



City of Stockton

Council
Legislation/Environmental
Committee

Meeting Agenda - Final Council Legislation/Environmental Committee

Mario Enríquez, Chair
Michele Padilla, Vice Chair
Jason Lee, Member
Michael Blower, Alternate

Monday, April 20, 2026

4:00 PM

Council Chamber - City Hall, 425 N. El Dorado
Street, Stockton CA

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT*

3. ITEM(S) FOR DISCUSSION

3.1 [26-0459](#) APPROVAL OF COMMITTEE MINUTES

Recommended Action: RECOMMENDATION

Approve the minutes from the Council Legislation/Environmental
Committee meetings for March 16, 2026

Department: City Clerk

Attachments: [Attachment A - 2026-03-16](#)

3.2 [26-0463](#) DISCUSSION ON ADOPTION OF A COUNCIL POLICY
ADDRESSING THE DISRUPTION OF TELEPHONIC OR INTERNET
SERVICE DURING CITY COUNCIL MEETINGS

Recommended Action: RECOMMENDATION

Staff recommends the Legislative Committee discuss and forward to
Council the proposed Council Policy to address the disruption of
telephonic or internet service during City Council meetings.

Department: City Clerk

Attachments: [Attachment A - CPM 4.09](#)

3.3 [26-0474](#) RENT STABILIZATION AND HOUSING GOVERNANCE OVERVIEW

Recommended Action: RECOMMENDATION

Informational only. Staff to present a general overview of rent stabilization
and housing governance, and requests that the Council
Legislation/Environmental Committee provide direction on any additional
information they would like to receive and/or a recommendation for the City
Council, if appropriate.

Department: City Manager

Attachments: [Attachment A - Local Rent Stabilization Laws](#)
[PPT - Rent Stabilization and Housing Governance Overview](#)

3.4 [26-0465](#) **APPROVAL OF POLICY DIRECTION FOR THE REALLOCATION
OF PERMANENT LOCAL HOUSING ALLOCATION FUNDING**

Recommended Action: RECOMMENDATION

Staff recommends that the Legislative Committee approve the policy direction of moving Permanent Local Housing Allocation (PLHA) funding previously designated in 2022 and 2023 as matching funds in a Local Housing Trust Fund for rental and owner-occupied housing, to a homebuyer assistance category, use developed and administered by the City. This shift in category spending will allow the City to develop and implement a down-payment assistance program for the City.

Department: Economic Development

4. **FUTURE ITEMS/COMMITTEE MEMBER COMMENTS**

5. **ADJOURNMENT**

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on April 16, 2026 in compliance with the Brown Act.

**Katherine Roland, CMC, CPMC
City Clerk**

By: _____

Deputy

PUBLIC COMMENT

The City of Stockton invites public comments in multiple forms. You provide your comments by using one of these methods:

1. Email - you may email your comments to publiccomment@stocktonca.gov
2. Voicemail - you can leave a voice message by dialing (209) 937-8459.
3. In-Person Comments - a) Speakers must submit "request to speak cards" to the Clerk prior to the Public Comment portion of the agenda. No speaker cards will be accepted after the close of Public Comment. b) Address only issues over which the meeting body has jurisdiction. c) The time limit for public comment is at the discretion of the presiding officer and shall be set at the start of the meeting. Donating time is not authorized. d) Your time will be displayed on the speaker podium for convenience.

*All written and voicemail public comments received by the Clerk's Office 90 minutes prior to the meeting start time will be forwarded to the meeting body members as correspondence and attached the minutes. All comments received after that time will be forwarded as correspondence the following business day. Written and voicemail comments will not be read into the record.

All proceedings are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.

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Materials related to an item on this agenda submitted to City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 425 North El Dorado Street, Stockton, California 95202, during normal business hours. Such documents are also available on the City's website at www.stocktongov.com subject to staff's ability to post the documents before the meeting.



City of Stockton

Legislation Text

File #: 26-0459, **Version:** 1

APPROVAL OF COMMITTEE MINUTES

RECOMMENDATION

Approve the minutes from the Council Legislation/Environmental Committee meetings for March 16, 2026

Attachment A - 2026-03-16

**MINUTES
COUNCIL LEGISLATION/ENVIRONMENTAL COMMITTEE
MEETING OF MARCH 16, 2026**

Council Chamber, City Hall

1. CALL TO ORDER/ROLL CALL - 4:04 PM

Roll Call

Present:

Michele Padilla

Jason Lee

Mario Enriquez

2. PUBLIC COMMENT

Mary Elizabeth - convenience stores, tobacco retailer; chamber door closed (Document Filed)

Document Filed - Mary Elizabeth

3. ITEM(S) FOR DISCUSSION

3.1 26-0314 APPROVAL OF COMMITTEE MINUTES

Legislation Text

Attachment A - 2026-01-26

The following person spoke to the item: Mary Elizabeth

Approve **Motion 2026-03-16-0301** Approving the minutes from the Council Legislation/Environmental Committee meetings for January 26, 2026

Moved by: Michele Padilla, seconded by Jason Lee.

