

Measure E - City of Redwood City: Rent Control and Eviction Limits Initiative

The Question:

Shall the measure repealing Redwood City Municipal Code Chapter 42 and replacing it with a new Chapter 42 that (1) limits rent increases on multifamily housing built before February 1, 1995; (2) expands just-cause eviction protections to most rental housing, including single-family homes, ADUs, and affordable housing; (3) requires new City administration estimated to cost \$5 million to \$11 million annually, funded by annual rental property owner fees; and (4) increases relocation assistance for no-fault evictions, be adopted?

The Situation:

Redwood City does not currently have a local rent control/rent stabilization ordinance. Redwood City currently has a local Tenant Protection Ordinance which has been in effect since January 1, 2026. It requires landlords to offer a minimum one-year lease, limits evictions for just-cause reasons, and requires landlords to provide relocation assistance for no-fault evictions, including the right to return in certain circumstances.

The Proposal:

If approved, the measure would repeal existing Chapter 42—Tenant Protection Ordinance of the Redwood City Code and adopt a new Chapter 42—Redwood City Fair and Affordable Housing Ordinance providing the following:

- Limits annual rent increases on multifamily housing built before February 1, 1995 to sixty percent (60%) of the percentage change in the Consumer Price Index (CPI), with a maximum cap of five percent (5%).
- Expands tenant protections to most rental housing, including single-family homes, Accessory Dwelling Units (ADUs), and affordable housing, including:
 - Just causes for eviction
 - Right to return and first right of refusal
 - Relocation assistance
 - Anti-harassment protections.
- Requires new City administration funded by annual rental property owner fees (see Fiscal Impact section below).

- Establishes a rent control petition and hearing process.

If the measure were approved, it would take effect 10 days after the City Council declares the vote.

Voting “YES” would approve the adoption of a new Chapter 42.

Voting “No” would keep the current Chapter 42 as is.

A simple majority is required to approve the measure.

Fiscal Effects:

One-time start-up costs are estimated at \$682,000 to \$1 million, and annual ongoing administration costs are projected at \$5 million to \$11 million. The program, including free legal services for low-income tenants, must be funded entirely by a rental housing fee paid by landlords.

Supporters Say:

- Keep costs stable by allowing predictable rent increases of 60% of inflation or 5%, whichever is lower.
- Measure E would be funded by a small fee on landlords, not paid by homeowners, renters, nor the city's general fund.
- Protects against landlords using intimidation and failing to make repairs to push people out of their homes.
- Prevents homelessness through higher relocation assistance for no-fault evictions.

Opponents Say:

- Any change or fix to Measure E requires another costly citywide election.
- Measure E is costly. Two independent financial analyses found administering this program could cost up to \$11 million per year and require 18 new full-time employees.
- Nonprofit housing providers would face new fees, unsustainable rent restrictions, and tightening operating budgets.

Supporters:

- Amelia Garibay Magallon (Community Leader, Faith in Action Bay Area)
- Edith Salvatore (President, Sequoia District Teachers Association)
- Felipe Donaire (American Federation of State, County and Municipal Employees (AFSCME) Local 829)
- Martha Louise Beetley (President, American Federation of State, County, and Municipal Employees, Local 829)
- George M. Yin
- Jill Ohline
- Georgina Castaneda, Affordable Housing Resident

- Maria Matilde Garcia, Homeowner
- Abigail Korman, Teacher
- Kyla Valenti, Benefits Analyst

Opponents:

- Elmer Martinez Saballos (Redwood City Mayor)
- Isabella Chu (Redwood City Councilmember)
- Amy Buckmaster (CEO, Chamber San Mateo County)
- Michael Pierce (Board President, St. Francis Center)
- Diane Howard (Redwood City Councilmember)
- Michael Elhihi (President, Redwood City Firefighters)
- Erik Otterson (President, RWC Police Officers Association)

Sources:

- <https://smcacre.gov/elections/november-3-2026-statewide-general-election>
- <https://www.redwoodcity.org/home/showpublisheddocument/31619/639226707009470000>
- <https://www.redwoodcity.org/departments/city-clerk/voter-and-election-information/2026-municipal-election-information/measures>
- <https://www.affordablereadwoodcity.com/>