

Rental Registration and Rent Stabilization Implementation

November 19, 2024

Community Development,
City Attorney's Office,
Finance, & Human Resources



Introduction

- The City Council adopted a Rental Registration Program (April 2023) and Rent Stabilization Program (September 2024).
- City Council action is needed to:
 - establish program registration fees
 - create a FY 24-25 budget
 - hire additional administrative staff
 - authorize a loan transfer from the General Fund for start-up costs

Proposed Program Staffing

0.2 FTE Planning Manager

1.0 FTE Community Development Analyst (Limited Term)

1.0 FTE Admin Analyst (Limited Term)

1.0 FTE Admin Aide (Limited Term)

3.2 FTE

FY 2024-2025 Program Budget

Salaries and Benefits	\$142,250
Software	\$200,000
Supportive Services (Hearing Officer, Education/Outreach)	\$300,000
Indirect Costs/Overhead	\$13,000
	<hr/>
	\$655,250

Initial Proposed Fees

- \$28.00 per rental unit (Residential Registration Ordinance)
- \$115.00 per rental unit (Rent Stabilization Ordinance)
- 80% collection rate required for cost neutrality

Current Recommended Fees

- \$45.00 per rental unit (Residential Registration Ordinance)
- \$170.00 per rental unit (Rent Stabilization Ordinance)
- 50% collection rate required for cost neutrality, starting in year 3

ATTENTION ALL RESIDENTIAL RENTAL PROPERTY OWNERS & MANAGERS WITHIN THE CITY OF SALINAS LIMITS

COMING SOON

Fiscal Year 24/25 Rental Registration

MANDATORY BY ORDINANCE NO. 2663

Own and rent out your property?

Any residential property owner or manager within Salinas city limits are required to register their properties

More information to come!

Questions?

rentalregistration@ci.salinas.ca.us

831-758-7334

SALINAS

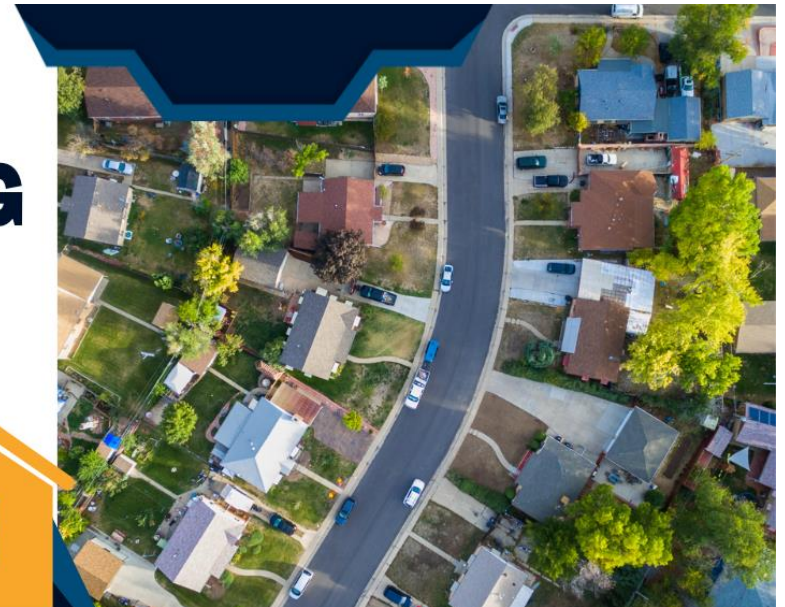
Program Fees Summary

Strategic Alignment

City of Salinas Strategic Plan
2022-2025

Consideration of the proposed actions furthers the City Council's goal of promoting and preserving Housing and Affordable Housing.

AFFORDABLE HOUSING



Motion Summary

- Establish a Rent Program Fee for the Rent Stabilization Ordinance (Ordinance No. 2681 N.C.S.)
- Amend Residential Registration Fees established by Ordinance Number 2663 (N.C.S.)
- Establish the FY 24-25 Residential Rental Registration and Rent Stabilization Program revenue and expense budget (\$655,250)
- Authorize the appropriation of \$205,203 to the program in the form of a General Fund loan transfer
- Approve an amended Workforce Allocation for two limited term administrative positions to staff the program

Questions?



SALINAS

RICH IN LAND | RICH IN VALUES