

# San Pablo City Council Priority Work Plan

## Overview of Rental Housing Regulations



**City Manager's Office**  
Economic Development & Housing Division

City Council Meeting  
July 1, 2025

# City Council Adopted Policies

## HOUSING ACTION PLAN – KEY FOCUS AREAS:

Affordable Housing Strategy restated and adopted in the Council Priority Workplan on April 7, 2025:

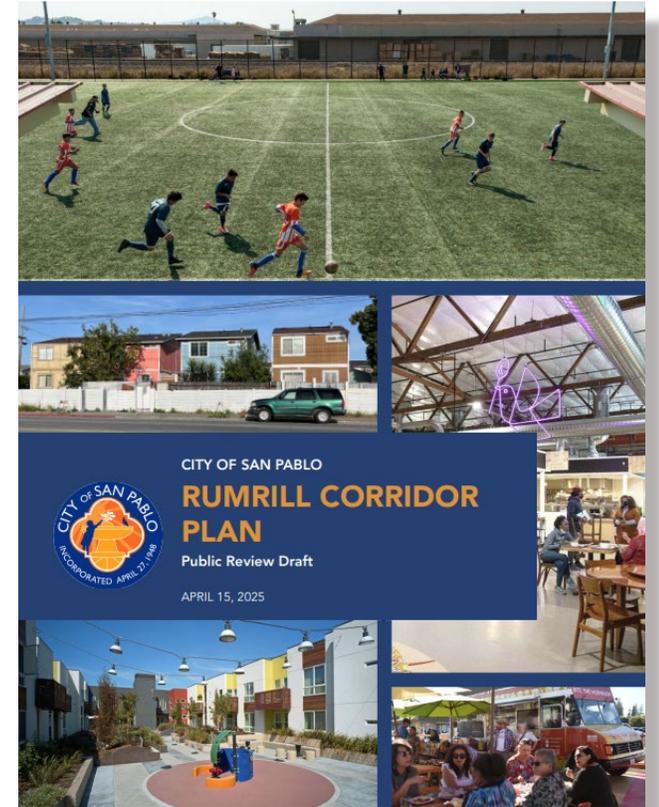
<b>GOAL A:</b>	<b>SUPPORT NEW AND EXISTING HOMEOWNERS</b>
<b>GOAL B:</b>	<b>SUPPORT AND PROTECT EXISTING TENANTS</b>
<b>GOAL C:</b>	<b>IMPROVE HOUSING QUALITY &amp; SAFETY</b>
<b>GOAL D:</b>	<b>PRESERVE EXISTING AFFORDABLE HOUSING</b>
<b>GOAL E:</b>	<b>PRODUCE MORE HOUSING</b>
<b>GOAL F:</b>	<b>PREVENT &amp; REDUCE INCIDENCE OF HOMELESSNESS</b>
<b>GOAL G:</b>	<b>CREATE NEW AFFORDABLE HOUSING FUNDING SOURCES</b>

# City Council Adopted Policies

## ADOPTED HOUSING ACTION PLAN – KEY FOCUS AREAS:

Prioritize efforts on developing policy/program implementation on the following key focus areas for 2024-2031 Period, as follows:

- Complete Rumrill Corridor Plan and Amend the 23rd Street Specific Plan
- Provide incentives for High-Density Infill and Missing Middle Housing opportunities
- Preserve existing Deed-Restricted Affordable Housing Units
- Partner with Community Land Trust
- Continue robust Residential Health and Safety (RH&S) Inspection Program to promote quality housing and eliminate substandard housing
- Continue Neighborhood Clean-Up and Vehicle Abatement Programs



# City Council Adopted Policies

## TENANT SUPPORT:

### 1. Just Cause Eviction Protections (3-G)

- California law AB1482 provides protection from steep rent increases and SB567 puts further requirements on no fault just cause evictions.
- City to explore adopting an ordinance codifying these protections under the San Pablo Municipal Code.

### 2. Awareness of Fair Housing Programs (3-H)

- Surveys indicate that San Pablo residents are largely unfamiliar with fair housing programs available to them.
- City to explore community education campaigns to raise awareness on state law and resources available.

### 3. Relocation Fund

- San Pablo Municipal Code 8.05.03 requires Owners to pay relocation benefits to displaced Tenants due to unsafe or hazardous living conditions. San Pablo Municipal Code 8.05.080 states that in the event the Owner fails, neglects or refuses to pay the displaced Tenant, the City may, within budget limitations, make payment of such relocation benefits and recover it from the Owner.
- City to explore establishing a Tenant Relocation Fund for this purpose.

# City Council Adopted Policies

## TENANT SUPPORT Continued:

### 4. Temporary Housing Fund

- The City receives calls from residents that have been unhoused through no-fault of their own asking for temporary housing assistance.
- City to explore establishing a Temporary housing Relocation Fund to provide funding/temporary housing for qualified residents.

### 5. Landlord – Tenant Mediation Services

- The City receives calls for legal services for tenant disputes.
- City to explore working with a non-profit legal services provider to help provide mediation for landlord and tenant conflicts and disputes.
- City to create a Tenant page on the City website to link tenant resources.