Vote: Motion carried 3-0

Yes: Michele Padilla, Jason Lee, and Mario Enriquez.

3.2 26-0305 PROPOSED AMENDMENT TO CHAPTER 3.02 OF THE COUNCIL POLICY MANUAL - COUNCIL AND MAYORAL APPOINTMENTS TO COMMITTEES, BOARDS, AND COMMISSION DISCUSSION AND POSSIBLE DIRECTION

Legislation Text

Attachment A - CPM 3.02 - redline

The following person spoke to the item: Julie Dunning; Alyssa Leiva; and Yolanda Amen

Approve **Motion 2026-03-19-0302** adopting the proposed amendment to Chapter 3.02 of the Council Policy Manual regarding Council and Mayoral appointments to committees, boards, and Commissions and provide direction to staff.

Moved by: Jason Lee, seconded by Michele Padilla.

Vote: Motion carried 3-0

Yes: Michele Padilla, Jason Lee, and Mario Enriquez.

3.3 26-0306 DISCUSSION REGARDING CITY COUNCIL POLICY CHAPTER 4.06 - ROLES AND RULES SECTION 5 - ADDRESSING THE COUNCIL

Legislation Text

Attachment A - Council Policy Chapter 4.06

PowerPoint Presentation

The following person spoke to the item: Mary Elizabeth; Alyssa Leiva; Julie Dunning; and Yolanda Amen

Note: The committee directed staff to bring item back with the recommended changes

3.4 26-0324 DISCUSSION OF A POTENTIAL ORDINANCE REGARDING MODEL FIREARMS AND AMMUNITION PROCUREMENT ACT FOR CALIFORNIA CITIES AND COUNTIES

Informational item only. No action taken.

Legislation Text

Attachment A - Model Firearm and Ammunition Procurement Act

Attachment B - Los Angeles Ordinance

Attachment C - Oakland Ordinance

Attachment D - San Diego Ordinance

Attachment E - San Francisco Ordinance

Attachment F - Comparison Chart

PowerPoint Presentation

3.5 26-0323 DISCUSSION ON AMENDING STOCKTON MUNICIPAL CODE SECTION 10.04.600 USE OF STREETS FOR STORAGE OF VEHICLES PROHIBITED

Legislation Text

Attachment A - SMC 10.04.600 redline version

Attachment B - SMC 10.04.600 clean version

PowerPoint Presentation

The following persons spoke to the item: Mary Elizabeth; Yolanda Amen; and Julie Dunning

Approve **Motion 2026-03-16-0305**: considering amendments to Stockton Municipal Code (SMC) Section 10.04.600 Use of Streets for Storage of Vehicles Prohibited; and providing staff with direction regarding proposed changes and consider forwarding the proposed changes to the full City Council for adoption.

Moved by: Michele Padilla, seconded by Jason Lee.

Vote: Motion carried 3-0

Yes: Michele Padilla, Jason Lee, and Mario Enriquez.

4. FUTURE ITEMS/COMMITTEE MEMBER COMMENTS

Vice Chair Padilla - meeting minutes; Charter Ad-Hoc Committee


Chair Enriquez - rental property, rent stabilization; town hall, renters; abandoned vehicles; street sweeping

4.1 26-0328 PENDING ITEMS FOR DISCUSSION

1. Presentation Rental Property Ordinance 2. Discussion on Rent Stabilization

Legislation Text

5. ADJOURNMENT - 6:24 PM

For 
KATHERINE ROLAND, CMC, CPMC
STOCKTON CITY CLERK



City of Stockton

Legislation Text

File #: 26-0463, **Version:** 1

DISCUSSION ON ADOPTION OF A COUNCIL POLICY ADDRESSING THE DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING CITY COUNCIL MEETINGS

RECOMMENDATION

Staff recommends the Legislative Committee discuss and forward to Council the proposed Council Policy to address the disruption of telephonic or internet service during City Council meetings.

Summary

Council Policy 4.09 - Disruption of telephonic or internet service during city council meetings (Attachment A - CPM 4.09) is presented to the Legislation Committee for discussion and forwarding to the City Council for approval.

DISCUSSION

Background

Recent amendments to the California Government Code § 54953. 4, part of the Ralph M. Brown Act, commonly known as SB707, require cities to adopt a formal written policy establishing procedures to address disruptions in telephonic or internet- based remote access to public meetings. The statute mandates the adoption of such a policy no later than July 1, 2026, for the City Council meetings to be consistent with State law.

