

Date: December 2, 2025

To: Common Council

John Weidl, City Manager

From: Rachelle Blitch, Director of Financial and Administrative Services

Re: Stormwater Rate Increase Impact on Renters

In response to public comments asserting that the stormwater rate adjustment would inevitably result in rent increases, the City conducted a targeted data analysis to quantify the actual per-unit impact. To ensure a representative sample, staff analyzed fifteen multifamily properties: five from the largest complexes, five from mid-sized complexes, and five from smaller buildings. The buildings with the highest ERUs in each category were used for analysis. This approach allowed us to evaluate the rate adjustment across a range of property types and rental structures within the community.

The results of this analysis show that the per-unit impact of the stormwater rate change is modest. Across the sampled properties, the additional cost attributable to the rate adjustment ranged from \$1.06 to \$3.38 per unit per month, or approximately \$12.72 to \$40.56 annually. These values represent real properties within the City and reflect the most accurate information available as our broader analysis continues.

Although property owners retain full discretion in setting rents, the data provides clear evidence that any rent increases tied specifically to the stormwater rate adjustment would be minimal. We offer this analysis to ensure the community has a factual basis for understanding the actual financial impact of the rate change on renters.