



Rent Stabilization Department

**AGENDA REPORT
ITEM NO. 10**

**PASADENA RENTAL HOUSING BOARD AND
RENT STABILIZATION DEPARTMENT
ANNUAL REPORT**

January 26, 2026





BOARD ACTIVITIES IN 2023

In its first year, the Board held 15 meetings and adopted 20 resolutions. Key actions included:

- Establishing the first Annual General Adjustment (AGA) of 2.75% on June 29, 2023.
- Forming Ad Hoc Committees.
- Approving contracts for legal and administrative services, including consulting services with BHYV and the development of the 3Di rental registry.
- Adopting interim regulations related to rent rollback enforcement, just cause eviction protections, and hearing procedures.
- Approving a term sheet with the City for the formation of the Rent Stabilization Department.
- Establishing Board rules and procedures.



PRHB HIGHLIGHTS

Rent Stabilization Department



BOARD ACTIVITIES IN 2024

In 2024, the Board held 23 meetings and adopted 24 resolutions, including:

- Establishing and delaying collection of the FY2024 Rental Housing Fee.
- Setting the Board's regular meeting schedule.
- Adopting regulations for Chapter 5 (Petition Process and Individual Rent Adjustments) and Chapter 6 (Hearing Procedures and Appeals).
- Initiating a process to review and recommend Charter amendments.
- Amending Chapter 4 (Just Cause Evictions) to address evictions related to substantial repairs and permitting.
- Approving the FY2025 budget and rental housing fee.
- Adopting Chapter 9 (Rental Registration) regulations and the 2024/2025 AGA.
- Amending Board rules of conduct and compensation.
- Updating Chapters 5 and 8 (Annual General Adjustments).
- Setting 2025 interest rates on security deposits.
- Requesting City Council consideration of the Ellis Act.
- Adopting Chapter 7 regulations for upward rent adjustments.



BOARD ACTIVITIES IN 2025 (JANUARY–JUNE)

From January through June 2025, the Board held 12 meetings and adopted 9 resolutions, including:

- Issuing prorated registration fee refunds for properties destroyed in the Eaton Fire.
- Amending Chapter 4 to address displaced occupants and pets due to the fire.
- Updating Chapter 9 to address transient occupants displaced by the fire.
- Amending Chapter 8 to allow temporary rent decreases for affected tenants.
- Adopting Chapter 11 (Anti-Harassment and Anti-Retaliation) regulations.
- Amending Chapter 3 to include a code of conduct and grounds for Board member removal.
- Approving the FY2026 budget.
- Amending Chapter 4 to enhance protections for families with school-aged children.



RSD HIGHLIGHTS

Rent Stabilization Department

Outreach Totals

	Attended	Number
Public Event	5,095	26
Training	243	7
Registration Workshop	211	10
Grand Total	5,549	43

In addition to in-person outreach, the Rent Stabilization Department (RSD) shared important updates through the City's official press releases and media channels.

To expand its digital presence, the Department launched an Instagram account in April 2025, which quickly became a valuable tool for connecting with the community. In just the first two months, the account saw:

- **67,592 views**
- **548 likes**
- **149 shares**

These results highlight the Department's ongoing commitment to transparency, accessibility, and public education through both traditional and digital platforms.



RSD HIGHLIGHTS

Rent Stabilization Department

	Total
Buyouts	\$718,115
Rent Rollbacks	\$245,155
Returned Unlawful Rent	\$8,698
Relocation Assistance	\$143,757
Total	\$1,115,725

Rescinded Notices

Evictions Rescinded	25
Rent Increases Rescinded	76
Total	101



RSD HIGHLIGHTS

Rent Stabilization Department

Contract Services Offered to both Landlords and Tenants:

- Relocation Services: Contracted with a relocation agency to lower costs for landlords relocation services; and
- Conflict Resolution Services: Contracted with Loyola Center for Conflict Resolution to assist both landlords and tenants to resolve conflicts.