Present Situation

The proposed policy establishes clear procedures for (1) announcing and responding to service disruptions, (2) restoring remote access services, (3) determining whether and how a meeting may proceed if service cannot be restored within one hour, and (4) documenting the disruption and restoration efforts in the meeting record. Adoption of the policy ensures compliance with State law, promotes transparency and public participation, and provides an orderly framework for maintaining continuity of government operations during technology outages. This policy has been drafted to align with the existing legal and regulatory standards referenced above and, as such, discretionary modification by the Committee or subsequently the City Council is limited.

Without adopting this policy, the City would not meet the statutory requirements governing remote public access to meetings. Approval of the policy will ensure the City remains in compliance with the Brown Act while continuing to provide reliable and transparent public meeting access.

FINANCIAL SUMMARY

There is no financial impact associated with this action.

ATTACHMENTS

Attachment A - CPM 4.09

CHAPTER 4.09
**DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING CITY
 COUNCIL MEETINGS**

§ 4.09.010

§ 4.09.010. Policy.

This Policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City Council, as required by California Government Code §54953.4. The Policy ensures transparency, public participation, and continuity of government during technology disruptions.

Definitions:

Disruption - means any failure, outage, or other interruption that prevents members of the public from attending the City Council meeting via Remote Access Services, as defined in this Policy.

Remote Access Services - means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and participation in meetings of the City Council.

1. Procedures in the Event of a Remote Access Services Disruption

If the Mayor, City Manager, or City Clerk becomes aware of a Disruption to the City's Remote Access Services that prevents members of the public from attending or observing the meeting remotely:

- a. The Mayor, City Manager, or City Clerk shall immediately announce the Disruption publicly.
- b. The Mayor may then call for a recess of the open session or convene the City Council meeting in closed session if there are any closed session items on the agenda consistent with the Brown Act.
- c. Staff shall begin good faith efforts to diagnose and restore Remote Access Services.
- d. The meeting shall remain in recess for at least one hour or until Remote Access Services are restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

The City shall make good-faith efforts to restore Remote Access Services, which may include troubleshooting platform or teleconferencing software, resetting or replacing audiovisual equipment, attempting alternative connection methods, contacting necessary support staff or service providers, or switching to backup equipment or platforms, if available. Information Technology Department staff shall document the restoration efforts undertaken and provide a copy of that documentation to the City Clerk.

2. Reconvening the Open Session

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier. If Remote Access Services are restored before or at the time the meeting reconvenes, the meeting shall continue. If Remote Access

Services have not been restored after one hour, the City Council may reconvene and:

- a. Adjourn the meeting; or
- b. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar finding:

“Pursuant to Government Code Section 54953.4, the City of Stockton has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access.”

3. Recordkeeping

The City Clerk shall enter a brief statement into the meeting minutes, which include the following information:

- a. The nature and time of the Disruption
- b. The restoration efforts undertaken
- c. The time the meeting was reconvened (if applicable)
- d. Any finding adopted pursuant to Section 2 of this Policy.

4. Policy Review and Updates

Pursuant to California Government Code § 54953.4(b)(1)(A)(i)(I)(ib)(Ia), this Policy may be amended by the City Council at a noticed public meeting in open session, not on the Consent Calendar.

§ 4.09.020. Responsibilities.

City Clerk. Monitor and document service disruptions.

IT Department. Restoration of Services.

§ 4.09.030. Relevant authority.

Brown Act – Government Code 54953.4

§ 4.09.040. Related administrative directive, city policy, city procedure.

None applicable.

§ 4.09.050. Related forms, documents, or links.

None applicable.

§ 4.09.060. Frequently asked questions.

None applicable.

§ 4.09.070. Update history.

None.



City of Stockton

Legislation Text

File #: 26-0474, **Version:** 1

RENT STABILIZATION AND HOUSING GOVERNANCE OVERVIEW

RECOMMENDATION

Informational only. Staff to present a general overview of rent stabilization and housing governance, and requests that the Council Legislation/Environmental Committee provide direction on any additional information they would like to receive and/or a recommendation for the City Council, if appropriate.

Attachment A - California Department of Justice Consumer Alert - Local Rent Stabilization Laws: Permissible Rent Increases



Local Rent Stabilization Laws: Permissible Rent Increases¹

State law (the California Tenant Protection Act) limits how much your landlord can increase your rent over any 12-month period. Rent increases are capped at “5% plus the percentage change in the cost of living” from the previous year, with a maximum annual increase of 10%. ([Civ. Code § 1947.12](#).) These rent-increase caps apply to most California rental housing that is more than 15 years old. Visit oag.ca.gov/housing to learn more.

