

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: An Ordinance Extending the Sunset Date for the Rental Housing Code

Meeting Date: November 28, 2011
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Stuart Ramsing
Contact Telephone Number: 541-682-6801

ISSUE STATEMENT

The City Council is scheduled to take action on a proposed ordinance that would extend the Rental Housing Code's sunset date to September 30, 2012, providing time for further evaluation of the program.

BACKGROUND

Rental housing accounts for nearly half the housing in the community and is dispersed across the City. The Rental Housing Code was adopted in 2005, to set habitability standards that safeguard the health, property and public wellbeing of owners, occupants and users of rental housing. The current code covers structural integrity, plumbing, heating, weatherproofing, security, smoke detectors and mold. The program was adopted with a sunset date of three years. In 2008, the sunset date was extended for three years to the December 31, 2011.

The Rental Housing Code Program provides a local option to address habitability concerns that is not dependent on knowledge of the legal systems and statutes. It was designed to ensure owners hear about problems from their tenant first and have an opportunity to resolve any issues before the City becomes formally involved. The program also reaches out to renters to inform them of their rights and responsibilities.

RELATED CITY POLICIES

The Rental Housing Program connects with four of the five council goals, including: Safe Community, Sustainable Development, Effective, Accountable Municipal Government and Fair, Stable and Adequate Financial Resources. Rental housing has also been mentioned in several current plans including Envision Eugene and the Climate and Energy Action Plan.

OPTIONS FOR COUNCIL CONSIDERATION

The City Council may consider the following options:

1. Approve the proposed ordinance.
2. Approve the proposed ordinance with modifications.
3. Take no action allowing the program to sunset on December 31, 2011.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends extending the sunset date nine months to September 30, 2012.

SUGGESTED MOTION

Move to adopt Council Bill 5056 extending the sunset date nine months to September 30, 2012.

ATTACHMENTS

A. Ordinance Extending Sunset Date to September 30, 2012

FOR MORE INFORMATION

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ORDINANCE NO. _____

AN ORDINANCE EXTENDING THE SUNSET DATE FOR THE RENTAL HOUSING CODE.

The City Council of the City of Eugene finds as follows:

- A.** Sections 8.400 through 8.440, and 8.995 of the Eugene Code, 1971, (“the rental housing code”) were adopted by Ordinance No. 20329 on November 22, 2004. Ordinance No. 20329 also provided that the Ordinance and the rental housing code be repealed effective December 31, 2008.
- B.** On May 27, 2008, Ordinance No. 20408 extended the sunset date to December 31, 2011.
- C.** The Council has determined that the December 31, 2011 repeal date of the rental housing code should be extended.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The sunset date and repeal of Ordinance Nos. 20329 and 20408 are hereby extended to September 30, 2012.

Section 2. Copies of this Ordinance shall be appended to Ordinance Nos. 20329 and 20408.

Section 3. Notwithstanding Section 1 of this Ordinance, any enforcement actions commenced to enforce the rental housing code provisions prior to September 30, 2012, may continue to be pursued, and the provisions related to such enforcement actions shall remain in effect with respect to those actions. In addition, any fees owed to the City under the provisions of the rental housing code remain due and owing, and all provisions related to those fees and their collection shall remain in effect with respect to those fees.

Passed by the City Council this
_____ day of _____, 2011.

Approved by the Mayor this
_____ day of _____, 2011.

City Recorder

Mayor