



Sunnyvale

Update to Tenant Protections Program

Ryan Dyson
Housing Specialist II
Planning Commission
April 13, 2026



Background

| Event | Date |
|--|------------|
| <ul style="list-style-type: none">• AB 1482 – California’s Tenant Protection Act of 2019 | Oct. 2019 |
| <ul style="list-style-type: none">• Council approved Tenant Protections Programs Ordinance<ul style="list-style-type: none">◆ Right-to-Lease◆ Two months’ rent for no-fault, just cause eviction• Directed staff to study:<ul style="list-style-type: none">◆ Increasing relocation assistance from 2 to 3 months of actual rent◆ Providing further protections for vulnerable and elderly◆ Starting just cause eviction protections on “Day 1” of a lease | April 2023 |
| <ul style="list-style-type: none">• Council approved increasing relocation assistance to 3 months of rent<ul style="list-style-type: none">◆ Noted low community input on the item◆ Directed staff to return to Council with an amended Ordinance | Feb. 2025 |

No-Fault Just Cause Evictions

- **Not the fault of the tenants, but considered legal cause for eviction**
 - ◆ Compliance with a government order that requires vacating the unit
 - ◆ Removal of the unit from the marketplace
 - ◆ Demolition or substantial remodel of the unit
 - ◆ Owner or family members occupy the unit
- **Exemptions:**
 - ◆ Single family, owner-occupied residences
 - ◆ Single family homes not owned by a trust, corporation, or LLC
 - ◆ Duplexes in which the owner occupies one of the units
 - ◆ Deed-restricted affordable housing

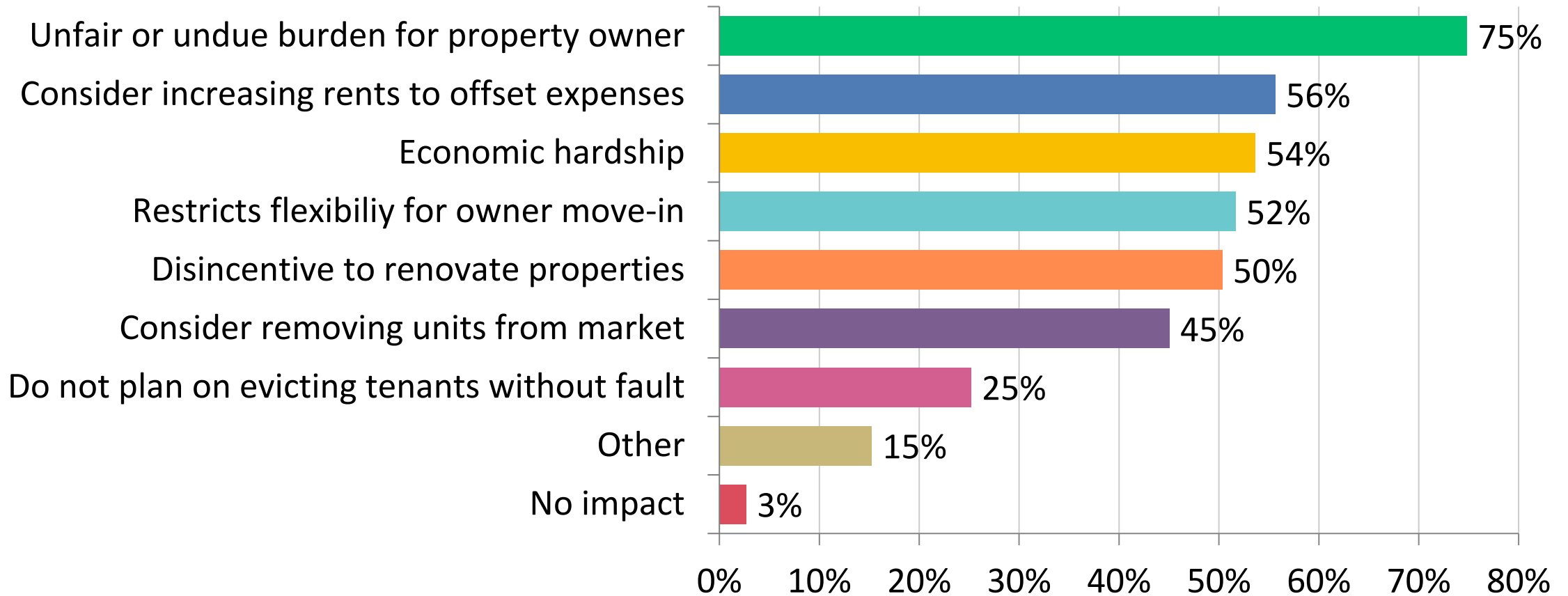
Community Outreach

- **Two surveys to inform updates to the Tenant Protections Program**
 - ◆ Landlords, property managers, and owners of multifamily rentals
 - 212 responses received
 - ◆ Renters and/or members of the public
 - 278 responses received
- **Robust promotion of surveys**

