

Resolution No. 2024-XXX N.C.S.
of the City of Petaluma, California

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PETALUMA ADOPTING THE “CITY OF PETALUMA RELOCATION ASSISTANCE BENEFITS TO RESIDENTIAL TENANTS DISPLACED BY AN ORDER TO VACATE POLICY” PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTIONS 17975 THROUGH 17975.10

WHEREAS, residential tenants displaced due to urgent health and safety concerns face significant barriers in finding affordable temporary or permanent housing, creating substantial financial and logistical burdens; and

WHEREAS, displaced tenants often require interim shelter, public health support, transportation, storage, and other services due to both the health risks of unsafe housing and the sudden needs arising from their removal; and

WHEREAS, California Health and Safety Code (HSC) Sections 17975-17975.10 establish a framework for tenant relocation assistance when tenants are displaced due to hazardous or uninhabitable housing conditions not caused by their own actions; and

WHEREAS, HSC Sections 17975-17975.10 aim to protect tenants facing involuntary displacement due to unsafe housing and ensure that landlords bear financial responsibility for relocation costs in cases where uninhabitability results from the landlord’s actions or negligence; and

WHEREAS, the proposed "City of Petaluma Relocation Assistance Benefits to Residential Tenants Displaced by an Order to Vacate Policy" (Policy), attached to this Resolution as Exhibit A, complies with HSC Sections 17975-17975.10 and establishes conditions under which the City may advance relocation benefits to displaced tenants; and

WHEREAS, the Policy provides an appeals process for property owners who receive orders from the City to pay relocation benefits, ensuring fairness and due process; and

WHEREAS, the Policy supports housing security, aligns with state mandates, and advances the City’s commitment to resident welfare by holding property owners accountable for maintaining habitable housing; and

WHEREAS, the Policy ensures that tenants forced to vacate due to hazardous conditions, through no fault of their own, receive adequate relocation assistance to secure alternative accommodations; and

WHEREAS, the Policy represents a proactive measure to address tenant displacement and reaffirms the City Council’s commitment to ensuring safe and habitable housing for all residents; and

WHEREAS, adopting this Policy demonstrates the City’s commitment to equitable housing solutions and compliance with state health and safety laws; and

WHEREAS, adopting the policy is exempt from the requirements of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b)(4), as it does not meet CEQA's definition of a "project." This is because the action will not result in a direct or reasonably foreseeable indirect physical change in the environment and constitutes organizational or administrative activities of government that do not lead to physical changes in the environment, and additionally, the policy qualifies for the common-sense exemption (CEQA Guidelines Section 15061(b)(3)), as it can be seen with certainty that there is no possibility the policy will have a significant effect on the environment for the same reasons.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Petaluma as follows:

1. Declares that the above recitals are hereby declared to be true and correct and are incorporated into this resolution as findings of the City Council.
2. Finds that adopting the policy attached to this Resolution as Exhibit A, is exempt from the requirements of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b)(4), as it does not meet CEQA's definition of a "project." This is because the action will not result in a direct or reasonably foreseeable indirect physical change in the environment and constitutes organizational or administrative activities of government that do not lead to physical changes in the environment. Additionally, the policy qualifies for the common-sense exemption (CEQA Guidelines Section 15061(b)(3)), as it can be seen with certainty that there is no possibility the policy will have a significant effect on the environment for the same reasons.
3. Adopts the “City of Petaluma Relocation Assistance Benefits to Residential Tenants Displaced by an Order to Vacate Policy” attached as Exhibit A, which is incorporated into this Resolution.

Under the power and authority conferred upon this Council by the Charter of said City.

REFERENCE:

I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a Regular meeting on the 16th day of December 2024, by the following vote:

Approved as to form:

City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

City Clerk

Mayor

EXHIBIT A

City of Petaluma Relocation Assistance Benefits to Residential Tenants Displaced by an Order to Vacate Policy