Many California cities and counties have local rent control or rent stabilization laws that provide stronger rent-increase protections for their residents. ([Civ. Code § 1947.12](#), subd. (m)(2).) If you live in a city or county with stronger rent protections than state law, the local law applies to you. By contrast, if your city’s protections do not apply to your rental unit or are less protective than the Tenant Protection Act, the Act’s rent-increase limits apply unless your unit is exempt from the Act.²

Please be advised that local rent stabilization laws generally do not apply to rent increases on (1) buildings with a certificate of occupancy issued after February 1, 1995, or (2) units that are “alienable separate from the title to any other dwelling unit.” ([Civ. Code § 1954.50](#), et seq.) Therefore, most single-family homes and condominiums are exempt from local rent stabilization laws, but check your local laws for how they cover ADUs and single-family homes or condominiums that are split into multiple units. Most local rent stabilization laws also exempt hospitals, long-term care facilities, and dormitories; government-owned or government-funded housing; individual bedrooms rented in single-family homes shared with the owner; hotels or shelters where the resident has stayed in a room for less than 30 days; and housing operated by a 501(c)(3) nonprofit organization, such as for childcare or drug treatment. Mobilehomes are covered under some but not all of these laws, and many cities and counties have separate ordinances providing rent-increase or eviction protections for mobilehome owners who rent lots in mobilehome parks.³

The chart below shows local rent stabilization laws, how they calculate their rent caps, and some key exemptions.⁴ These local laws vary—they set different rent-increase caps and can have different ways of calculating those caps, often based on changes in the Consumer Price Index.⁵ Cities and counties often publish the permissible rent increases on their website. The chart may not be comprehensive. To confirm the protections in your locale, including the most up-to-date rent increase maximums, check directly with your city or county.

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- 1 Last updated August 1, 2025.
 - 2 See [Civil Code section 1947.12](#) for coverage and exemptions.
 - 3 Check with your local government to determine whether you have any protections as a mobilehome owner.
 - 4 This fact sheet is for informational purposes and should not be construed as legal advice. If you want advice on a particular case, you should consult an attorney.
 - 5 The Consumer Price Index, or “CPI,” refers to the change in the “CPI-U for All Urban Consumers,” a number published by the U.S. Bureau of Labor Statistics (BLS), between a particular month and the same month one year prior. That change is made into a percentage and used to calculate the allowable rent increase. Some laws list specific months that are to be used for these calculations, and some don’t. The BLS data is searchable on the [California Department of Labor](#) website.
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There are several cities not listed in the chart that do not limit rent increases, but instead allow the tenant to request a mediation or a relocation payment before certain increases may go into effect. Those cities include:

- [Gardena](#) (if the rent increase exceeds 5%)
- [Union City](#) (if the rent increase exceeds 7%)
- [Los Gatos](#) (rent increases exceeding the lower of 5% or 70% of the change in CPI are “unreasonable” and subject to arbitration)
- [Glendale](#) (tenant may request a relocation payment if the rent increase exceeds 7%)
- [San Rafael](#) (if the rent increase exceeds 5%)
- [Fairfax](#) (if the rent increase exceeds 5%)

This chart is for informational purposes only. To confirm the rental housing protections in your city or county please check directly with your city or county or contact legal aid. Information on local legal aid resources for tenants is available at lawhelpca.org.

If you are a city or county and have updated or revised information regarding your rental housing ordinance, please share that information with us at oag.ca.gov/report so that we can update this chart.

County	Municipality	Rent-Increase Calculation and Notable Limitations	Rent-Increase Maximum as of 9/1/25	Date Range for Rent-Increase Maximum
Alameda County	City of Alameda Alameda Mun. Code, §§ 6-58.10, et seq.	One increase within a 12-month period of 70% of the change in CPI, up to a max. of 5%. If the CPI change falls below 1%, the rent may be increased up to 1%. Not applicable to Section 8 voucher holders. Landlords can bank increases, but may not in any year impose more than an additional 3% beyond the general increase. Check with Alameda for other limitations.	1% (Alameda announced that the increase maximum will be 1% effective Sept. 2025.)	9/1/25 – 8/31/26
Alameda County	Berkeley Berkeley Mun. Code, chapter 13.76	For units with certificates of occupancy issued before 6/30/80, one increase in a 12-month period to the maximum lawful rent, which is increased each year by 65% of the change in CPI, up to a max. of 7%. There is a limited exception for applying these increases to Section 8 voucher holders. Check with Berkeley for further information. Landlords cannot raise rent during the first 2 years of a tenancy.	2.1%	1/1/25 – 12/31/25