Survey Results

Impact on Landlords

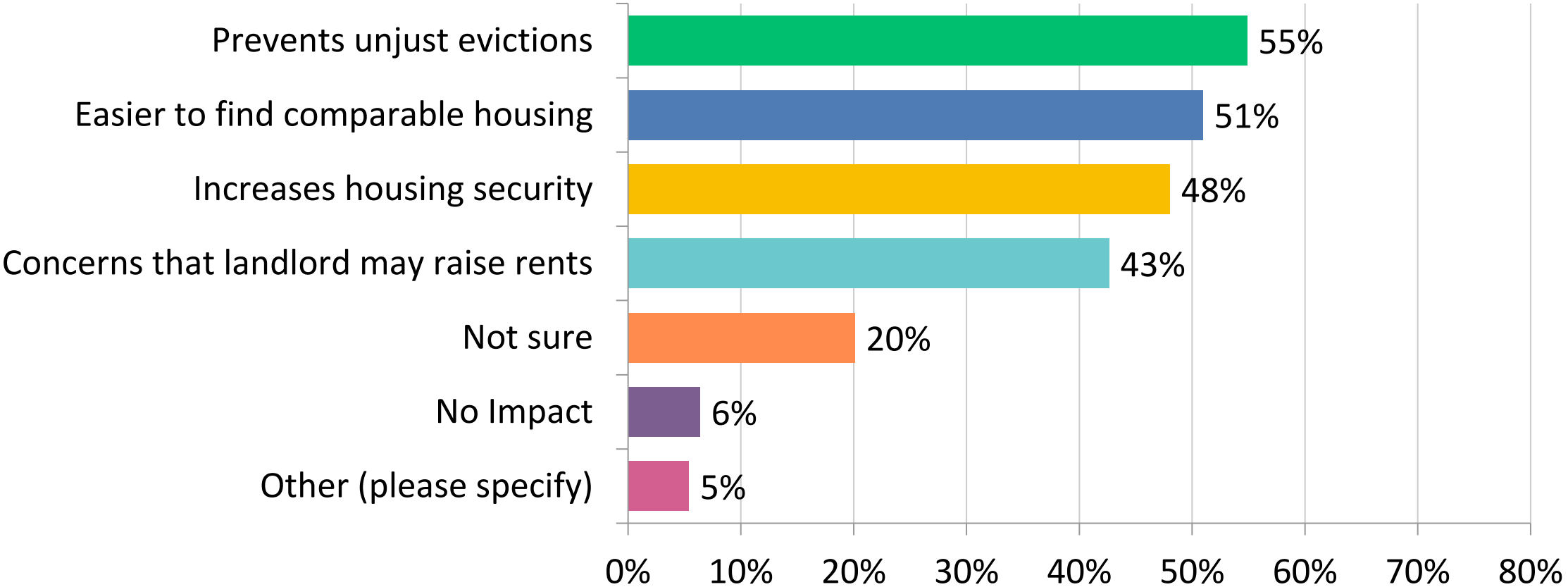
How would increasing the no-fault just cause relocation assistance from 2 months to 3 months of rent impact you?



Survey Results (cont.)

