent.

A very good example of this, is the house in which I and my three children live in. It is located in the south part of Lodi in not so run down of an area. Yet the house itself is becoming a shamble. I have earnestly done all I could possibly do for the house on what little expense that I live on. Still, the foundation is giving away in places. Woodrot has become evident in the bathroom and laundry area. Not to mention the outside molding slowly letting go from the frame of the house.

As far as the landlord is concerned, the landlord could care less; With of course, the exception of aquiring more and more rent for it.

When I first moved here I signed a contract at $285.00 per month. Then it went to $300. Then $320 and shortly it will as I have been duly informed that it will go to $345.00

Gentlemen, shouldn't there be a reasonable "Ceiling" based on legality as to how high a landlord can raise the rent?

I have seen at times, in the news on television; that there are other areas that have a "Rent Control".
I don't see why, in Our Fair City Of Lodi, that we can't have a "Rent Control".

Gentlemen; I do not ask a purpocal such as this, for only myself, but for all the people here in Lodi that are just as concerned about it as I am. As I have stated before.

Also, I will do anything that is requested of me from the City Councel or other officials that may want to aid me in bringing this concerned matter about.

Very Sincerely
Yours,

Carol Kreis

P.S. Below I have some names of concerned parties. Presented in their own signatures.

Kathleen Brown
Maria Vargas
Peter Harvey
Vesta Johns
Suzanne Matthews
Margie Cain
Dina Garcia
Terry Guido
Andrea Dimeng

E. Lizarraga
Lester W. Ferguson
Joel Leach
[illegible]
Linda Thornbury
[illegible]
Theresa Gillanes
Martha Lanardini
[illegible]

Carol Kreis
935 S. Central Ave.
Lodi, Ca 95240

STOCKTON, CA 95213
PM
10 AUG
1987

To: Lodi City Councel
City of Lodi
City Hall
221 West Pine Street
Call Boy 3006
Lodi, Ca 95241 - 1910

CITY COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

August 25, 1987

Ms. Carol Kreis
935 South Central Avenue
Lodi, CA 95240

Dear Ms. Kreis:

Please be advised that your petition dated August 9, 1987 requesting rent control be established in the City of Lodi was presented to the Lodi City Council at its regular meeting of August 19, 1987. Following discussion, that matter was referred to staff for review.

Council appreciates receiving your petition outlining your concerns and you will be advised when this item will appear on the agenda.

If you have any questions, please do not hesitate to call this office.

Very truly yours,

Alice M. Reimche

Alice M. Reimche
City Clerk

AMR:jj

Lodi City Council
City Of Lodi
City Hall, 221 West Pine Street
Call Boy 3006
Lodi, California 95241 - 1910

August 25, 1987

RECEIVED
1987 SEP -8 PM
ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

Petition

This Petition is in dire concern for people who rent.

It is a proposal for the enactment for "Rent Control" here in the City Of Lodi.

If you are a renter, you should be concerned about just how much a landlord can raise your rent.

This Petition is to put a ceiling on just how much the landlord can raise the rent without becoming unreasonable and illegally overbearing on the said property that you rent.

Below, names of concerned parties.
Presented in their own signatures.

(5-29-5[illegible])

1. [illegible]
2. [illegible]
3. Sunny Brooks
4. Michael [illegible]
5. Rhonda Seibert
6. Debbie Crawford
7. Carolyn Jenkins
8. Blake L. Dotson
9. Randy Carroll
10. Lynette Carpenter
11. L L Thompson
12. Doug Thompson
13. Craig Brooks
14. Richard [illegible]
15. [illegible]
16. [illegible]
17. Beverly J Sandberg
18. [illegible]
19. Sherry L Wright
20. Lillian Howe
21. Lester Howe
22. Guadalupe Reyes
23. Sarah Robbe
24. Kim Slagle
25. Leah Gowdy
26. Bryant Gannon JR
27. Russ [illegible]

9-6-87

1. Brenda Schaefer
2. Viola Jones
3. Rose Williamson
4. Frances Swanson
5. Ruben Gonzalez
6. Cyriano Hawley
7. Tammy McKy
8. Lila E Cowart
9. Dora Garcia
10. Richard Minter
11. [illegible] J Hiatt
12. [illegible]
13. John [illegible]
14. Michael Bassett
15. Michael Swilen
16. Richard Kelham
17. John A Gifford
18. Ted Kammerer
19. Betty Schuber
20. Robert A Mitchell Jr.
21. Amalia Hurado
22. [illegible]
23. Roy Boteley
24. Maria M. Munter
25. Servando Salazar.
26. Randy Lin Howard
27. Bruce Colony
28. Jose Martinez
29. Manuel Martinez Jr.
30. Cathy Thomas
31. Yolanda Trevio
32. Adelfa Aguiar
33. Martin Curlee
34. David Mitchell
35. David Cast
36. Maria Valencia
37. Judi Jones
38. Daniel W Gillis