County	Municipality	Rent-Increase Calculation and Notable Limitations	Rent-Increase Maximum as of 9/1/25	Date Range for Rent-Increase Maximum
Alameda County	Hayward Hayward Mun. Code, article 12-1	For units with certificates of occupancy issued before 7/1/79, one increase within a 12-month period of up to 5%. Landlords can bank increases and add them to a later general increase, but may not in any year impose a total increase greater than 10%.	5%	Every 12 months
Alameda County	Oakland Oakland Mun. Code, chapter 8.22	For units with a certificate of occupancy issued before 1/1/83, one increase within a 12-month period of 60% of the change in CPI, up to a max. of 3%. Landlords can bank increases and add them to a later a general increase, but may not in any year impose a total rent increase that exceeds 3 times the current general increase.	0.8%	8/1/25 – 7/31/26
Contra Costa County	Antioch Antioch Mun. Code, §§ 11-1.01, et seq.	One increase within a 12-month period of 60% of the change in CPI, up to a max. of 3%.	Check with Antioch for the most current allowable rent increase.	Antioch recalculates the allowable rent increase every 1-2 months.
Contra Costa County	Concord Concord Mun. Code, chapter 19.40	One increase within a 12-month period of 5%.	5%	Every 12 months
Contra Costa County	Richmond Richmond Mun. Code, chapter 11.100	Rent may be increased by 60% of the change in CPI, up to a max. of 3%. Landlords can bank increases and add them to a later general increase, but may not in any year impose a total increase greater than 5%.	1.62%	9/1/25 – 8/31/26
Los Angeles County	City of Los Angeles L.A. Mun. Code, §§ 151.00, et seq.	For units with certificates of occupancy issued before 10/1/78, one increase within a 12-month period of 100% of the change in CPI, up to a max. of 8%. If the CPI falls below 3%, the rent may be increased up to 3%. Landlords can increase the rent further if they provide gas and electric utilities. LAHD provides a rent increase calculator .	3%	7/1/25 – 6/30/26

County	Municipality	Rent-Increase Calculation and Notable Limitations	Rent-Increase Maximum as of 9/1/25	Date Range for Rent-Increase Maximum
Los Angeles County	Baldwin Park Baldwin Park Code, chapter 117	Rent may be increased by 100% of the change in CPI, up to a max. of 5%, within any 12-month period. If the CPI falls below 1%, the rent may be increased up to 1%. Not applicable to Section 8 voucher holders.	Baldwin Park has not yet announced the new maximum increase for 2025-2026. Check with Baldwin Park for the current allowable rent increase.	8/1/25 – 7/31/26
Los Angeles County	Bell Gardens Bell Gardens Mun. Code, chapter 5.62	One increase in a 12-month period of 50% of the change in CPI, up to a max. of 4%. Units with rent below 80% of fair market value may be increased up to an additional 3%.	1.95%	11/1/24 – 10/31/25
Los Angeles County	Beverly Hills Beverly Hills Mun. Code, §§ 4-5-101, et seq. , §§ 4-6-1, et seq.	One increase in a 12-month period of 3% or up to 100% of the change in CPI if the CPI is higher than 3%. Slightly different formula applies for tenants living in buildings built before 9/20/78 and whose rent started at \$600 or less. Check with Beverly Hills for the current increase permitted for these tenancies.	3%	8/1/25 – 7/31/26
Los Angeles County	Commerce Commerce Mun. Code, chapter 9.95	Total increase in a 12-month period of 5% plus the CPI, up to a max. of 10%. Increase may be taken in two increments.	Contact Commerce for the current allowable increase.	7/1/25 – 6/30/26
Los Angeles County	Cudahy Cudahy Mun. Code, chapter 5.13	One increase in a 12-month period of 100% CPI, up to a max. of 3%.	3%	7/1/25 – 6/30/26
Los Angeles County	Culver City Culver City Mun. Code, §§ 15.09.200, et seq.	One increase in a 12-month period of 100% CPI, up to a max. of 5%. If the CPI falls below 2%, the rent may be increased up to 2%. Not applicable to Section 8 voucher holders.	Check with Culver City for the most current allowable rent increase.	Culver City recalculates the allowable rent increase 6 weeks in advance of every month.
Los Angeles County	Inglewood Inglewood Mun. Code, article 8-10	For buildings with 5 or more units, one increase in a 12-month period of 3% or up to 100% of the change in CPI if the CPI is higher than 3%, up to a max. of 10%. For buildings with 4 or fewer units, one increase in a 12-month period of 5% plus the change in CPI, up to a max. of 10%.	For buildings with 5+ units: 3.0% For buildings with 1-4 units: 8.0%	7/1/25 – 6/30/26

County	Municipality	Rent-Increase Calculation and Notable Limitations	Rent-Increase Maximum as of 9/1/25	Date Range for Rent-Increase Maximum
Los Angeles County	Los Angeles County (unincorporated areas only) L.A. County Code, chapter 8.52	One increase in a 12-month period of 60% of the change in CPI, up to a max. of 3%. For some buildings with 10 or fewer units owned by a small property landlord, the rent may be increased by an additional 1%. Check the link for more information.	1.93% For buildings owned by small property landlords: 2.93%	7/1/25 – 6/30/26
Los Angeles County	Maywood Maywood Mun. Code, §§ 8-21.01, et seq.	One increase in a 12-month period of 100% of the change in CPI, up to a max. of 4%.	3%	7/1/25 – 6/30/26
Los Angeles County	Pasadena Pasadena City Charter, §§ 1801 et seq.	One increase in a 12-month period of 75% of the change CPI.	3%	10/1/24 – 9/30/25
Los Angeles County	Pomona Pomona City Code, §§ 30-571, et seq.	One increase in a 12-month period of 100% of the change in CPI, up to a max. of 4%. Not applicable to Section 8 voucher holders.	3% Pomona will soon vote on changes to the rent-increase maximum that would become effective in January 2026. Check with Pomona for the current status of this ordinance.	8/1/25 – 7/31/26
Los Angeles County	Santa Monica Santa Monica City Charter, §§ 1800, et seq.	For units with certificates of occupancy issued before 4/10/79, one increase in a 12-month period to the maximum lawful rent, which is increased each year by 75% of the change in CPI, up to a max. of 3%. Not applicable to buildings of 1-3 units where the owner resides in one of the units at all points of the tenancy.	2.3%	9/1/25 – 8/31/26