Impact on Tenants

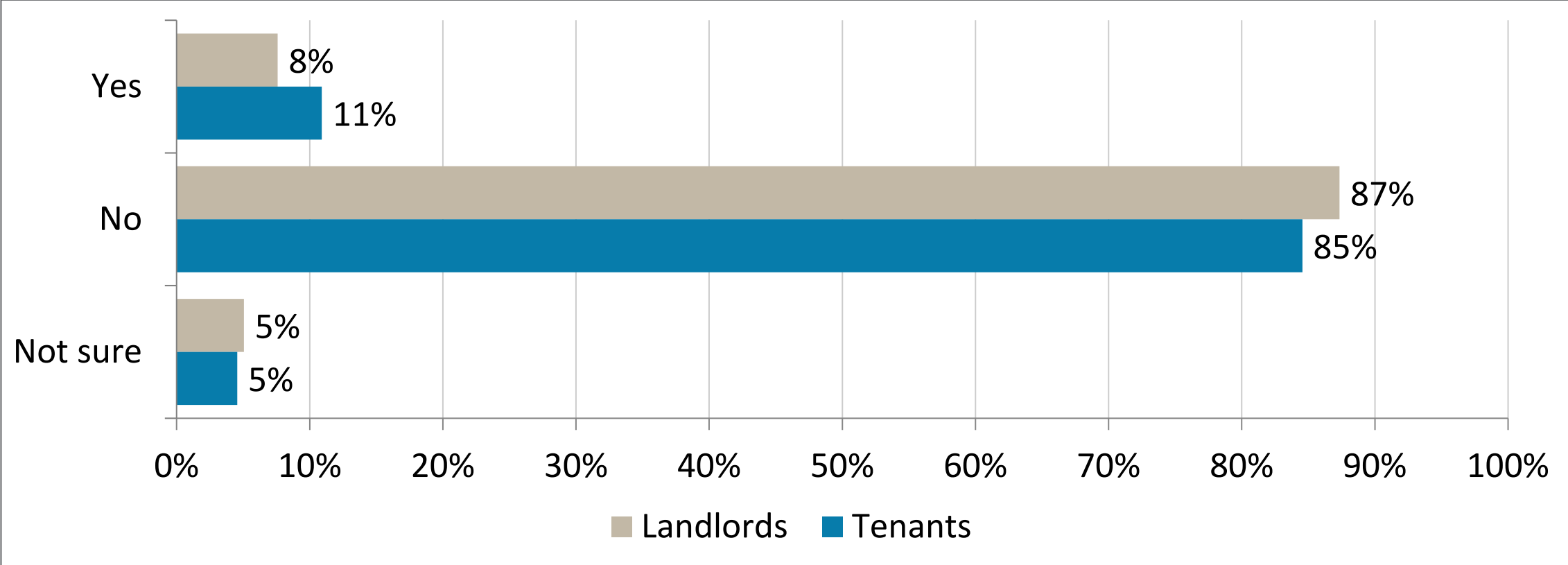
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Survey Results (cont.)

No-Fault Just Cause Evictions

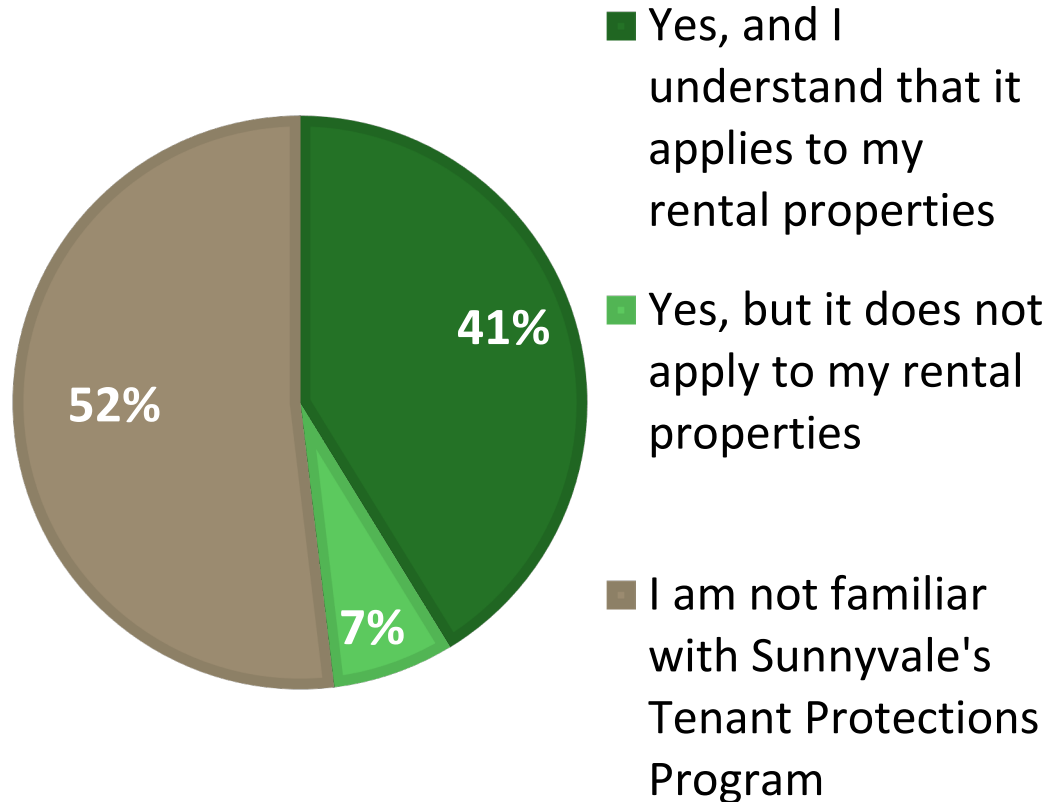
Have you ever evicted a tenant or been evicted without fault?



