

Expand Tenant Protections: Proposed Rental Review Program



Economic Development, Housing & Project
Management Standing Committee
July 8, 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

Council Priority Work Plan – Major Policy Goal

Consistent with City Council Work Plan

MAJOR POLICY AREA:
EXPAND HOUSING OPTIONS

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.

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

- 1). Receive presentation; and**
- 2). Recommend City staff work in consultation with the City Attorney's Office, and forward to the City Council for formal consideration and adoption with program implementation by January 1, 2027.**