County	Municipality	Rent-Increase Calculation and Notable Limitations	Rent-Increase Maximum as of 9/1/25	Date Range for Rent-Increase Maximum
Los Angeles County	West Hollywood West Hollywood Mun. Code, tit. 17	For units with certificates of occupancy issued before 7/1/79, one increase per 12-month period of 75% of the change in CPI, up to a max. of 3%. Landlords can increase further if they provide gas and electric utilities. A slightly different formula may apply for tenants who have lived in their units since before 1996.	2.25%	9/1/25 – 8/31/26
Marin County	Larkspur Larkspur Mun. Code, chapter 6.20	One increase in a 12-month period of 5% plus the change in CPI, up to a max. of 7%.	Check with Larkspur for the current allowable rent increase.	The allowable increase is recalculated monthly, based on the most recent CPI data.
Monterey County	Salinas Salinas City Code, §§ 17-02.01, et seq.	One increase in a 12-month period of 75% of the change in CPI, up to a max of 2.75%.	Salinas voted to repeal its rent stabilization ordinance in June 2025. However, the law remains in effect while a referendum on the repeal is pending. Check with Salinas for the current status of this ordinance.	
Orange County	Santa Ana Santa Ana Mun. Code, §§ 8-3140, et seq.	One increase in a 12-month period of 80% of the change in CPI, up to a max. of 3%.	2.42%	9/1/25 – 8/31/26
Riverside County	Palm Springs Palm Springs Mun. Code, chapter 4.02	For units where construction had started as of 4/1/79, the rent was less than \$450 as of 9/1/79, and the tenants have continuously resided in the unit since 12/17/94: One increase in a 12-month period that would result in the rent being higher than the rent charged as of September 1, 1979 in an amount equal to 75% of the CPI increase since September 1979. For all other buildings not exempt under state law, one increase in a 12-month period of 5% plus the change in CPI, up to a max. of 10%.	Check with Palm Springs for the current allowable rent increase.	The increase is based on comparing the most recent CPI increase available to the base date of September 1979, and comparing that to the rent in effect as of September 1, 1979.

County	Municipality	Rent-Increase Calculation and Notable Limitations	Rent-Increase Maximum as of 9/1/25	Date Range for Rent-Increase Maximum
Sacramento County	City of Sacramento Sac. City Code, chapter 5.156	One increase in a 12-month period of 5% plus the CPI, up to a max. of 10%.	7.7%	7/1/25 – 6/30/26
San Francisco County	City and County of San Francisco S.F. Admin. Code, chapter 37	For units with certificates of occupancy issued before 6/13/79, one increase of up to 60% of the change in CPI. There is a limited exception for applying these increases to Section 8 voucher holders. Check with San Francisco for further information. Landlords may bank increases and add them to a later general increase.	1.4%	3/1/25 – 2/28/26
Santa Clara County	Mountain View Mountain View Charter, §§ 1700 et seq.	One increase of 100% of the change CPI, up to a max. of 5%. If the CPI falls below 2%, the rent may be increased up to 2%. Landlords may bank increases and add them to a later general increase, but may not in any year impose a total increase greater than 10%.	2.7%	9/1/25 – 8/31/26
Santa Clara County	San Jose San Jose Mun. Code, chapter 17.23	For buildings with 3 or more units, and with certificates of occupancy issued on or before 9/7/79, one increase in a 12-month period of up to 5%. Check with San Jose for further information on issues such as Section 8 coverage and banking rent increases.	5%	Every 12 months
San Mateo County	East Palo Alto E. Palo Alto Mun. Code, chapter 14.04	For units with certificates of occupancy issued on or before 1/1/88, one increase of 80% of the change in CPI, up to a max. 10%. Not applicable to Section 8 voucher holders, or to buildings with 3 or fewer units where the owner has resided in one of the units for at least one year. Landlords may bank increases and add them to a later general increase, but may not in any year impose a total increase greater than 10%.	2.2%	7/1/25 – 6/30/26