# City Council Adopted Policies

## **NEW POLICY #310: (ADOPTED ON 4/07/25)**

Rental Protections: Explore Policy Feasibility to Enhance Tenant Protections provided by the City to include:

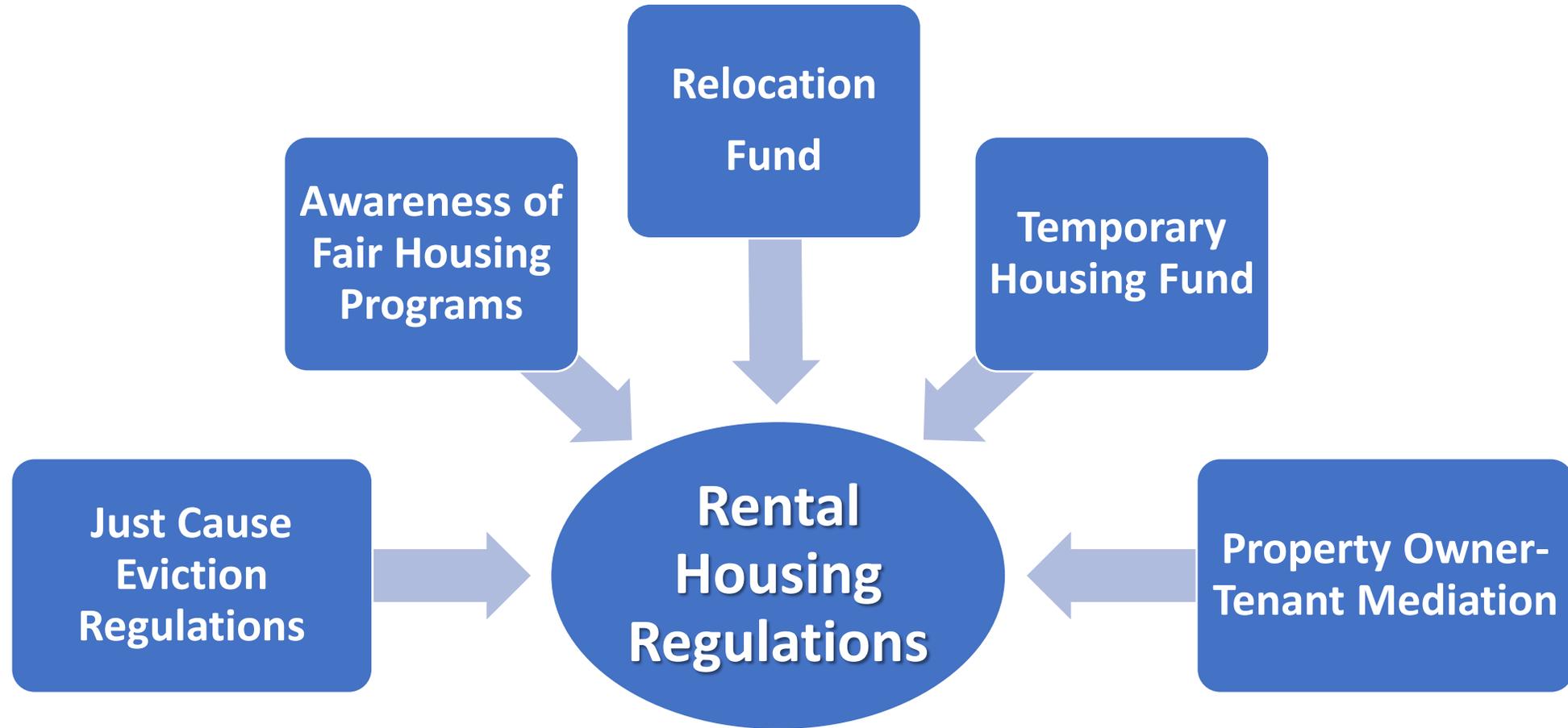
- a. Just Cause Eviction beyond State Law  
(AB 1482 – CA Tenant Protection Act of 2019); and
- b. New Anti-Harassment Protection Ordinance for Tenants

# City Council Adopted Policies

## Housing Related Zoning Code Updates Currently in Process by Staff

- #1-D Revise Multifamily Minimum Parcel Size
- #1-E Facilitate Lot Consolidation
- #1-G Reduced Parking Standards
- #1-H Faith-Based Community Housing
- #1-I Shopkeeper Housing
- #2-F Mobile Home Park Conversion
- #2-G Single-Room Occupancy Hotels
- #3-A Housing for Extremely Low-Income Households and Special Needs Groups
- #3-B Emergency Shelters
- #3-C Employee Housing
- #3-D Zoning for Residential Care Facilities
- #3-E Transitional and Supportive Housing
- #3-J Low-Barrier Navigation Centers
- #3-K Density Bonus
- #3-M Definition of Family

# City Council Adopted Policies



(From May 29, 2025 EDHPM STANDING COMMITTEE REVIEW)

# Rental Housing Regulation – Program Spotlight

## Community Development Department

### Residential Health & Safety (RH&S) Inspection Program (*Current*)

- Systematic inspection of all single family and multi-family residential rentals
- Inspection of all units upon point of sale. Inspections may also occur when property owner refuses tenant repair request.
- Ensures rentals units comply with existing building, electrical, and plumbing code. This current program helps ensure that structures are safe for occupancy, improves & maintains housing stock and eliminates substandard housing.



