



# City of San Leandro

Meeting Date: March 20, 2017

## Staff Report

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**File Number:** 16-693 **Agenda Section:** CONSENT CALENDAR

**Agenda Number:** 8.H.

**TO:** City Council

**FROM:** Chris Zapata  
City Manager

**BY:** Cynthia Battenberg  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** Staff Report for a Resolution Approving the Annual Rent Review Program Evaluation for July 2015 - June 2016

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### SUMMARY AND RECOMMENDATIONS

The Rent Review Program is a useful resource for both landlords and tenants who seek information, facilitation, and compromise on proposed rent increases. The program is utilized by the community as a rent dispute forum for tenants and landlords and is applicable to rental housing units in a parcel that contains at least 2 tenant-occupied housing units.

Staff recommends that the City Council review and approve the Annual Rent Review Program Evaluation for July 2015 through June 2016.

### BACKGROUND

Title IV, Chapter 32, Article 5, section 4-32-500 of the City's Municipal Code requires that an annual review of the Rent Review Program be prepared by the Rent Review Board (Board) for the City Council. Since May 2001, the Rent Review Program has been an integral part of the City's comprehensive housing services. The Rent Review Program has proven to serve as a helpful resource for landlords and tenants that seek information and resolution regarding lawful and reasonable rent increases.

The Board consists of five City Council appointed positions. The Board composition includes: two tenants, two landlords, and one homeowner representative.

In March 2015, the City amended San Leandro Municipal Code Section 1-3-1400 to permit both landlord rent review board members to reside outside the City of San Leandro. This ensured that the City maintained a full five-member Rent Review Board.

Effective March 17, 2016, as approved by the San Leandro City Council, the San Leandro Rent Review Ordinance was amended. Key adopted amendments included the following:

- New eligibility thresholds for a rent review hearing:
  1. A rent increase greater than 7%, or
  2. At least 2 rent increases in a 12-month period.
  
- Utility charges, including Ratio Utility Billing System (RUBS), upon initial conversion, are considered a rent increase and are considered when assessing eligibility for review by the Rent Review Board.
  
- Eligible residential properties for rent review include tenant-occupied duplex, triplex, and 4-plex units (at least 2 rental units in a parcel).
  
- Landlords are *now* required to:
  1. Provide tenants the “Notice of Availability of Rent Review” (Required Notice) in English, Spanish, and Chinese.
  
  2. Properly re-notice tenants if they provided improper rent increase notices. *CA Civil Code Sections 827(b)(1)(B),(2),(3); Code of Civil Procedure Section 1013 require a landlord to **either** personally deliver the rent increase notice to tenant **or** post **and** mail the rent increase notice to tenant and give additional 5 days’ notice.*
  
  3. Submit their response forms within 10 calendar days from their receipt of their tenants’ rent review hearing request forms, or rent increase is void.
  
- Tenants are required to:
  1. Request a rent review hearing within 21 calendar days of receipt (versus 15 days in the original ordinance) of a notice of rent increase.
  
  2. Pay the rent increase on the effective date (or another agreed upon date), but may receive rental credit.
  
- Retaliatory Eviction language is incorporated in a new, separate section. Eviction proceedings against a tenant for exercising his or her rights under the Ordinance is considered a retaliatory eviction.

ECHO Housing is a full service and nonprofit housing counseling organization that provides fair housing and tenant-landlord counseling services for the City. Since FY 2013-14, due to the elimination of redevelopment agencies which necessitated staff reductions, the City has outsourced the Rent Review Program’s administration to ECHO Housing. ECHO Housing staff continues to be instrumental in processing the renters’ rent review request applications, communicating with the landlords to obtain their rent review response forms, facilitating the Rent Review Board hearings, and educating both tenants and landlords about the City’s Rent Review Ordinance.

## Analysis

### *San Leandro Rental Market*

The City relies on RealFacts data provided by real ANSWERS, a research organization and

database publisher specializing in the multifamily housing market, to evaluate the rental market in San Leandro.

According to RealFacts data as of June 30, 2016, at \$1,647 average rent, San Leandro continues to have the lowest average annual rents in Alameda County among twelve other cities, including the neighboring jurisdictions of Oakland, Alameda, Castro Valley, and Hayward. San Leandro also continues to have the lowest vacancy rate at 1.4% throughout the county.

### *Rent Review Activity*

From July 1, 2015 through June 30, 2016, ECHO Housing and City staff addressed 93 tenant and 38 landlord inquiries for a total of 131 inquiries relating to the City's policies on rent increases and its Rent Review Program, including 107 renters who applied for Rent Review Board hearings. Of these 107 hearing requests:

- 14 (13%) cases were ineligible for a rent review hearing;
- 3 (3%) cases required landlords to properly re-notice as required by the Ordinance
- 5 (5%) cases were scheduled for a hearing after June 30, 2016;
- 18 (17%) cases were settled without a hearing;
- 27 (25%) cases were settled prior to a schedule hearing; and
- 40 (37%) cases were heard by the Rent Review Board.