Awareness of Tenant Protections Programs

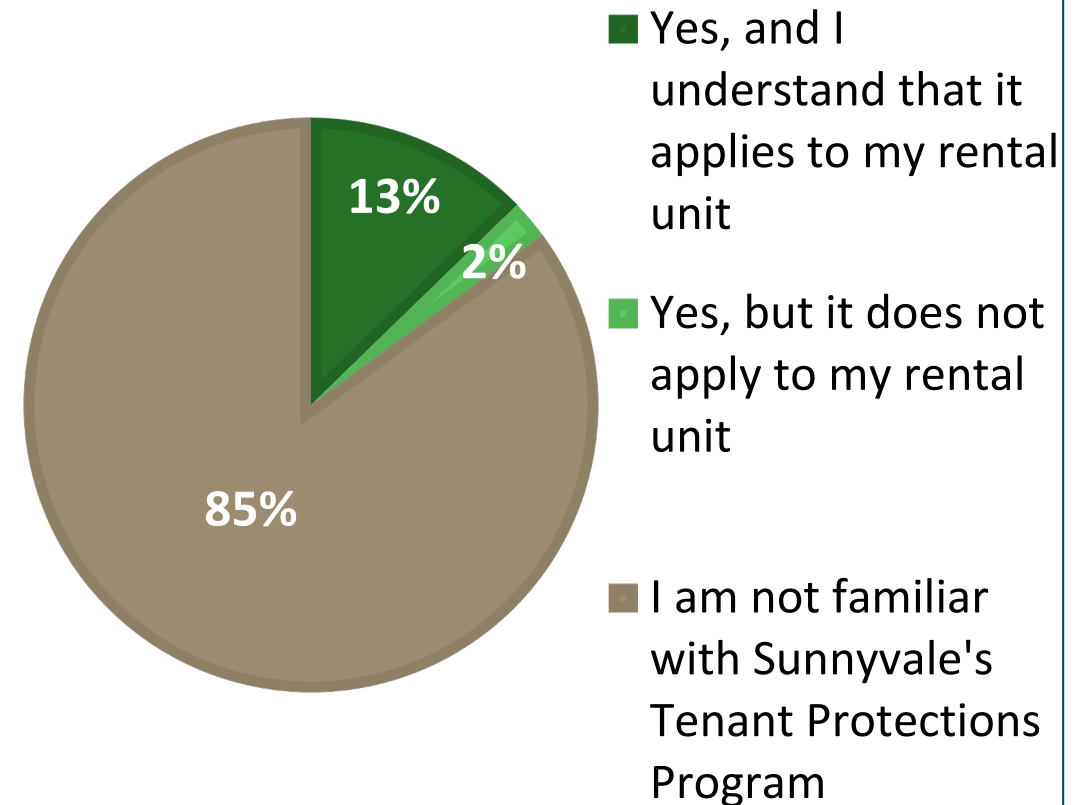
Landlords

Are you familiar with the City's Tenant Protections Program?



Tenants

Are you familiar with the City's Tenant Protections Program?



Educational Outreach

Sunnyvale Specific Tenant Protections

- Staff will expand outreach to bridge the awareness gap in 2026
 - ◆ Informational mailers to landlords, property managers, etc.
 - ◆ In-person events
 - ◆ Expanded resources on City's Housing webpage
 - ◆ Social media campaigns

Neighboring Jurisdictions' Programs

| Jurisdiction | Relocation Assistance Beyond AB 1482? | Relocation Assistance Amount | Additional Assistance for Special Circumstances | Minimum Occupancy Period for Tenant Protections |
|----------------------------|---------------------------------------|---|---|---|
| Mountain View | Yes | 3 months of median market rate rent | Yes, \$8,000/household | None |
| Palo Alto | Yes | \$15,366 for 2BR(based on unit size, w/ annual CPI) | Yes, \$3,608/household | 6 months |
| San Jose | Yes | \$10,353 for 2BR (based on unit size, w/ annual CPI) | Yes, \$4,141 for 2BR unit | 7 days |
| Cupertino | No, but considering | Proposed 3 months of fair market rent for expiring affordable housing units | No, but will consider ordinance | 12 months |
| City of Santa Clara | No | One month actual rent | No | 12 months |

Recommendation

Alternative 1 and 3

Recommend to Council:

- **Alternative 1:** Introduce an Ordinance to increase relocation assistance for no fault, just cause evictions to three months.
- **Alternative 3:** Direct staff to study additional tenant protections for “Day 1” just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance.

Next Steps

Housing and Human Services Commission

April 14, 2026

City Council

May 5, 2026