9-7-87

1. Tressa Comner
2. Marina [illegible]
3. [illegible]
4. [illegible]
5. Rich Ayres
6. Charlene Mohl
7. P. O'Hughnessy
8. Mary G. O'Brien
9. Sharon Coulter
10. Michelle Garrelts
11. Maria Matilde Alfonso
12. Mrs Joseph L Manson
13. Mr E Nunez
14. J. Dowdy
15. Tiri Fernandez
16. Lauren Auble
17. Debbie Welch
18. Mrs. Mere Hilda H Mesa
19. Sergio Duran
20. Emanuel John Kauk
21. Virginia A. Culp
22. Mrs Paula Hanson
23. Craig Williamson
24. Robert Cosjens
25. Robert E Lea
26. Debra K. Lea
27. Mary Perez
28. Marilyn Sandoval
29. Mary Robison
30. Beatrice Hensley
31. Sharlene Patterson
32. Tammy Gallego
33. Wayne Gallego
34. Richie L Higgins
35. Lupe Ambriz
36. Mary Tombalos
37. Ofelia Sandoval
38. Lisa Renfro

Alice M. Reimche
City Clerk
City Of Lodi
City Hall 221 West Pine Street
Call Boy 3006
Lodi, Ca 95241-1910

September 2, 1987

RECEIVED
1987 SEP -3 AM 9:17
ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

Dear Alice,

You will receive more signatures by September 9, 1987.

Thank You.

Sincerely,

Carol Kreis

Lodi City Council
City Of Lodi
City Hall, 221 West Pine Street
Call Box 3006
Lodi, California 95241 - 1910

August 24, 1987

Petition

This Petition is in dire concern for people who rent.

It is a proposal for the enactment for "Rent Control" her in the City Of Lodi.

If you are a renter, you should be concerned about just how much a landlord can raise your rent.

This Petition is to put a ceiling on just how much the landlord can raise the rent without becoming unreasonable and illegally overbearing on the said property that you rent.

Below, names of concerned parties.
Presented in their own signatures.

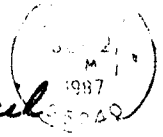
1	Murmikano Lira		
2	Victorino Jimenez	Lori L. Miller	17
3	Michael Boeze	Marvel E. Ragan	18
4	Joanne [illegible]	Julia Bowman	19
5	Dorothy Hike	Bonnie Brandenburg	20
6	Dawna De Silva	Cheryl [illegible]	21
7	Alice Martinez	Mrs. R. Standa	22
8	Julie Maldonado	Mary Souther	23
9	Kathryn Shirley	Della M. [illegible]	24
10	Linette Shirley	Rita A. Rust	25
11	Debra D. Robertson	Gerard Espinoza	26
12	Barbara Pearson	Mildred Tromley	27
13	Priscilla Magdaleno	[illegible]	28
14	Janice Matthews	Jo Ann Elliott	29
15	Petra Barela	30 Deanna Abu-Shamsiy	
16	Pete Melendez		

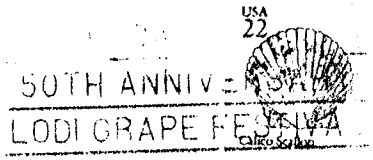
31 Sophia M Causon
32 Kathy Billamy
33 [illegible]
34 Betty L. Mitchell
35 Rachel Ortega
36 James A Terry
37 Brenda [illegible]
38 Michele Greene
39 Jackie Emerson
40 Robert M. Montany
41 BETTY EDWARDS
42 Stephanie Angele
43 Roberta Brazil
44 Kay Urrutia
45 Elena Bouche
46 Teresa Sanchez
47 Linda Sanchez
48 Cipriano Bouche
49 Esperanza Olivera
50 José Manuel Ceja.
51 Kitty Cooper
52 Kaw [illegible]
53 Jerry [illegible]
54 Mary B. Reierson
55 Christina Abila a
56 Brijida Torres Ortiz
57 Rosalea Torres
58 Marilyn Hogue
59 Cheryl [illegible]
60 Miss Bobby Branich
61 Patti Alvarez
62 Valora C. Casas
63 Johnny Ramirez
64 [illegible]
65 Cheryl G. Francisco
66 Mary Blair
67 Armando Charles Jr.
68 Sharon Owen.
69 Una Rogers
70 Lisa O'Neal
71 Pamela Hale
72 Alice Wilmer
73 Carl N Murray
74 Scott Jones
75 Helen Jones
76 Sherrell R. Herbert
77 Elizabeth L. Lopez
78 Debbie L Cate
79 Ronald R Flickinger
80 Susan Sheehan
81 Adrian Ordaz
82 Eddie Fraga
83 José Ochoa
84 Pablo Ochoa
85 Kevin Welch
86 A. Korin
87 Norma A. Garcia
88 Dorothy E. McKinney
89 Jerry Scratcher
90 Florence Smith
91 Fannie Berkowitz
92 Russ Mendinger
93 Jerry Swartz
94 Gail Gottlob
95 Tammy M. Todd
96 Nancy Smith
97 Daniel L Adams
98 Brenda Fechter
99 Gloria Lopez
100 Chris Cooper
101 Cynthia Adams
102 Jeff Nichols
103 Juanita K Mall
104 Bill Williams

