



**CITY OF ALHAMBRA
AGENDA REPORT**

CITY MANAGER APPROVAL: _____

DATE: April 13, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Esteban Alvarez, Management Analyst *ea*
Lucy Garcia, Assistant City Manager *lg*

SUBJECT: **Review of Local Tenant Relocation Assistance Programs**

RECOMMENDATION:

It is recommended that the City Council receive and file this report or provide direction to staff as deemed appropriate.

BACKGROUND:

On February 23, 2026, the City Council directed staff to research and provide information regarding tenant relocation assistance programs.

In 2019, the State of California adopted Assembly Bill 1482 (AB 1482), the Tenant Protection Act of 2019, which established statewide tenant protections including rent stabilization and just cause eviction requirements (i.e., default in payment of rent, breach of a material term of lease, maintaining a nuisance, engaging in criminal activity, tenant's refusal to allow the owner to enter the residential property).

Under AB 1482, landlords are required to provide relocation assistance for certain no-fault evictions, including owner move-in, substantial rehabilitation, demolition, or withdrawal of units from the rental market. The required relocation assistance is equal to one month of the tenant's rent or a waiver of the final month's rent. Payment must be provided within 15 calendar days of the notice of termination.

AB 1482 establishes a minimum statewide standard; however, it does not preclude local jurisdictions from adopting more protective tenant regulations, including higher relocation assistance amounts or expanded tenant protections.

ANALYSIS:

Staff reviewed tenant relocation assistance programs across multiple jurisdictions, including Baldwin Park, Burbank, Cudahy, Culver City, Glendale, Hawthorne, Los Angeles, Long Beach, Pasadena, Pomona, Santa Monica, and West Hollywood.

Relocation assistance programs vary in structure, payment amounts, and administrative complexity. Many jurisdictions also provide additional assistance to vulnerable populations, also referred to as qualified tenants (i.e., seniors, disabled tenants, low-income households).

In addition to standard no-fault eviction scenarios, tenant displacement may also occur in connection with redevelopment projects involving demolition or substantial rehabilitation of

existing rental units. Under AB 1482, these actions constitute no-fault eviction and trigger relocation assistance requirements. In such cases, the obligation to provide relocation assistance remains with the property owner at the time of displacement.

Although relocation payments are funded by property owners, the administration of relocation assistance programs may require significant City resources.

A comparison chart can be referenced below to illustrate the range of relocation assistance programs for some of the neighboring jurisdictions surveyed:

City	Relocation Amount	Relocation Structure	Qualified Tenants
Los Angeles	\$10,200 to \$13,950	Based on length of tenancy	\$20,600 to \$26,550
Pasadena	\$6,720 to \$22,075	Based on length of tenancy and unit size	+ \$6,720 to \$13,245
Baldwin Park	\$4,657 to \$9,180	Based on length of tenancy and unit size	+ \$1,306 to \$3,935
Burbank	3 month's rent	N/A	N/A
Cudahy	3 month's rent	N/A	+ 1 month's rent
Hawthorne	\$1,000	N/A	+ \$2,500

POLICY CONSIDERATIONS:

When evaluating policy considerations, the following options are available for consideration:

Relocation Assistance Amount

- **Option 1:** Maintain the state standard of one (1) month of rent for no-fault evictions
- **Option 2:** Increase to three (3) months of rent for no-fault evictions
- **Option 3:** Establish a tiered structure:
 - Three (3) months of rent for no-fault evictions
 - Additional one (1) month for qualified tenants (e.g., seniors, disabled, low-income).

Property owners, landlords, or developers would be responsible for compliance, and tenants would assert eligibility directly to the landlord for relocation assistance, if applicable. Enforcement would occur through private civil action between the parties. The City would not administer or verify relocation assistance claims.

Staff consulted with the Housing Rights Center (HRC) regarding a potential Housing Relocation Assistance Program. HRC recommended the City maintain the same eligibility criteria as AB 1482.

HRC also identified the City of Burbank's policy as a model for consideration. Burbank's policy strengthens tenant protections by increasing relocation assistance from one month to three months for no-fault evictions. Should the City of Alhambra increase relocation assistance, the change would assist the City in Affirmatively Furthering Fair Housing-- a strategy currently in the City's Housing Element. In addition, increasing relocation assistance, particularly as established under Option 2, allows the City to expand protections without imposing significant administrative burden. Option 3, while similar, requires more oversight including clearly identifying the criteria and process for "qualified tenants." The additional eligibility requirements could be viewed by the California Department of Housing and Community Development as introducing unnecessary complexity, potentially creating a barrier to affordable housing.

The City Council also requested that staff evaluate whether the City's Inclusionary Housing

Ordinance (IHO) revenues could be used to fund relocation assistance. The IHO is identified in the City's Housing Element under Program 5 as a tool to "facilitate the production of affordable housing". Use of IHO funds for relocation assistance would represent a different application than the program's approved purpose. As such, any modification of the program would require review by the HCD.

In addition, the City explored the potential use of Measure A funds for relocation assistance. Staff consulted with the San Gabriel Valley Council of Governments (SGVCOG) and found that while Measure A funds may support certain housing and homelessness prevention activities, any use for relocation assistance would need to be closely tied to eligible program categories for homeless individuals and would require reallocation of the City's existing Measure A funding, including reducing the contracted work currently underway with LA CADA for homeless support and navigation services.

Los Angeles County Affordable Housing Solutions Agency (LACAHS) has set aside funding and is in the process of implementing a Protecting Renters and Preventing Homelessness (RPHP) program. The RPHP is intended to address housing instability by helping renters avoid eviction, displacement, and homelessness. The program will provide renter outreach, linkage teams, legal services, and relocation and stabilization assistance. The program will serve households at risk of homelessness in the future.

FINANCIAL ANALYSIS:

At this time, no financial analysis has been conducted.