Before



After

# Rental Housing Regulation – Program Spotlight

## Community Development Department

### Residential Health & Safety (RH&S) Inspection Program (Current)

RH&S inspection revealed unpermitted demolition and remodeling in progress at this house.

#### Work included:

- Kitchen and bathroom remodel
- Water heater replacement
- Window replacement
- Electrical alterations
- Damaged framing repair

All work was started without permits or required inspections.

*Without the RH&S inspection, the home could have been rented to a family without assurance of safety or code compliance!*



Before



After

# Rental Housing Regulation – Program Spotlight

## Community Development Department

### Residential Health & Safety (RH&S) Inspection Program (*Current*)

#### **Applicability:**

- All For Sale Housing Units 10 years or Older
- All Rental Housing Units 3 years or Older

#### **From 2022-2025:**

- 216 Units Certified
- 154 Inspected but not Certified
- 54 Inspected and Signed a Resale Repair Agreement with the Buyer
- 22 Notified but Delinquent to be Inspected

# Rental Housing Regulation – Program Spotlight

## Community Development Department

### Residential Health & Safety (RH&S) Inspection Program (Current)



## Residential Health & Safety Concerns?

San Pablo's Residential Health and Safety (RH&S) program is here for you!

The RH&S program provides inspections to ensure single and multi-family rental housing is safe for occupancy.

RH&S inspections are required for all units not owner occupied when...

- A residential property is being rented
- A residential property is being sold

If you think your home is in need of a residential health and safety inspection, please contact us. Tenants may also request an inspection if the owner has not corrected a reported violation.

Visit our website for more information:  
<https://www.sanpabloca.gov/865/Residential-Health-Safety>

Contact Information:  
Community Development Dept.  
(510) 215-3053  
[RHS@sanpabloca.gov](mailto:RHS@sanpabloca.gov)



**CITY OF SAN PABLO**



## ¿Preocupaciones sobre Salud y Seguridad Residencial?

¡El programa de Salud y Seguridad Residencial (RH&S) de San Pablo está aquí para usted!

El programa de RH&S proporciona inspecciones para garantizar que las viviendas de alquiler unifamiliares y multifamiliares sean seguras para su ocupación.

Se requieren inspecciones RH&S para todas las unidades que no estén ocupadas por el propietario cuando...

- Se está alquilando una propiedad residencial
- Se vende una propiedad residencial

Si cree que su vivienda necesita una inspección de salud y seguridad residencial, contáctenos. Los inquilinos también pueden solicitar una inspección si el propietario no ha corregido una infracción denunciada.

Visite nuestro sitio web para obtener más información:  
<https://www.sanpabloca.gov/865/Residential-Health-Safety>

Información de Contacto:  
Departamento de Desarrollo Comunitario  
(510) 215-3053  
[RHS@sanpabloca.gov](mailto:RHS@sanpabloca.gov)



**CITY OF SAN PABLO**

# Rental Housing Regulation – Program Spotlight

## Community Development Department

### Rental Registry (Current)

- On May 1, 2023, the City Council approved Resolution 2023-058 adopting the FY 2023-25 City of San Pablo City Council Priority Workplan, which included:
  - #308: Dedicate resources to create a new rental registry (w/ fees to offset city costs)  
for a available San Pablo Housing Opportunities.*
- On September 18, 2023, the City Council adopted Resolution 2023-138 approving the consulting services agreement with Hinderliter de Llamas & Associates (HdL) for Rental Registry Program implementation and administration services.
- Scope of services includes:
  - Rental property registration database management
  - Renewal/update processing
  - New account processing
  - Payment posting/processing
  - Rental support center
  - On-line filing & payment processing

# Rental Housing Regulation – Program Spotlight

## Community Development Department

### Rental Registry (Current)

## Program Goals

1. Gather data to identify future housing policy, market trends, and rental housing supply needs.
2. Gather anecdotal data on rental housing assets City-wide.
3. Other benefits may include:
  - Inform and influence future housing and community development policies
  - Identify households at risk of displacement (i.e. rent hikes or evictions)
  - Identify and address substandard housing and community health and safety concerns
  - Provide a better, prospective rental acquisition landscape in a community

# Rental Housing Regulation – Program Spotlight

## Community Development Department

### Rental Registry (Current)

- The Rent Registry Ordinance requires property owners register rental information regarding residential rental properties with the City.
- Housing providers are required to annually register every rental unit that is subject to the ordinance via website, email, mail or fax.
- Registration and renewals include rental property information, property owner information, rental unit tenancy changes, and other information deemed necessary.

# Rental Housing Regulation – Program Spotlight

## Rental Registry

Program Launched on July 1, 2024

Program status as of June 11, 2025

License Status	Total Number of Accounts
None (Non-compliant)	661
Current (Compliant)	925
In Progress	198
Grand Total	1784
<b>Percentage of Non-Compliance for Landlord Registration</b>	<b>37%</b>

*\*A full report on the Rent Registry is slated for a future EDHPM Standing Committee this summer.*



# Findings from RSG, Inc. Fiscal Analysis on Rent Stabilization



On May 7, 2024, the EDHPM Standing Committee recommended staff to proceed with engaging RSG, Inc. to produce a report to analyze various elements and fiscal impacts of a potential Rent Stabilization and Rental Regulations program.