Of the 40 cases heard by the Rent Review Board:

- 27 (68%) cases were settled mutually;
- 12 (30%) cases were settled after the rent review hearings; and
- 1 (2%) required landlord to properly re-notice as required by Rent Review Ordinance

### **Previous Actions**

The Rent Review Ordinance was adopted April 2001. The Municipal Code was amended in March 2002, October 2003, July 2005, and March 2015. The Rent Review Ordinance was most recently amended in March 2016.

### **Board/Commission Review and Actions**

At its September 27, 2016 Rent Review Board Meeting, the Rent Review Board reviewed the Annual Rent Review Program Evaluation and instructed City staff to forward the evaluation to City Council for review and approval.

### **ATTACHMENT**

#### **Attachment to Resolution**

- Rent Review Program Evaluation for July 2015 - June 2016

**PREPARED BY:** Steve Hernandez, Housing Specialist II, Community Development Department





# City of San Leandro

Meeting Date: March 20, 2017

## Resolution - Council

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**File Number:** 16-694

**Agenda Section:** CONSENT CALENDAR

**Agenda Number:**

**TO:** City Council

**FROM:** Chris Zapata  
City Manager

**BY:** Cynthia Battenberg  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** RESOLUTION Approving the Annual Rent Review Program Evaluation for July 2015 - June 2016 (Reviews the Program Pursuant to San Leandro Municipal Code Section 4-32-500)

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The City Council of the City of San Leandro does RESOLVE as follows:

That the Annual Rent Review Program Evaluation for July 2015 through June 2016 is hereby approved.

## **Annual Rent Review Program Evaluation Report (July 2015 – June 2016)**

### *Rent Review Board Hearings*

From July 1, 2015 through June 30, 2016, ECHO Housing and City staff addressed 93 tenant and 38 landlord inquiries for a total of 131 inquiries relating to the City's policies on rent increases and its Rent Review Program, including 107 renters who applied for Rent Review Board hearings. Of these 107 hearing requests (see attached “Monthly Status Report of Rent Review Activities” for case details):

- 14 (or 13%) cases were ineligible for a rent review hearing;
- 3 (or 3%) cases required landlords to properly re-notice as required by Rent Review Ordinance
- 5 (or 5%) cases were scheduled for a hearing (after June 30, 2016);
- 18 (or 17%) cases were settled without a hearing;
- 27 (or 25%) cases were settled prior to a scheduled hearing; and
- 40 (or 37%) cases were heard by the Rent Review Board.

Of the 40 cases heard by the Rent Review Board:

- 27 (or 68%) cases were settled mutually;
- 12 (or 30%) cases were settled after the rent review hearings; and
- 1 (or 2%) required landlord to properly re-notice as required by Rent Review Ordinance

**Table 1: Rent Review Board (RRB) Case Summary** *(since 2006)*

Period (June – May)	Cases
2006-2007	1
2007-2008	6
2008-2009	4
2009-2010	0
2010-2011	0
2011-2012	0
2012-2013	3
2013-2014	2
2014-2015	26
2015-2016	40

ECHO Housing, a full service and nonprofit housing counseling organization that already provides fair housing and tenant-landlord counseling services for the City, continued to assist in the administration of the City’s Rent Review Program in fiscal year 2015-2016. ECHO Housing staff was instrumental in processing the rent review hearing request applications, communicating with the landlords to obtain their rent review response forms, facilitating the rent review board hearings, and educating both tenants and landlords about the City’s Rent Review Ordinance. The City began contracting with ECHO Housing for the administration of the Rent Review Program in fiscal year

2013-2014 as a result of staff reductions due to the State's elimination of Redevelopment Agencies.

The 131 inquiries in FY 2015-2016 (93 tenant and 38 landlord) is a 38% increase from the 95 inquiries (75 tenant and 20 landlord inquiries) received in FY 2014-2015. Additionally, the 107 rent review requests received by the City in FY 2015-2016 is a 65% increase from the 65 requests the City received in FY 2014-2015. Lastly, the Rent Review Board presided over 54% more rent review board cases as it heard 40 cases in FY 2015-2016 compared to the 26 cases in FY 2014-2015.