105 Buster Williams
106 Lillie Kauck
[illegible]
[illegible] Smadar Batch
109 Joy J. Baxter
110 Debra J. Ruewig
111 Debra Throne
112 Cheryl Matley
113 Theresa M. Vegas
114 Louise Susany
115 Gail C. Langley
116 Diana G. Salazar
117 Betty Maciel
118 Robin Hendricks
119 Pete Binto
120 Greg Walther
121 Ronald Slawski
122 Lynette A. Crow
123 Eileen Mintern
124 Lisa L. Odom
125 Amber Smith
126 Don Jackson
127 Chris Daniels
128 Debra Edgar
129 Rita Martin
130 [illegible]
131 Mike Pitts
132 Hermelinda Saavedra
133 Marcene Conner
134 Tammy Gallego
135 Angie Butler
136 Charlen Thompson
137 [illegible] A. Hester
138 Adolfo Soto
139 [illegible] A.
140 Yvonne M. Bell
141 Tony Sibrian
142 Ruth Clark
143 June Clark
144 Sandra K. [illegible]
145 Charlene [illegible]
146 Terry Parker
147 Gary Parker
148 Joey Romero
149 [illegible]
150 [illegible]
151 Tom D. [illegible]
152 Mrs. F. Guglielmo
153 Michele Bowen
154 Tami Degrood
155 Thelma Garrett
156 Anna Barton
157 Sandy Marvel
158 Cathy Marvel
159 Ken [illegible]
160 Charles [illegible]
161 Thomas & Eileen Batty
162 [illegible]
163 Rob Parkinson
164 John [illegible]
165 Clarin Mendonca
166 [illegible]
167 Gabriel Tanz
168 Sheryl Wiklund
169 Lori Isaacs
170 Domingo Francisco Andrade
171 Norma Rose
172 Bernice Rossi
173 Kerry C. Avery
174 William E. [illegible]
175 Melissa Kretzer
176 Gerald Stagg
177 Rose Ann Wohl
178 Helen Flemmer

Carol Kreis
935 S. Central
Lodi, Calif. 95240

To: Lodi City Council
City of Lodi
City Hall, 221 West Pine Street
Call Box 3006
Lodi, California 95241 - 1910





MEMORANDUM, City of Lodi. Community Development Department

OCT 0 1 '87
RECEIVED
City Manager's Office
OCT 13 PM 4:53
ALICE M. REIMCHE
CITY CLERK
COPY-CITY CLERK

TO: CITY MANAGER

FROM: COMMUNITY DEVELOPMENT DIRECTOR

DATE: OCTOBER 1, 1987

(Copies to Council)

SUBJECT: BACKGROUND REPORT - RESIDENTIAL RENT CONTROL

At its meeting of Wednesday, August 19, 1987, the City Council was in receipt of a request to establish residential rent control in Lodi. The matter was referred to the Community Development Department for the purpose of receiving background data on the subject.

Attached are ten copies of the Background Report on this subject. Although brief, we feel it covers the subject adequately. If further data is desired, please inform us.

Attachment

A Staff Background Report

RESIDENTIAL RENT CONTROL ORDINANCES

Residential rent control ordinances first gained wide-spread usage in the late 1970's. Although the specific language more often refers to them as Rent Stabilization Ordinances (or something similar), this report will hereafter continue to refer to them as rent control ordinances or RCO'S.