# Findings from Fiscal Analysis on Rent Stabilization

- A rent stabilization program would support the City's Housing Element by advancing several goals and policies related to housing affordability and stability.
- Rent stabilization does not contribute toward meeting the City's Regional Housing Needs Allocation (RHNA) production goals by 2031, as it does not create new deed-restricted affordable units.
- Limiting rental income may discourage future development and investment of both market-rate and affordable housing.
- Research and case studies show that rent stabilization policies can have both positive and negative impacts including tenant stability, housing quality, and the relationships between housing providers and tenants.

# Potential Positive Impacts of a San Pablo Rent Stabilization Program

## **Income Stability for Tenants and Long-Term Investors**

- Predictable, steady rent increases may appeal to tenants and risk-averse landlords.
- May result in lower tenant turnover resulting in reduced vacancy and marketing costs.

## **Supports Long-Term Tenancies**

- May result in less movement.
- May foster stronger neighborhood ties.

## **Can Support Broader Affordability Goals**

- When paired with other policies, rent stabilization may support vulnerable renters.
- May enhance the perception of a commitment to housing affordability and stability.

# Potential Negative Impacts of a San Pablo Rent Stabilization Program

## **Reduced Incentives, less Development in San Pablo**

- Lower profit margins may discourage new rental housing projects, negatively impacting RHNA.
- Developers may prioritize nearby cities without rent caps negatively impacting RHNA.
- Housing providers may exit the market, reducing rental supply.

## **Decreased Property Values**

- Rent caps reduce income potential, leading to lower property appraisals.
- Investor demand and valuations for rent-controlled buildings may be reduced.

## **Less Investment in Maintenance**

- Limited rent increases can limit funds available for safety upgrades or needed repairs.
- Risk of declining housing quality over time, increased blight, crime & code enforcement cases.

## **Reduced Turnover & Unit Availability**

- Rents not based on tenant income and reduces incentives to move and free up the unit.

# Findings from Fiscal Analysis on Rent Stabilization

- The estimated fiscal impact of a Rent Stabilization and Tenant Protection ordinance includes the creation of a new City-funded Department/Division and approximately **\$1.21m** and an estimated five **(5) full-time staff** members needed to administer the new program annually.
- Programs in Cities of Alameda, Berkeley, Hayward, Richmond, and East Palo Alto were analyzed.



# Findings from Fiscal Analysis on Rent Stabilization

## Rent Stabilization Program Requirements

### Resources Needed:

New Department/Division consisting of;

- **At least Five (5) FTEs:**
  - (1) Program Manager
  - (2) Management Analysts
  - (2) Administrative Clerks

### Start-up costs & resources:

- New webpage
- Drafting program documents
- Outreach to educate housing providers and tenants

# Findings from Fiscal Analysis on Rent Stabilization

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- **At least Five (5) FTEs:**
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  - (2) Management Analysts
  - (2) Administrative Clerks

### Start-up costs & resources:

- New webpage
- Drafting program documents
- Outreach to educate housing providers and tenants

### First year costs & resources include:

- Legal consultation fees, staff training, office setup, public awareness campaigns, professional services, printing and distribution, software licensing, community workshops and translation services.

### Ongoing costs & resources:

- Reviewing tenant petitions, holding hearings and monitoring compliance.

# Potential City Fiscal & Administrative Impacts



## ENFORCEMENT AND COMPLIANCE

Penalties for non-compliance, legal proceedings, and ongoing monitoring



## POTENTIAL FISCAL IMPACTS

Decreased property values, reduced property tax revenues, administrative costs up to tens of millions annually



## ADMINISTRATIVE COSTS

Staffing, legal support, and infrastructure to manage the program. Fees on landlords to offset costs



# Fiscal Analysis on Existing Rent Stabilization Programs

	San Pablo	Alameda	Berkeley	Hayward	Richmond	East Palo Alto
<b>1. Rent Stabilization Provisions</b>						
Limits allowable rent increase	X	X	X	X	X	X
Includes Rent Banking provisions		X	X	X		
<b>2. Eviction Protection Provisions</b>						
Defines just cause reasons for eviction	X	X	X	X	X	X
Implements enhanced noticing requirements	X	X	X	X	X	X
Permanent relocation assistance provisions for no-fault evictions	X	X	X	X	X (separate ordinance)	X (separate ordinance)
Requires short-term relocation to tenants temporarily displaced	X	X	X	X	X (separate ordinance)	X (separate ordinance)
Implements Ellis Act regulations for withdrawal from rental market	X	X (separate resolution)	X (separate ordinance)		X	
Regulates buyout agreements	X	X	X (separate ordinance)			
Additional requirements when completing substantial rehabilitation	X	X				

The table above compares the administrative components of each rent stabilization program and program cost.



