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JAN 20 2026

CITY OF ANAHEIM  
OFFICE OF THE CITY CLERK



## NOTICE OF INTENT TO CIRCULATE PETITION

The following persons hereby give Notice of their intent to circulate the petition within the City of Anaheim (City) to establish an ordinance that enacts rent control, a Rent Board, and just cause for eviction requirements. They provide the following statement of reasons of proposed action as contemplated in the petition:

Currently, the City has no limit on the maximum allowable rent increases for residential units in the City, and there are no tenancy termination restrictions. Therefore, an ordinance is proposed in the City to establish rent control, a rent board, and just cause eviction requirements. The measure would also protect owners who reside in mobilehome parks and include anti-conversion protections.

This measure proposes to amend the City's Municipal Code to add a new ordinance that would set a maximum allowable rent increase charged on rent-controlled units in the City. The measure would also prohibit landlords from terminating tenancies for reasons that are not specifically listed in the proposed ordinance. Additionally, the ordinance restricts landlords from ending a tenancy when the tenant is not at fault for the eviction, subject to a few exemptions, such as owner move-in. In the case of these "no-fault" evictions, landlords must pay relocation benefits to the displaced tenants. Certain rental units would be either fully or partially exempt from regulation under this measure, including single-family homes (unless owned by a corporation), condominiums, and duplexes (unless owner-occupied.)

The measure would set the base rent for covered rental units, which would be set at the rent as of January 1, 2026. For tenancies after this date, the base rent would be the rent charged upon initial occupancy. Landlords are permitted to annually increase the rent, though the annual increase would be capped at three percent or 80% of the CPI, whichever is lower. The measure would require landlords to credit tenants who paid rent in excess of the three percent increase above the rent charged on January 1, 2026, by either: (a) paying the tenant the balance of the overpayment directly in one lump sum, or (b) giving the tenant a credit against the rent due from the tenant to the landlord over a six-month period.

Should the landlord pay a tenant to vacate from his/her unit, the landlord must provide the tenant with a notice detailing the tenants' rights under this measure and file a copy of the buyout agreement with the Rent Board, which will manage the implementation and administration of this measure. The Rent Board will consist of seven members, who the City Council shall appoint, following a public meeting. The Rent Board will establish regulations, determine the allowable rent adjustment, hear individual rent adjustment petitions, and go to court to enforce the measure. The Rent Board would exercise its powers and duties independently from the City Council, City Attorney, and District Attorney, except by request.


Landlords cannot retaliate or harass their tenants for reporting violations of the measure, exercising tenants' rights, or participating in tenant organizations.


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Respectfully,

Name Patricia Adelekan Date Jan. 20, 2026  
Address  Anaheim, CA 92546

Name Olivia Huerta Date 20 Jan 2026  
Address  Anaheim CA 92801

Name Francisco Rosas Date 20 Jan 26  
Address  Anaheim CA 92802

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I, Patricia Adelekan, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

Patricia Adelekan

(Signature of Proponent)

Dated this 20 day of Jan., 2026

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I, OLIVIA I. HURTADO, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

*Olivia I. Hurtado*

(Signature of Proponent)

Dated this 20 day of Jan, 2026

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I, Francisco Rosas, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.



(Signature of Proponent)

Dated this 20 day of Jan, 20 26