



Rent Program Fee Fiscal Year 2021-22



Purpose

Seek Council approval to:

1. Adopt the tiered Rent Program Fee amounts for FY 2021-22
2. Allocate General Fund money to pay the Rent Program Fee on behalf of landlords participating in the Section 8 Program
3. Defer the delinquent date for Rent Program Fees from July 31, 2021 to September 30, 2021



Background: Tiered Fee

In 2020, City Council adopted a two tier fee:

Fully Regulated Units – 2+ unit properties with a Certificate of Occupancy issued before February 1995; and

Partially Regulated Units – Single-family homes, condominiums, townhomes, permitted accessory dwelling units on the same lot as a single-family home, rent-subsidized units (e.g., Section 8 program, not owned by the Housing Authority or by certain other non-profit organizations) and units at multi-unit properties for which a certificate of occupancy was issued after February 1995.



Background: 2020 Fee Study

Relying on a Fee Study prepared by SCI, City Council:

- Approved reducing fees from \$153 and \$105, by using a portion of the \$400,000 fund balance from the previous year; and
- Adopted the FY 2020-21 Rent Program Fees of:
 - \$132 for Fully Regulated Units
 - \$84 for Partially Regulated Units



Rent Program Fee

Three alternatives	Fee by Type	
	Fully	Partially
Increase the Rent Program Fee by 1%, based on the Consumer Price Index	\$154	\$106
Use the fund balance to decrease the Rent Program Fee*	\$148	\$100
Leave the Rent Program Fee unchanged	\$132	\$84

*Staff recommendation



Staff Recommendations

- Adopt a resolution to establish the FY 2021-22 at:
 \$148 for Fully Regulated Units
 \$100 for Partially Regulated units
- Continue to allocate General Fund money on behalf of landlords participating in the Section 8 program
- Extend the delinquency date to September 30, 2021