# Fiscal Analysis on Existing Rent Stabilization Programs

	San Pablo	Alameda	Berkeley	Hayward	Richmond	East Palo Alto
<b>3. Registration and Compliance</b>						
Annual Program Fee required	X	X	X	X	X	X
Implements Rental Registry / Annual reporting is required	X	X	X		X	X
Imposes Administrative Penalties	X	X	X	X	X	
<b>4. Petitions and Petition Process</b>						
Landlord and Tenant Petition and hearing process	X	X	X	X	X	X
Establishes a Rent Stabilization Board			X		X	X
<b>5. Enhanced Tenant Protections</b>						
Anti-Harassment / Retaliation provisions	X	X	X	X	X (separate ordinance)	X
Includes provisions about the right for tenants to organize	X					
<b>Annual Budget</b>	\$1.21 M	\$1.99 M	\$7.51 M	\$642,000	\$3.00 M	\$615,000
<b>Number of Rental Units Administered<sup>1</sup></b>	5,608	16,579	25,000	11,580	18,000	2,500
<b>Cost Per Rental Unit</b>	\$215	\$120	\$300	\$55	\$167	\$246
<i>Rental Registry/Housing Fee per fully covered unit</i>	\$120 (initial)	\$162	\$290	\$66	\$220	\$234

The table above compares the administrative components of each rent stabilization program and program cost.

# Findings from Fiscal Analysis on Rent Stabilization

## City of San Pablo

	Number of Housing Units	Percentage of Total
Single-Family Dwelling Units	5,650	55.6%
Multi-Family Dwelling Units <sup>1</sup>	4,055	39.9%
Mobile Homes	405	4.0%
<b>Boat, RV, Van, etc.</b>	51	0.5%
<b>Total</b>	<b>10,161</b>	

<sup>1</sup>Multi-family dwelling units refer to residential buildings with more than one dwelling unit.  
Source: U.S. Census Bureau 5-Year Estimates (2022)

	Number of Housing Units	Percentage of Total <sup>1</sup>
Built 2000 or later	1,004	13.2%
Built 1990 to 1999	836	8.2%
Built 1990 or before	7,985	78.7%
<b>Total</b>	<b>10,161</b>	

<sup>1</sup>Total may not add due to rounding.  
Source: U.S. Census Bureau 5-Year Estimates (2022)

# Findings from Fiscal Analysis on Rent Stabilization

## City of San Pablo

	Number of Housing Units	Percentage of Total
Single-Family Dwelling Units	5,955	55.0%
Multi-Family Dwelling Units <sup>1</sup>	4,055	39.9%
Mobile Homes	135	1.3%
Boat, RV, Van, etc.	51	0.5%
<b>Total</b>	<del>10,191</del> <b>±1,424</b>	

<sup>1</sup>Multi-family dwelling units refer to residential buildings with more than one dwelling unit.  
Source: U.S. Census Bureau 5-Year Estimates (2022)

	Number of Housing Units	Percentage of Total <sup>1</sup>
Built 2000 or later	1,004	13.2%
Built 1990 to 1999	<del>833</del> <b>±420</b>	<del>8.2%</del>
Built 1990 or before	7,085	78.7%
<b>Total</b>	<del>10,191</del> <b>±1,424</b>	

<sup>1</sup>Total may not add due to rounding.  
Source: U.S. Census Bureau 5-Year Estimates (2022)



# Findings from Fiscal Analysis on Rent Stabilization

## City of San Pablo

- **Local Rent control does not apply to:**
  - Single-Family homes or condos
  - Units built after 1995
  - Units vacated by tenants (which can reset to market rate)
    - *Per Costa Hawkins State Law*
  - Mobile Homes/Trailers/Boats/RV

	Number of Housing Units	Percentage of Total
Single-Family Dwelling Units	5,050	55.0%
Multi-Family Dwelling Units <sup>1</sup>	4,055	39.9%
Mobile Homes	100	1.0%
Boat, RV, Van, etc.	91	0.9%
<b>Total</b>	<del>10,101</del> <b>±1,424</b>	

<sup>1</sup>Multi-family dwelling units refer to residential buildings with more than one dwelling unit. Source: U.S. Census Bureau 5-Year Estimates (2022)

	Number of Housing Units	Percentage of Total <sup>1</sup>
Built 2000 or later	1,004	13.2%
Built 1990 to 1999	<del>1,000</del> <b>±420</b>	<del>10.2%</del>
Built 1990 or before	7,005	70.7%
<b>Total</b>	<del>10,101</del> <b>±1,424</b>	

<sup>1</sup>Total may not add due to rounding. Source: U.S. Census Bureau 5-Year Estimates (2022)

## Statewide Rent Control California Protection Act (AB1482, 2019)

### **Rent Cap:**

- Limits annual rent increases to **5% + CPI**, not to exceed **10%** total per year.
- Currently, 8.4% allowable rent increase in San Pablo
- Effective on or after August 1, 2025, the maximum allowable rent increase in Contra Costa County is 6.3%

### **Just Cause Eviction Protections:**

- After 12 months of tenancy, landlords must provide a valid reason for evictions (e.g., non-payment, breach of lease, owner move-in)

### **Applies To:**

- Multi-family units 15 years or older
- Some single-family homes owned by corporations or Real Estate Investment Trusts

### **Exemptions:**

- New construction (<15 years old)
- Single-family homes/condos owned by individuals (with proper disclosure)
- Affordable housing and government-subsidized units

# San Pablo Rental Market

All Rentals – May 11, 2025

City	Average Rent
<b>San Pablo</b>	<b>\$2,000</b>
Richmond	\$2,100
El Cerrito	\$2,500
Pinole	\$2,175
Hercules	\$1,700