County	Municipality	Rent-Increase Calculation and Notable Limitations	Rent-Increase Maximum as of 9/1/25	Date Range for Rent-Increase Maximum
San Mateo County	Half Moon Bay Half Moon Bay Mun. Code, chapter 6.06	One increase of 80% of the change in CPI, up to a max. of 3%.	2.6% (Half Moon Bay announced that the permissible rent increase will be 1.23% starting on Dec. 1, 2025.)	12/1/24 – 11/30/25
Ventura County	Ojai Ojai Mun. Code, tit. 11	One increase of up to 4% every 12 months. Not applicable to Section 8 voucher holders.	4%	Every 12 months
Ventura County	Oxnard Oxnard City Code, §§ 27-20, et seq.	One increase of up to 4% every 12 months. Not applicable to buildings with 2 units where the owner resides in one of the units at all points of the tenancy.	4%	Every 12 months
Ventura County	Thousand Oaks Thousand Oaks Ord. No. 755-NS	For tenants who have continuously resided in the unit since 1987, the rent increase is determined by analyzing the landlord's rental income in 1979 and its present rental income.	Contact Thousand Oaks for further information on how to calculate the allowable rent increase.	

This chart is for informational purposes only. To confirm the rental housing protections in your city or county please check directly with your city or county or contact legal aid. Information on local legal aid resources for tenants is available at lawhelpca.org.

If you are a city or county and have updated or revised information regarding your rental housing ordinance, please share that information with us at oag.ca.gov/report so that we can update this chart.



Rent Stabilization & Housing Governance Overview

COUNCIL LEGISLATION/ENVIRONMENTAL COMMITTEE

APRIL 20, 2026

Stockton Apartment Rent Trends (January 2026)

Overall Market

- ▶ Median rent: \$1,677 (January)
 - ▶ Annual median rent cost: \$20,124
- ▶ ↓ 4% year-over-year (from \$1,739)

Regional Comparison

- ▶ California Median Rent: \$2,695
 - ▶ Stockton is 38% lower overall
- ▶ National Median Rent: \$1,878
 - ▶ Stockton is 10% lower overall

Key Takeaways

- ▶ Modest increases in smaller units suggest more demand at lower rent levels

*Stockton Record 2/14/2026.

Stockton Demographics

- ▶ Population: 325,705
- ▶ Unemployment rate: 7.36% (National unemployment rate: 4.3%)
- ▶ Median household income: \$81,590
- ▶ Number of dwellings: 107,105
 - ▶ Owner-occupied: 50,888
 - ▶ Renter-occupied: 51,259

What is Rent Stabilization?

- ▶ Unlike strict "rent control," rent stabilization allows for moderate rent increases and helps prevent sudden, high surges in rent.
- ▶ Rent stabilization ordinances increase tenant protections by including:
 - ▶ Rent increase caps set by local ordinances, boards or state law, often limiting them to a percentage of inflation.
 - ▶ Provisions that allow renters to have the right to renew their leases, offering long-term stability and protection against no-cause evictions.

CA's Tenant Protection Act of 2019 (AB 1482)

- ▶ Rent Cap: Annual rent increases are limited to 5% + local Consumer Price Index, or 10% total, whichever is lower.
- ▶ "Just Cause" Eviction Protections: After a tenant has occupied a unit for 12 months, landlords must have a valid, "just cause" reason to evict, such as nonpayment of rent, breach of lease, or owner move-in.
- ▶ "No-Fault" Just Cause: If a landlord evicts while the tenant is not at fault, they must provide relocation assistance, typically equal to one month's rent.

Costa-Hawkins Rental Housing Act (1995)

- ▶ Landlords can increase rent to market rates when a tenant moves out, preventing cities from enforcing "vacancy control" (maintaining low rent caps between tenants).
- ▶ New Construction Exemption: Local governments cannot impose rent control on housing built after Feb. 1, 1995, or any other date specified in local ordinances, protecting developers.

Stronger vs. Weaker Local Ordinances

Stronger Rent Stabilization Ordinances

- ▶ Lower Rent Increase Caps: These often set annual rent increases lower than state limits, frequently linking them directly to the Consumer Price Index, often below 5%.
- ▶ Tighter "Just Cause" Evictions: They offer stricter protections for tenants. Tenants cannot be evicted without cause.
- ▶ Higher tenant protections: Creates increased housing stability

Weaker Rent Stabilization Ordinances (AB 1482 Baseline)

- ▶ Higher Rent Caps: Generally follow AB 1482's limits of 5% + CPI, up to 10%.
- ▶ Less Tenant Protection: Allows landlords more flexibility to evict tenants or increase rent.

Stronger vs. Weaker Ordinances Cont.

▶ Examples: Stronger Cities

- ▶ San Francisco – Caps are among the lowest, often tied to a small percentage of CPI (e.g., 1.4% in early 2026).
- ▶ Santa Monica – Known for strict, long-standing, and comprehensive rent-stabilization regulations.
- ▶ Berkeley – Features a dedicated Rent Stabilization Board with strict "just cause" eviction protections.