#### *Amendments to the San Leandro Rent Review Ordinance*

Effective March 17, 2016, as approved by the San Leandro City Council, the San Leandro Rent Review Ordinance was amended. The amendments included the following:

- *New eligibility thresholds for a rent review hearing:*
  1. A rent increase greater than 7%, or
  2. At least 2 rent increases in a 12-month period.
- Utility charges, including Ratio Utility Billing System (RUBS), upon initial conversion, are considered a rent increase and will be used for assessing eligibility for review by the Rent Review Board.
- Eligible residential properties for rent review include tenant-occupied duplex, triplex, and 4-plex units (at least 2 rental units in a parcel).
- Landlords are *now* required to:
  1. Provide tenants the "Notice of Availability of Rent Review" (Required Notice) in English, Spanish, and Chinese.
  2. Properly re-notice tenants if they provided improper rent increase notices.  
*CA Civil Code Sections 827(b)(1)(B),(2),(3); Code of Civil Procedure Section 1013 require a landlord to **either** personally deliver the rent increase notice to tenant **or** post **and** mail the rent increase notice to tenant and give additional 5 days' notice.*
  3. Submit their response forms within 10 calendar days from their receipt of their tenants' rent review hearing request forms, or rent increase is void.
- Tenants are required to:
  1. Request a rent review hearing within 21 calendar days of receipt (versus 15 days in the original ordinance) of a notice of rent increase.
  2. Pay the rent increase on the effective date (or another agreed upon date), but may receive rental credit.
- Retaliatory Eviction language is incorporated in a new, separate section. Eviction proceedings against a tenant for exercising his or her rights under the Ordinance is considered a retaliatory eviction.

*San Leandro Rental Market*

The average annual rents in the City remain the lowest among Alameda County cities.

**Table 2: Rent Ranking for Cities in Alameda County**

<b>Rank</b>	<b>City</b>	<b>Average Rent*</b>
1	Berkeley	\$3,151
2	Oakland	\$2,959
3	Emeryville	\$2,922
4	Dublin	\$2,597
5	Pleasanton	\$2,513
6	Newark	\$2,360
7	Alameda	\$2,359
8	Fremont	\$2,328
9	Union City	\$2,294
10	Livermore	\$2,045
11	Castro Valley	\$1,992
12	Hayward	\$1,972
<b>13</b>	<b>San Leandro</b>	<b>\$1,647</b>

*\*2<sup>nd</sup> Quarter of 2016*  
*Source: RealFacts*

Rental and vacancy trends are highlighted in Table 3 below. San Leandro’s average rent (for all bedroom sizes) of \$1,647 in the second quarter of 2016 reflects an 8.9% increase from the average annual rent of \$1,513 in the second quarter of 2015. This reflects a nearly 2% rate decrease compared to the 10.8% increase between the second quarters of 2014 and 2015. Meanwhile, the 1.4% vacancy rate in San Leandro, which is lower than last year’s 1.5% rate, results in San Leandro having the highest ranked average occupancy rate at 98.6% of the other 12 Alameda County cities.



**Table 3: Rental Housing Market Trends in San Leandro**

<b>Year</b>	<b>Average Rent</b>	<b>% Annual Change</b>	<b>Vacancy Rate</b>
2002	\$1,090	-8.0%	4.2%
2003	\$1,054	-3.3%	4.6%
2004	\$1,011	-4.1%	4.6%
2005	\$1,011	0.0%	4.7%
2006	\$1,040	2.9%	3.6%
2007	\$1,090	4.8%	3.6%
2008	\$1,154	5.9%	3.1%
2009	\$1,106	-4.2%	5.4%
2010	\$1,086	-1.8%	4.1%
2011	\$1,123	3.4%	2.6%
2012	\$1,189	5.9%	3.0%
2013	\$1,216	2.3%	2.6%
2014	\$1,366	12.3%	2.1%
2015	\$1,513	10.8%	1.5%
2016*	\$1,647	8.9%	1.4%

*\*2<sup>nd</sup> Quarter of 2016  
 Source: RealFacts*

Table 4 below reflects the average rent for each bedroom size in San Leandro during second quarter (April through June) of 2016. In comparison to the average rent levels in the 2<sup>nd</sup> quarter of 2015, the all rents increased for studio, 1 bedroom/1 bath, 2 bedroom/1 bath, 2 bedroom/2 bath, and 3 bedroom townhome (TH) units. The average rent for 2 bedroom/2 bath and 3 bedroom townhome units increased by double digits.