Data Source: Zillow, May 11, 2025

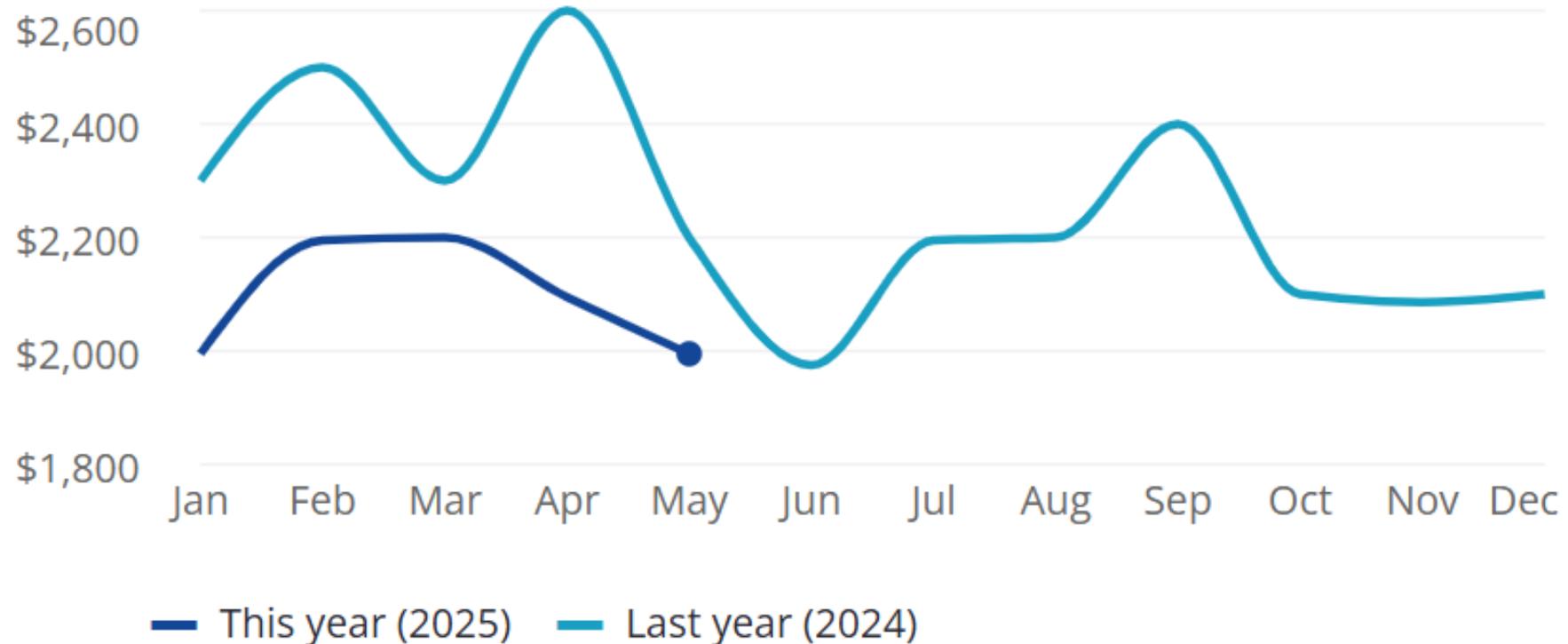
The average rent across the five (5) cities is approximately \$2,095.

# San Pablo Rental Market

All Rentals – May 11, 2025

## Average rent price over time

In the last year, rent has decreased by **\$200** compared to the previous year.



# Findings from Fiscal Analysis on Existing State Rent Control Compared to Potential Local Rent Stabilization

Existing California State Rent Control (with 2025 CPI, **effective 8/1/25**)  
\$2,000/month + 6.3% max annual increase is \$126 = **\$2,126**

\*Existing state Rent Cap is 8.8% until 7/31/25 per <https://oag.ca.gov/tenants>

\*San Pablo average rent \$2,000/month

# Findings from Fiscal Analysis on Existing State Rent Control Compared to Potential Local Rent Stabilization

Existing California State Rent Control (with 2025 CPI, **effective 8/1/25**)  
\$2,000/month + 6.3% max annual increase is \$126 = **\$2,126**

Potential Local Rent Stabilization Program

\$2,000/month + 5% max annual increase is \$100 = **\$2,100**

\*Existing state Rent Cap is 8.8% until 7/31/25 per <https://oag.ca.gov/tenants>

\*San Pablo average rent \$2,000/month

# Findings from Fiscal Analysis on Existing State Rent Control Compared to Potential Local Rent Stabilization

Existing California State Rent Control (with 2025 CPI, effective 8/1/25)  
\$2,000/month + 6.3% max annual increase is \$126 = **\$2,126**

Potential Local Rent Stabilization Program

\$2,000/month + 5% max annual increase is \$100 = **\$2,100**

## Cost-Benefit Analysis:

**5 Staff and \$1.21million annually expended for **\$26 difference****

\*Existing state Rent Cap is 8.8% until 7/31/25 per <https://oag.ca.gov/tenants>

\*San Pablo average rent \$2,000/month

# Potential City Fiscal Impacts

## **POLICY #405.2 ADOPTED ON DECEMBER 16, 2024 DUE TO CITY'S CURRENT FISCAL CONDITION & LACK OF REVENUE CAPACITY**

Adopt a New Fiscal Discipline and Financial Practice to minimize new General Fund spending on any new program or service without a new, Fiscal Impact Analysis conducted by City Staff, including funding options, while maintaining existing city service delivery and budgeted FTE staffing levels in the adopted FY 2024-25 Class and Comp Plan **until June 30, 2027, or until the City generates a total of +\$1,000,000 in new, net increase in annual General Fund revenue capacity.**

# Opportunity Cost of Funding \$1.2M in New Programs

The City has other pressing budget and fiscal priorities once a net increase of +\$1M is generated in new GF revenue capacity (**per existing Policy #405.2**) under consideration:

❖ PRIORITY AREA #1: Vacant/Non-Budgeted FTE Staffing (+\$1.2M est.)