▶ Examples: Weaker Cities

- ▶ Sacramento – Allows for annual rent increase up to 5% plus the CPI, no rent board, and no relocation benefits.
- ▶ Antioch – Does not cover single-family homes or condos, as well as units built after 1995, and has no local "just cause" eviction protection.
- ▶ Beverly Hills – Allows annual rent increase of 8%.

Pasadena Measure H (2022)

- ▶ Rent Control: Limits annual rent increases to 75% of the percentage increase in the Consumer Price Index.
- ▶ Just Cause Eviction: Landlords must have a valid, "just cause" reason to evict tenants.
- ▶ Rental Housing Board: Established a new, independent board to implement, oversee, and enforce these regulations, including a rental registry.
- ▶ Relocation Assistance: Landlords must pay relocation assistance to tenants for "no-fault" evictions, such as owner move-ins or taking units off the rental market.
- ▶ Rental Registry: Housing providers must register all non-exempt units, with annual updates required.

State vs Local Framework

- ▶ Precedence: Local rent control laws take precedence if they offer more protection than state law.
- ▶ Rental Caps: Local ordinances can restrict annual increases below the state's 5% + CPI formula, sometimes linking it strictly to the local CPI.
- ▶ "Just Cause" Evictions: Both typically mandate "just cause" for evictions, but local ordinances can require higher relocation assistance fees and stricter compliance for "no-fault" evictions.
- ▶ Administration: Local ordinances can be enforced by local rent boards that handle complaints and, in some cases, regulate rents for new tenants.

Governance Structures

Key components of rent stabilization governance structures include:

- ▶ **Rent Boards/Commissions:** Independent bodies that administer regulations, adjudicate disputes between landlords and tenants, and sometimes set allowable annual increase percentages.
- ▶ **Regulatory Frameworks:** Rules often allow landlords to set market rates between tenants, or "vacancy control," which restricts rent increases even after a tenant leaves.
- ▶ **Enforcement Mechanisms:** Renters often use local rent boards to petition against excessive rent increases.

Key Takeaways

- ▶ Significant variation across cities
- ▶ Governance structure is critical
- ▶ AB 1482 is baseline, not ceiling



City of Stockton

Legislation Text

File #: 26-0465, **Version:** 1

APPROVAL OF POLICY DIRECTION FOR THE REALLOCATION OF PERMANENT LOCAL HOUSING ALLOCATION FUNDING

RECOMMENDATION

Staff recommends that the Legislative Committee approve the policy direction of moving Permanent Local Housing Allocation (PLHA) funding previously designated in 2022 and 2023 as matching funds in a Local Housing Trust Fund for rental and owner-occupied housing, to a homebuyer assistance category, use developed and administered by the City. This shift in category spending will allow the City to develop and implement a down-payment assistance program for the City.

Summary

Staff are requesting that the Legislative Committee hear and discuss the policy direction for moving funding from a previously anticipated Local Housing Trust Fund to a City-based Downpayment Assistance program. Absent an ongoing revenue source for the creation of a Local Housing Trust Fund, staff have determined that the highest and best use for the reallocation of PLHA funding is the creation of a Downpayment Assistance program and to augment the rental housing development program.

In reviewing needs within the it has been determined that creating a program to help residents move from renters to homeowners is an ambitious but needed endeavor within the source funding allowable uses. As the City continues to support the stability and addition of housing at many levels, including homeless shelters, transitional housing, supported rental (voucher-assisted), and self-sufficient rental; it is believed that a missing link to improving generational wealth and stability lies with helping working individuals and families make the leap to home ownership.

The Downpayment Assistance program will be drafted, pending Council's approval of the amendment to the PLHA use of funds plan, and brought back to the Legislative Committee for review and approval, prior to full Council approval.

DISCUSSION

Background

Through its current PLHA funding application, EDD is requesting authorization to amend the 2019-2023 PLHA Plan, moving remaining funds from a match-funds use with a Local Housing Trust Fund for rental and owner-occupied housing, to the PLHA homebuyer assistance category. This would allow the City to bring back a homebuyer assistance program. As directed by HCD's PLHA program guidelines, the five-year plan amendment will be submitted by the City and reviewed by HCD, prior to state approval of the plan modification.

Present Situation

The final approval of the amendment of funding use requires a 10-day public comment period which will begin on May 1, 2026 and end on May 12, 2026 with a public hearing to be held at the May 12, 2026 City Council meeting. Bringing the policy discussion of desire/need for a downpayment assistance program before the Legislation Committee will provide public discussion beyond the required 10-day public comment period, ensuring that Committee members are informed and supportive of such future actions.

FINANCIAL SUMMARY

There is no impact to the General Fund as the funding involved in the attached actions is supported through and governed by state grant funding (PLHA) with oversight from HCD.