

Expand Tenant Protections: Proposed Rental Review Program & Council Policy Amendment to FY 2025-27 Council Priority Workplan



Economic Development, Housing & Project
Management Standing Committee
February 19, 2026

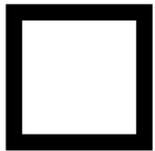
Implementation of the Tenant Support & Assistance Package



MOBILE HOME GRANT ASSISTANCE PROGRAM (*ADOPTED*)



NEW RENTAL REGULATIONS - JUST CAUSE FOR EVICTION PROTECTIONS & ANTI HARASSMENT ORDINANCES (*ADOPTED*)



RENTAL REVIEW PROGRAM - PROPOSED

Program Purpose



**PROVIDE A TRANSPARENT PUBLIC
PROCESS FOR REVIEWING
SIGNIFICANT RENT INCREASES**

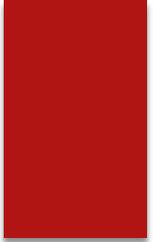


**SAFEGUARD TENANTS FROM
EXCESSIVE RENT BURDENS**



PROMOTE HOUSING STABILITY

Ordinance Goals



Modeled after Fremont and San Leandro programs

Incorporates best practices: clear thresholds, accessible hearings

Encourages positive dialog, mediation and partnership

Balances tenant protections with housing provider rights

Program Overview

Local ordinance establishing a review process for rent increases over a set threshold

Modeled after successful programs in Fremont and San Leandro

Rentals Unit Types Covered



**ALL RESIDENTIAL
RENTALS IN SAN PABLO**



**INCLUDES MOBILE
HOME SPACE RENTALS**

Threshold for Public Hearings

Triggered when rent increase exceeds 7% within a 12-month period*

Tenant may request a hearing before a neutral board

Opportunity for both parties to present documentation & testimony

*For applicable units that are not covered by Statewide Rent Control

Hearing Process



**TENANT FILES HEARING REQUEST
WITHIN 30 DAYS OF NOTICE OF
RENT INCREASE OVER 7%**

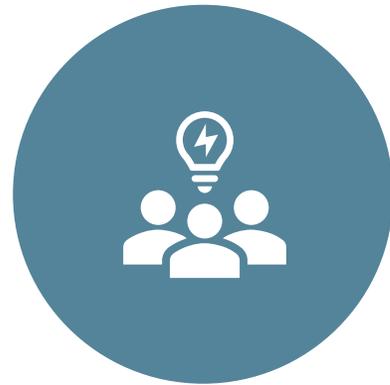


**CITY SCHEDULES A PUBLIC
HEARING WITH THE RENT REVIEW
BOARD**



**BOARD ISSUES ADVISORY
RECOMMENDATION AFTER
REVIEW**

Board Composition & Outcome



**BOARD COMPOSITION:
TENANTS, HOMEOWNERS AND
A HOUSING PROFESSIONAL
APPOINTED BY CITY COUNCIL**



**BOARD: ADVISORY
DECISIONS UNLESS BOTH
PARTIES AGREE TO OTHER
TERMS**

Hearing Outcomes



Failure to participate in good faith by tenant or housing provider shall either validate or invalidate the rental increase notice.

Benefits to the Community



TENANTS

PROTECTION FROM
SIGNIFICANT RENT HIKES



HOUSING PROVIDERS

TRANSPARENT
GUIDELINES AND FAIR
IMPARTIAL PROCESS



CITY

PROMOTES HOUSING
STABILITY AND REDUCES
DISPLACEMENT RISK



PUBLIC

SUPPORTS INVESTMENTS
TO EXISTING AND NEW
HOUSING STOCK

Interaction with California Tenant Protection Act (AB 1482)

01

AB 1482 sets statewide caps and just-cause rules for some rental units

02

Local program adds protections not covered by State Law

03

Local program adds review for increases >7% without imposing caps

04

Works alongside state law to enhance transparency and fairness

Comparison with Voter-Initiated Rent Control



Program provides review process, not price fixed hard caps



City Council can modify program as needed



Appointed citizen board ensures balanced representation



Significant cost and resource savings

Recommended Action

Receive presentation and Authorize City Manager/staff to draft a policy amendment to the FY 2025-27 City Council Priority Workplan for formal consideration and approval by the City Council to read:

UNDER MAJOR POLICY AREA:
EXPAND HOUSING OPTIONS

Add under Policy #310:
RENTAL PROTECTIONS: EXPLORE POLICY FEASIBILITY TO ENHANCE TENANT PROTECTIONS PROVIDED BY THE CITY TO INCLUDE:

c. Proceed with development of a new Rent Review Program for tenants and housing providers with stakeholder input via new Ordinance for program implementation by January 1, 2027.