



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-729

Agenda Date: 4/9/2025

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Request by Deputy Mayor Joyce and Councilmember Figueroa to direct staff to develop a chapter of urgency ordinances to provide housing stability in the city of Oceanside which should include the following actions:

- All tenants evicted under “no-fault” are to be provided with 2 month’s rent for relocation protections. *Payment should be 3 months rent if tenant is a senior or has a disability.
- All tenants qualify for “no-fault” protections on day 1 of tenancy.
- Establish a local “Right to return” to strengthens the statewide protection
- Establish Local Rent Stabilization of 5% yearly maximum annual rent increase, with a provision for landlords to apply to the Housing Commission for yearly increases of up to 8% to support critical facility improvements
- “Substantial Remodel” is further defined to protect tenants from unnecessary displacement
- Requirement that all tenants are notified of their tenant protections, and a signed copy is kept on file with their lease agreements
- Requirement that all new manufactured home residents are notified of their protections, including rent control under 16B and signed receipt is kept on file with their agreements
- All evictions are also filed with the city within 5 days of notice to tenant to be legally valid evictions
- Preservation of currently affordable housing policy modeled after San Diego’s preservation ordinance
- Develop a plan to increase access to legal services for tenants
- Establish noticing requirements for rent stabilized units being removed from the market (condo conversions, demolition, significant remodel, etc.)