Currently, approximately 45 communities in California have rent control ordinances. The total population of these communities is over 8 million, or about one-third of all Californians. These jurisdictions are:

Alameda	Culver City	Palo Alto	San Marcos
Benicia	Gardena	Pismo Beach	Santa Barbara
Berkeley	Hawthorne	Rancho Mirage	Santa Barbara County
Beverly Hills	Hayward	Rialto	Santa Clara
Camarillo	Hemet	Rocklin	Santa Clara County
Campbell	Lancaster	Sacramento	Santa Monica
Capitola	Los Angeles	Sacramento County	Santa Rosa
Carpenteria	Los Angeles County	Salinas	Sonoma County
Carson	Los Gatos	San Buenaventura	Thousand Oaks
Chino	Morgan Hill	San Francisco	Union City
Clovis	Oceanside	San Jose	Vacaville
Cotati	Palm Springs	San Juan Capistrano	

GENERAL PURPOSE

RCO's are an exercise of the city's police power to protect the health, safety, and welfare of its citizens. They address the hardships caused by serious housing shortages such as the decreased availability of adequate but affordable housing, the excessive rents caused by exploitation and speculation in the housing market, and the displacement of persons who find they cannot keep pace with rapidly rising rents. These hardships especially affect the poor, senior citizens (on fixed incomes), young families, minorities, and students.

CONDITIONS INDICATING NEED

There are several common conditions that precede the enactment of most RCO's and whose presence indicate a real need for such exists. These are: low vacancy rates (defined as under 5%), rapidly increasing rents (greater than 10% per annum), overcrowding (more than 3 persons per room), displacement, and large numbers of non-transient homeless. It is also necessary to determine that any or all of these conditions can be expected to continue into the indeterminate future.

SCOPE OF ORDINANCES

Most rent control ordinances apply to all dwelling units designed for rental use or actually rented as of a certain date (typically the date of the RCO's enactment)

with certain exceptions. New construction is exempted by virtually all existing RCO's. Single-family residences and landlords with less than four rental units may also be exempt as are temporary housing accommodations (i.e. hotels, motels, boarding houses) in which the rental period is less than fourteen to thirty days.

Some RCO's have also expanded their scope to include mobile home parks. While this type of ordinance addresses the price of spaces in the mobile home park rather than the dwelling units, they are otherwise substantially similar.

A majority of RCO's now include an "eviction for good cause" element to further protect rental residents from arbitrary, discriminatory, or retaliatory eviction.

ORDINANCE PROVISIONS

The provisions of most RCO's call for the establishment of a committee or board to carry out and enforce the provisions of the code. Typically, they are called "Rent Review Committees" or "Rent Stabilization Boards," etc. These boards are charged with 4 basic duties: 1) set rent ceilings; 2) register all rental units; 3) make adjustments on rent ceilings; and 4) enforce violations of the ordinance.

Rent ceilings are usually set at some base level (i.e. rent at time of enactment of the RCO) with provisions to allow for a 5 to 10% increase once per annum provided a 60 day notice is given. The percentage increase may be fixed or tied to the local Consumer Price Index (CPI) or some other index. Rents in excess of such provisions are unlawful except where successfully appealed before the board due to a particular hardship.

Some provisions provide that the fine for violation of the RCO be paid to the tenant on whom the rent was wrongfully imposed.

CRITICAL ARGUMENTS

1. The specific language of most RCO's state that efficient landlords will receive no more than a fair return on their property. While this does reduce the widespread speculation in the rental property market, it may also tend to reduce reinvestment in the property in the form of capital improvements. This is especially critical since RCO's tend to only apply to older units where more upkeep is required to maintain a certain standard of living conditions than newer units. A California newspaper concurred, finding that the quality of rental housing declined 14 percent in rent-controlled cities in a recent study.

2. Those ordinances that allow up to a fixed percentage annual rent increase may promote rent increases in excess of actual inflation since landlords may tend to increase rents at the highest rate allowed regardless of actual costs.

3. The task and associated cost of administering and enforcing a rent control ordinance is substantial. First, an ordinance has to be written and a board or committee established. Second, each rental unit must be classified as either exempt or not and, if not, must be properly registered and tracked. The enforcement of such an ordinance to insure adequate compliance also creates the need for more manpower, especially legal counsel.

4. Rent control could bring on a diminution of property values resulting in a reduced property tax base. An independent study of 60 cities showed that property values declined 7-12 percent in cities with rent control, significantly more than cities without RCO's.

5. Some measure of de-control must be adopted so that when rent instability is no longer a problem, the city can return control to the landlords without significantly affecting the market.

OTHER CONSIDERATIONS

The benefits of rent control ordinances are clear provided a real need for one exists. However, it must be remembered that such ordinances do nothing to address the larger problem of an inadequate supply of affordable and safe housing. Nor should rent control ordinances be considered the only remedy available. One attractive alternative would be to expand the amount of federally subsidized housing to provide housing for the poor and, at the same time, reduce the number of outright homeless. Therefore, rent control ordinances should be considered only one part of a larger effort to battle the housing problem.