

## HISTORY OF THE RENT STABILIZATION ORDINANCE IN ST. HELENA, CALIFORNIA

OR

### HOW AND WHY DID WE GET HERE?

The St. Helena Housing Element update for 2015 – 2017 acknowledged the importance of mobile homes as part of the housing stock of St. Helena.

In 2014 and 2016 during political campaigns of candidates for City Council and Mayor people in the community brought up the topic of rent stabilization for Mobile Home Parks. These people were aware that there was such an ordinance in all of Sonoma and Contra Costa Counties as well as the City of Calistoga. There is a similar agreement in the City of Napa.

On November 14, 2017 the City Council adopted Three Year Goals and 12 Month Strategic Objectives to accomplish the goals. One of the goals was to evaluate a rent stabilization ordinance. In order to evaluate the ordinance, they contracted to have a “White Paper” written by a housing expert who would assess housing in St. Helena including Mobile Home Parks.

In June of 2018 the “White Paper” was completed. It showed a shortage of housing, rising costs and a danger of losing people of middle-income level. The recommendation was made to establish a Rent Stabilization Ordinance for Mobile Home Parks in the City.

On July 24<sup>th</sup>, 2018 the Rent Stabilization Ordinance was on the agenda of the City Council meeting and formally discussed.

On August 30<sup>th</sup>, 2018 a public meeting was held at the Firehouse. The purpose of the meeting was both educational and to hear public input about the ordinance.

On October 9<sup>th</sup>, 2018 the RSO was again on the City Council agenda and discussion was continued. Public comment was received.

On November 13, 2018 at the City Council meeting there was the first reading of the ordinance.

On November 27, 2018 at the City Council meeting there was the second reading of the Ordinance. The Ordinance was adopted to become effective in 30 days.

During the month of December 2018 paid employees of Vineyard Valley LLC circulated a petition throughout the City of St. Helena and were able to get 579 signatures which suspended the Rent Stabilization Ordinance until an election could be held. All the voters of St. Helena will vote on whether to approve the RSO or reject it.

This election, as of this writing on February 26<sup>th</sup>, 2019, has been scheduled for June 4<sup>th</sup>, 2019 at a cost of \$30,000.

At the City Council meeting on February 26<sup>th</sup>, 2019, a resolution was made to call a special election on June 4, 2019. This had unanimous support of the council.