



# STRENGTHENING TENANT PROTECTIONS

Tenants have a right to live in their home **without fear of displacement** if they are abiding by their lease terms. Strengthening tenant protections is a critical step the City can take to address San Diego's housing and homelessness crises. Reducing evictions, especially "no-fault" evictions, can help reduce the number of residents falling into homelessness, as well as prevent the negative and lifelong impacts from a lease termination.

## THE PROBLEM

Evictions in San Diego are increasing and at a five-year high, which correlates with an increase in homelessness. In 2019, **California Assembly Bill 1482** strengthened eviction protections statewide, but the bill does not apply in San Diego because of a provision that limits its applicability to jurisdictions **without** just-cause ordinances. The City of San Diego's Tenants' Right to Know Ordinance, adopted in 2004, provides fewer protections than AB 1482 and has resulted in San Diegans being more vulnerable to unnecessary evictions.



## THE SOLUTION

Mayor Todd Gloria and Council President Sean Elo-Rivera have proposed a new tenant protection law to bring San Diego up to the standards set by AB 1482.

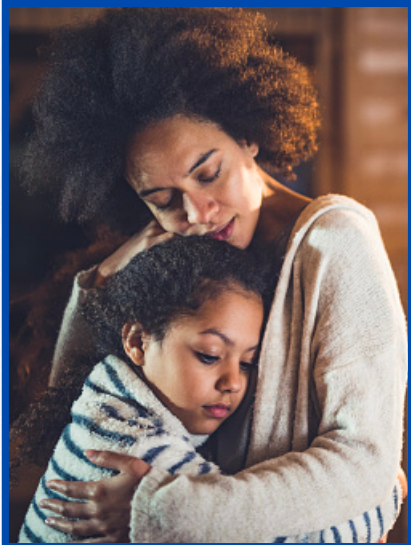


In a few key areas, the proposed protections go above and beyond Statewide standards, including:

- **Protections apply on Day 1** of a lease, with a narrow exemption for short term leases.
- **Financial assistance** when a tenants' lease is terminated through no fault of their own. Currently, no financial assistance is required.
- **Accountability measures** to make sure that bad actors can't get away with violating these protections.

# THE PROPOSAL

In addition to San Diego meeting Statewide standards, Mayor Gloria and Council President Elo-Rivera are proposing **additional protections**, including:



1. Protections beginning on day one of tenancy (with exemptions for fixed term leases of three months or less);
2. If evicted through no fault of your own, you are entitled to 2 months' rent relocation assistance or 3 months' rent if you are a senior or a person with disabilities
3. Strengthen protections for when a substantial remodel can and can't be used for a no-fault termination;
4. Ensures tenants have more noticing when substantial renovations will happen;
5. Requires education and resources for tenants provided at move-in by the City;
6. Provides more options for tenants for temporary relocation;
7. Provides accountability measures allowing attorney fees, exemplary damages, and a process for buyout agreements, creating additional legal resources for tenants.

## Additional Information

### Where can I read the draft language for the ordinance?

Read the language here: [sdd9.info/tpodraft](https://sdd9.info/tpodraft)

### When is the Tenant Protection Ordinance scheduled for Council?

The proposed ordinance will be scheduled to be heard at the **Tuesday, April 25th** City Council Meeting.

### When will the April 25th meeting agenda be posted?

The April 25th meeting agenda will likely be posted at/after Wednesday, April 19.

### How can I participate in the April 25th meeting?

Submit Written Comment:	<a href="https://sdd9.info/comment">sdd9.info/comment</a>
Join In-Person:	202 C Street, San Diego, CA
Join via Zoom:	<a href="https://sdd9.info/zoom">sdd9.info/zoom</a>
Join via Telephone:	Dial 1-669-254 5252 Webinar ID: 160 114 3486

### Who can I contact for more information?

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More info available