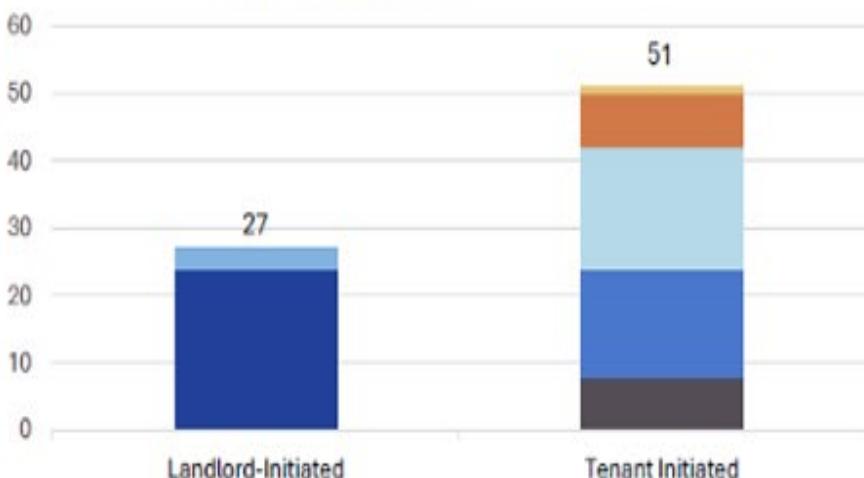


RSD HIGHLIGHTS

Rent Stabilization Department

- Hearing Petitions

Filed Petitions



- Objection to Granted Exemption Request - 1
- Rent - Fair Rate of Return - 3
- Petition for Rent Withholding - 8
- Downward Adjustment - Unlawful Rent - 18
- Downward Adjustment- Failure to Maintain Habitable Premises - 16
- Downward Adjustment - Decrease in Housing Services or Maintenance - 8
- Objections to Denied Exemption Request - 24



RSD HIGHLIGHTS

Rent Stabilization Department

Multifamily Units – Rent Stabilized vs Just Cause Only

Bedroom Count	Rent Stabilized				Just Cause Only					
	Total Units	Median Rent	Avg Square		Rent per Sq	Total Units	Median Rent	Avg Square		Rent per Sq
			Feet	Ft				Feet	Ft	
Studio	1,414	\$ 1,541	445	\$ 3.46		485	\$ 2,425	629	\$ 3.86	
1	7,472	\$ 1,840	758	\$ 2.43		2,360	\$ 2,695	782	\$ 3.45	
2	6,196	\$ 2,245	1,004	\$ 2.24		1,957	\$ 3,299	1,088	\$ 3.03	
3	916	\$ 2,932	1,277	\$ 2.30		333	\$ 3,250	1,446	\$ 2.25	
4	106	\$ 3,320	1,563	\$ 2.12		26	\$ 3,193	1,716	\$ 1.86	
5+	13	\$ 3,500	1,976	\$ 1.77		3	\$ 4,620	1,911	\$ 2.42	
Total	16,117	\$ 1,974	861	\$ 2.29		5,164	\$ 2,795	932	\$ 3.00	



RSD HIGHLIGHTS

Rent Stabilization Department

Rental Registrations

Date Range: September 21, 2024 – June 30, 2025

Registration Cycle 1

	Total Registrations 5,478		Total Registered Units 21,914		Monthly Average 547
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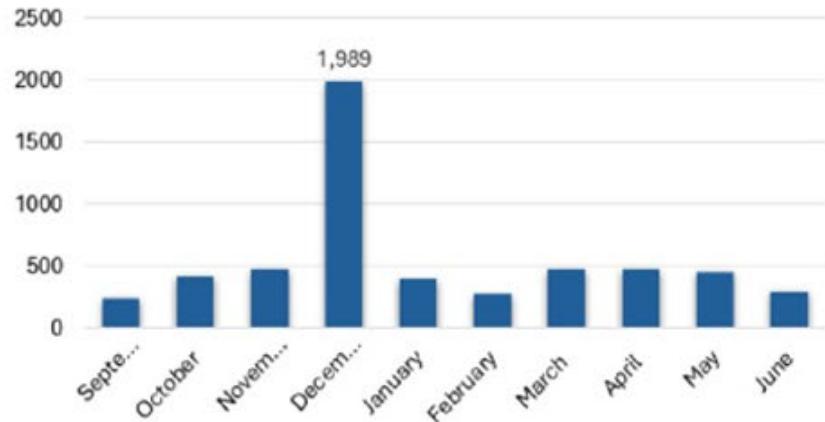
Key Performance Metrics

Compliance Rate

- Substantial Compliance
- Noncompliance



Monthly Registrations



Registrations by Property Type

Property Type	Number of Registrations
Single Family/Condo	2,691
Duplex	1,095
Triplex	375
Multi Unit (4 – 10)	954
Multi Unit (10 +)	363



