

Vallejo Housing Element Program F 1.1.3: Renter Protection and Housing Stability Program¹

To further protect tenants from displacement, increase household stability, and preserve housing that is affordable to lower-income-earning households, the City Council will consider proposed ordinances to establish regulations for rent stabilization, just cause for eviction protections, tenant anti-harassment protections, and a tenant's right to counsel. These proposed ordinances would include additional protections for residents, above and beyond those provided under State law. The City will continue to work closely with community-based organizations and interested stakeholders to ensure that the ordinances, if adopted, will provide the regulations necessary to protect residents from displacement without constraining new housing development.

Before adopting any programs or ordinances, the City will conduct a market and feasibility study to assess the potential impact of the programs on the local rental market. The findings from this study will help the City predict policy outcomes, balance tenant protections with housing development, and gain stakeholder support for the initiatives.

Outreach efforts will target all property owners and residents, with a focus on neighborhoods most at risk of displacement, including those areas mapped as Overcrowded Households in the Region (see Appendix 3, Figure 3-35) and more particularly those areas of high segregation and poverty, as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1). Outreach will also involve organizations working closely with affected communities, such as legal service providers, fair housing organizations, and community-based groups.

In early 2028, the City will evaluate the effectiveness of programs in promoting renter protections and tenant stability and establish additional measures within one year. As part of this process, the City will conduct outreach in targeted areas through a variety of methods and consider and incorporate comments as appropriate.

Responsible Party:	City Manager's Office, City Attorney's Office, Housing and Community Development Department, Planning & Development Services Department
Time Frame:	Initial actions (rent stabilization and just cause for eviction protections ordinances) for consideration by September 2025, additional actions (anti-harassment protections and tenant's right to counsel ordinances) by June 2026, and subsequent actions if necessary, by January 2028

¹ Excerpt from the Vallejo [2023-2031 Housing Element](#) adopted December 30, 2024

Funding Source:	General Fund, grant funding
Quantified Objectives:	Conduct the market and feasibility study by June 2025. Conduct at least four outreach efforts related to the drafting and implementation of the ordinances. Initial actions (rent stabilization and just cause for eviction protections ordinances) for City Council consideration by September 2025. Additional actions (anti-harassment protections and tenant's right to counsel ordinances) for City Council consideration by June 2026. Subsequent actions, if necessary, by January 2028. Evaluation of ordinance effectiveness in early 2028. Establish additional measures, if necessary, by January 2029.