

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ADOPTING FIRE SAFETY FIRST PILOT PROGRAM**

**WHEREAS**, on May 18, 2015, the City Council adopted an ordinance requiring multi-unit residential buildings (generally those permitted before July 1, 1989) with four units or more to be retrofitted with Automatic Sprinkler Systems in compliance with new requirements of Section 12.18 of the City's Fire Code; and

**WHEREAS**, in recognition of the planning and resources necessary to implement the requirements of this ordinance, implementation is voluntary for the first five years but will be mandatory starting July 1, 2020; and

**WHEREAS**, after five years, affected building owners will have had adequate time to plan and set aside resources to comply with this new requirement to install Automatic Sprinkler Systems in their buildings and therefore at that time implementation shall be required; and

**WHEREAS**, the City Council in its sole discretion may provide economic incentives to encourage compliance as set forth herein; and

**WHEREAS**, landlords of multi-unit residential buildings are substantially increasing rental rates thus creating economic hardships for Redwood City renters and causing displacement for those who can least afford to address such instability; and

**WHEREAS**, some landlords owning older building stock are raising rental rates without also retrofitting their buildings to provide safety amenities commensurate with the increased rental rates; and

**WHEREAS**, the City Council in its sole discretion may provide economic incentives to owners of affected multi-unit residential buildings to encourage compliance with the City's ordinance; and

**WHEREAS**, the safety and other needs of the community are paramount as articulated in the findings of fact in Ordinance Number \_\_\_\_\_ amending Section 12.18 of the City's Fire Code ("Fire Safety First Ordinance") and are incorporated by reference as

if fully set forth herein, and therefore, the City's economic support to assist in making these safety improvements in the community are appropriate and justified; and

**WHEREAS**, the City Council shall implement a five-year pilot program to promote compliance with the new requirements of Section 12.18 of the City's Fire Code and the program shall be called, "City of Redwood City Fire Safety First Pilot Program."

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Redwood City that the City Manager is authorized to implement a five-year pilot program to promote compliance with the new requirements of Section 12.18 of the City's Fire Code, as more specifically detailed in **Attachment A**, the "City of Redwood City Fire Safety First Pilot Program" (the "Program");

**AND FURTHER**, the City Council adopts the Program Loan Documents, which are the documents required from Borrower as a precondition to the granting of a Program Loan and shall include a Program Loan Commitment Letter, Loan Agreement, Promissory Note and Deed of Trust, on forms prepared by and acceptable to the Program Manager and approved by the City Attorney, and which are attached hereto as **Attachment B**, and any other documentation the Program Manager determines to be necessary or beneficial to the City in ensuring the affordability of rental units, if applicable (collectively, the "Program Loan Documents"); and

**AND FURTHER**, that the City Manager is authorized to take any and all actions necessary to effectuate the purposes of Section 12.18 of the City's Fire Code and the Program including, but not limited to, making revisions to the Program documents and the Program Loan Documents, creating or requiring such additional documents as the City Manager deems necessary or beneficial, and taking all other actions necessary to effectuate the Program to the extent those actions are not contrary to the specific terms of the Program as set forth in **Attachment A**.

**AND FURTHER**, that this resolution shall not take effect unless and until Ordinance No. \_\_\_ becomes effective.

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