RSD HIGHLIGHTS

Rent Stabilization Department

Portfolio

5,682

Total Properties

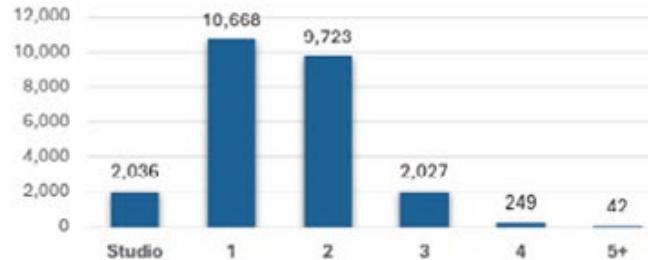


Total Rental Units	24,939
Units Occupied	23,945
Vacant Available for Rent	800
Vacant not Available for Rent	194

Property Inventory

Type of Property	Units	Properties
Multifamily Building	22,292	3,204
Condominium	1,258	1,258
Single Family Residence	1,172	1,172
Low Income Housing	138	46
SFR – Individuals Room Rented	79	31
Total	24,939	5,682

Rental Units by Bedroom Size



Median Rent by Bedroom Size





RSD HIGHLIGHTS

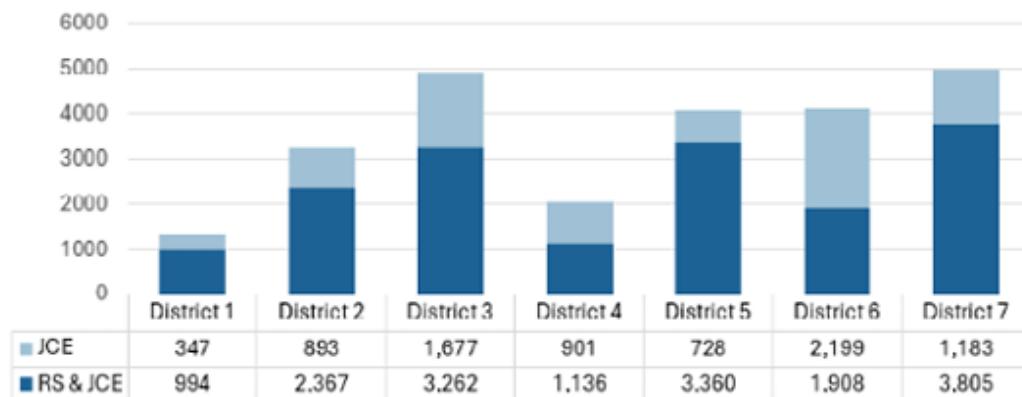
Rent Stabilization Department

Annual Report: *Rental Properties by District*

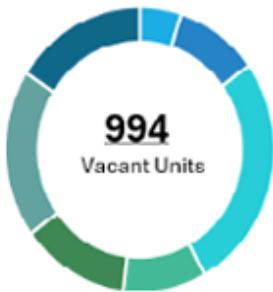
Portfolio

Council District	Properties	Units
1	513	1,356
2	1,098	3,289
3	730	4,008
4	592	2,063
5	821	4,192
6	733	4,157
7	1,195	4,074
Total	5,682	24,939

Ordinance Coverage



Vacancy Rate



- District 1 - 5.23%
- District 2 - 10.16%
- District 3 - 25.65%
- District 4 - 9.86%
- District 5 - 16.90%
- District 6 - 16.80%
- District 7 - 15.39%

Median Rents

Council District	Studio	1	2	3	4	5+
1	\$1,500	\$1,650	\$2,011	\$2,706	\$3,082	\$4,750
2	\$1,500	\$1,716	\$2,245	\$3,090	\$4,150	\$4,118
3	\$1,600	\$2,082	\$2,634	\$3,550	\$3,650	\$2,571
4	\$1,466	\$1,928	\$2,3/5	\$3,680	\$4,500	\$5,000
5	\$1,325	\$1,709	\$2,117	\$2,790	\$3,700	\$4,350
6	\$2,488	\$2,595	\$3,159	\$3,885	\$5,750	\$6,475
7	\$1,611	\$1,958	\$2,500	\$3,398	\$4,620	\$4,160



Questions

Rent Stabilization Department