- *(Funding deferred as a FY 2024-25 & 2025-26 budget balance measure on 05/20/24)*

Position Classification Need:

Department:

(1.0) FTE Community Services Program Coordinator II

(COMMUNITY SERVICES)

(1.0) FTE Police Services Technician

(POLICE)

(1.0) FTE Police Services Clerk

(POLICE)

(1.0) FTE Senior Environmental Program Analyst

(PUBLIC WORKS)

(1.0) FTE Environmental Analyst

(PUBLIC WORKS)

# Opportunity Cost of Funding \$1.2M in New Programs

The City has other pressing budget and fiscal priorities once +\$1M is generated in new GF revenue capacity (**per existing Policy #405.2**) under consideration:

❖ **PRIORITY AREA #2: Funding NEW FTE Staffing Positions (+\$1.2M est.)**

- ***(Potential new FTE Staffing Investments once new GF revenue identified\*\*)***

Position Classification Need:

Department:

(2.0) New FTE Building/Housing Inspector

(COMMUNITY DEVELOPMENT)

(2.0) New FTE Code Enforcement Officer II/I

(COMMUNITY DEVELOPMENT)

(2.0) New FTE Maintenance Worker II/I

(PUBLIC WORKS)

***(\*\*NOTE: Subject to funding availability and collective bargaining after June 30, 2027)***



# Opportunity Cost of Funding \$1.2M in New Programs



The City has other pressing budget and fiscal priorities once +\$1M is generated in new GF revenue capacity (**per existing Policy #405.2**) under consideration:

❖ **PRIORITY AREA #3: Debt Service Capacity for new CIP Bond Issuance (+1.2-2.0M est.)\*\***

- New Potential Bond Issuance: **\$18 - 23M est.**
- New Capital Bond Proceeds for Critical CIP Infrastructure Funding:

(1) McNeil Park Funding Shortfall	CIP Funding Need: <b>(\$3.3M)</b>
(2) San Pablo Dam Road Pavement Rehab Project	CIP Funding Need: <b>(\$2.5M)</b>
(3) SP Ave Bridge/23 <sup>rd</sup> St. Replacement Project	CIP Funding Need: <b>(\$9.0M)</b>
(4) SPDR/I-80 Interchange Project Phase II (City contribution)	CIP Funding Need: <b>(\$2.5M)</b>
(5) Annual City-wide Pavement Rehab/Slurry Projects	CIP Funding Need: <b>(\$3.0M)</b>
(6) Rollingwood Community Center (ADA+UBC Upgrades)	CIP Funding Need: <b>(\$2.5M)</b>

*(\*\*NOTE: Based on bond market conditions, costs of bond issuance, and low-interest rates)*



# Nearby Impacts of Rent Control Regulations

## City of Concord Modifies Rental Control Program

abc 7 NEWS 24/7 Live | San Francisco East Bay South Bay Peninsula North Bay

POLITICS

### Concord City Council votes to loosen rent control restrictions after heated meeting

By J.R. Stone  
Wednesday, February 26, 2025



**CONCORD LOOSENS RENT CONTROL RESTRICTIONS**

After some tense moments, the Concord City Council voted to loosen rent control restrictions put in place last year from a 3% to a 5% max increase.

CONCORD, Calif. (KGO) -- Hundreds of people attended Tuesday night's city council meeting in Concord as rent control concerns were on the table.

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### Concord considers proposal that would roll back city's rent control limits

By Ian Bradley | Published April 22, 2025 2:51pm PDT | News | KTVU FOX 2

**The Brief**

- The Concord City Council is considering amending its Residential Tenant Protection Program, which caps rent increases at a maximum of 3%.
- The amendment, which is supported by a landlord industry group, would allow for 5% rent increases and loosen standards for evictions.
- The Residential Tenant Protection Program was first enacted by the city in 2024.

**CONCORD, Calif.** - Concord renters plan to march to city hall on Tuesday evening, in protest of a proposal to allow greater rent increases and loosen eviction restrictions. The proposal is reportedly the result of lobbying by a private organization representing landlords and property owners.

Protesters plan to gather at Todos Santos Plaza at 5 p.m. for a rally, and then march to the city council meeting at 6:30 p.m.



Latest Local News Live Shows CBS NEWS

**Concord City Council rolls back rent-control ordinances**

By Kate Nilson  
Updated on April 23, 2025 / 5:53 PM PDT / CBS San Francisco



**RECONSIDERING RENTER PROTECTIONS**  
CONCORD

5:03 PM MLB MILWAUKEE SAN FRANCISCO 6:45 PM

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**Annual Rent Increase Cap for Multifamily Complexes Built Before February 1995.**  
Allowable annual rent increase is set at 5%. This replaces the prior cap of 3% or 60% of the Consumer Price Index (CPI), whichever was lower. Approved 4/22/25



# Nearby Impacts of Rent Control Regulations

## City of Richmond General Fund Required to Subsidize Rent Program

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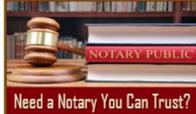
**Richmond Rent Board increases landlord fees, limits rent hikes to 1.4%**

Some landlords are unhappy, calling rent increase 'paltry' and rent program 'disorganized.'

By James Dobbins  
July 22, 2024, 10:10 a.m.



An apartment building on Barrett Avenue in Richmond, CA, where the average rent is about \$2,800 for a 1,500-square-foot apartment. Credit: James Dobbins



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Soren Hemmila  
May 31, 2024 - 4 min read



Richmond's Rent Board Meeting on May 15.

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**News**

**Boardmember: Richmond Rent Program 'in a pickle'**

Soren Hemmila  
May 09, 2024 - 4 min read



The Richmond Rent Program staffed a booth at the 8th annual Cineo de Mayo celebration on Sunday, May 6. Photo/Soren Hemmila

The Richmond Rent Program is facing a \$277,698 deficit due to a growing number of delinquent rental unit fees and overhead charges levied by the City of Richmond.

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The Richmond Rent Program is facing a \$277,698 deficit due to a growing number of delinquent rental unit fees and overhead charges levied by the City of Richmond.

May 09, 2024

# Compliance & Enforcement

## City is Responsible for Implementing Policies & Programs In their Adopted Housing Element

- City Council Adopted 56 Housing Action Policies & Programs for Staff to Implement

# Compliance & Enforcement

## City is Responsible for Implementing Policies & Programs In their Adopted Housing Element

- City Council Adopted 56 Housing Action Policies & Programs for Staff to Implement
- SB 1037, that court must subject violating city's to a minimum civil penalty of \$10,000 per month, and not to exceed \$50,000 per month, for each violation, accrued from the date of the violation until the date the violation is cured.



State of California Department of Justice

 **ROB BONTA**  
*Attorney General*

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### Attorney General Bonta Issues Legal Alert on Legislation Authorizing New Civil Penalties for Housing Law Violations

Press Release / Attorney General Bonta Issues Legal Alert on Legislation Aut...



Thursday, May 15, 2025

Contact: (916) 210-6000, [agprossoffice@doj.ca.gov](mailto:agprossoffice@doj.ca.gov)

**OAKLAND** — California Attorney General Rob Bonta today issued a legal alert to help California local officials — such as council and board members, planning directors, city attorneys, and county counsel — understand new requirements of state housing law under Senate Bill 1037 (SB 1037). Authored by Senator Scott Wiener (D-San Francisco) and sponsored by Attorney General Bonta, SB 1037 went into effect on January 1, 2025 and establishes new court-ordered civil penalties for cities (including charter cities) and counties that (1) fail to adopt a compliant housing element and/or (2) fail to ministerially approve a housing development application that state law requires be approved ministerially. In today's legal alert, Attorney General Bonta includes five hypothetical examples to assist local officials in understanding the practical effects and implementation of SB 1037.

# Proposed Staff Recommendations

## Rental Regulations

- 1). Authorize the City Manager/staff to prioritize implementation of existing adopted rental housing regulation policies/programs contained in the adopted FY 2025-27 Council Priority Workplan (updated as of April 7, 2025); and
  
- 2). Authorize the City Manager/staff to prioritize the implementation of all 56 Housing Action Plan programs identified under the City's Housing Element certified by State HCD in March 2024; and
  
- 3). Authorize the City Manager/staff to prioritize seeking additional GF budget capacity and support for the existing rental housing regulations adopted in the FY 2025-27 Council Priority Workplan (as of April 7, 2027), as follows:
  - Residential Health & Safety Inspection Program, Rent Registry, Mediation, Tenant Relocation Assistance

# Additional City Council Policy Considerations

## Rent Stabilization

- A). Direct the City Manager to submit and draft amendment to the FY 2025-27 Council Priority Workplan to meet and partner with established housing policy experts and impacted stakeholders (i.e. CCAR, ACCE, Rising Juntos, CAA, California YIMBY, etc.) to enhance community awareness, education and outreach on rental regulations and rent stabilization, including but not limited to the following:
- AB 1482 California Tenant Protection Act (ACCE Supported) Education and Awareness
  - Tenants' Rights and Responsibilities
  - Home Ownership Opportunities with SPEDC Programs
  - Housing Counseling and Tenant Legal Services
  - Cost-neutral Rental Regulations and Rent Stabilization policies
  - Community polling of community at-large and electorate on rental regulations and rent stabilization with Strategy Research Institute (SRI, Inc.)
- B). Direct the City Manager to submit and draft amendment to the FY 2025-27 Council Priority Workplan to authorize the City Manager/staff to proceed with conducting supplemental comparative and impact analysis with a qualified third-party consultant (i.e. RSG) on policy options for additional Rental Housing Regulations Programs (i.e. Rent Stabilization, Rent Review and Mediation Program in the City of Fremont).

# Discussion