**Table 4: Average Asking Rent in San Leandro\***

<b>Unit Size</b>	<b>2015</b>	<b>2016</b>	<b>% Change</b>
studio	\$1,122	\$1,177	4.9%
1bd 1bth	\$1,390	\$1,521	9.4%
2bd 1bth	\$1,512	\$1,653	9.3%
2bd 2bth	\$1,619	\$2,045	23.3%
3bd TH	\$2,116	\$2,366	11.8%

*\*2<sup>nd</sup> Quarter of 2016  
 Source: RealFacts*

## **Monthly Status Report of Rent Review Activities** **For period July 1, 2015 – June 30, 2016**

### Community Development Department Housing Services Division

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R@H = Resolved at Hearing • NH = No Hearing • I = Ineligible • RPTH – Resolved Prior To Hearing

- Mr. Leo West's Rent Review Board Case (RRB2015-01) involved a \$75 rent increase that takes effect August 1, 2015 and \$201 rent increase that takes effect September 1, 2015. Case was mutually resolved at the July 21<sup>st</sup>, 2015 Rent Review Board Hearing (Special Meeting) (\$75 rent increase effective August 1<sup>st</sup>, 2015) (reduced from \$201). R@H
- Ms. Tamerra Carson's Rent Review Board Case (RRB2015-02) was mutually resolved at the August 25, 2015 Rent Review Board Hearing (\$200 rent increase effective September 1<sup>st</sup>, 2015) (Resolution: \$150 rent increase and a 6-month lease effective November 1<sup>st</sup>). R@H
- Ms. Lynette Prescott's Rent Review Board Case (RRB2015-03) is closed/resolved. \$200 rent increase with an effective date of September 1, 2015 was rescinded. NH
- Ms. LaShon Philson's Rent Review Board Case (RRB2015-04) is closed/resolved. \$200 rent increase with an effective date of September 1, 2015 was rescinded. NH
- Ms. Cynthia Glover's Rent Review Board Case (RRB2015-05) was ineligible to be reviewed by the Rent Review Board as she was given a \$75 rent increase. I
- Ms. Adrienne Gilbert's Rent Review Board Case (RRB2015-06) is closed/resolved. \$200 rent increase with an effective date of September 1, 2015 was rescinded. NH
- Ms. Dora Avila's Rent Review Board Case (RRB2015-07) was scheduled at August 25, 2015 Rent Review Board Hearing but was closed/resolved after she and her landlord negotiated a mutually satisfactory resolution (did not disclose). \$200 rent increase has an effective date of August 1, 2015. RPTH
- Ms. Vanessa Lomax's Rent Review Board Case (RRB2015-08) is closed/resolved. (Resolution: \$95 rent increase, instead of \$395, effective October 1<sup>st</sup>). NH
- Ms. Candace Dyer's Rent Review Board Case (RRB2015-09) is closed/resolved. \$200 rent increase with an effective date of September 1, 2015 was rescinded. NH
- Mr. Gary Smiley's Rent Review Board Case (RRB2015-10) is closed/resolved. \$200 rent increase with an effective date of September 1, 2015 was rescinded. NH

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- Mr. Carlos Carmona's Rent Review Board Case (RRB2015-11) was mutually resolved prior to the August 25, 2015 Rent Review Board Hearing. (Resolution: \$100 rent increase, instead of \$150, effective August 1<sup>st</sup>). RPTH
- Ms. Dorothy Hopkins' Rent Review Board Case (RRB2015-12) was heard at the August 25, 2015 Rent Review Board Hearing. A September 22<sup>nd</sup> Continuance Hearing was cancelled at the rest of the Hopkins. \$125 rent increase took effect on August 1, 2015. RAfterH
- Ms. Noema Brumfield Rent Review Board Case (RRB2015-13) is closed/resolved. (Resolution: \$75 rent increase, instead of \$145, effective October 1<sup>st</sup>). NH
- Mr. Charles Eurnithilert's Rent Review Board Case (RRB2015-14) was mutually resolved prior to the October 27, 2015 Rent Review Board Hearing. (Resolution: \$150 rent increase with 6-month lease, instead of \$200, effective November 1<sup>st</sup>). RPTH
- Ms. Karen Harris' Rent Review Board Case (RRB2015-15) is ineligible for a rent review as she did not submit a written request for a rent review within 15 days of receiving her rent increase notice. \$250 rent increase has an effective date of September 1, 2015. I
- Ms. Reina Boone's Rent Review Board Case (RRB2015-16) is closed/resolved. (Resolution: \$115 rent increase takes effect January 1, 2016 rather than November 1, 2015.) RPTH
- Ms. Geraldine Parker's Rent Review Board Case (RRB2015-17) is closed/resolved. (Resolution: \$85 rent increase takes effect December 1, 2015 rather than November 1, 2015.) RPTH
- Mr. Mark Patton's Rent Review Board Case (RRB2015-18) was heard at the October 27, 2015 Rent Review Board Hearing. The rent increase amount is \$125 with a November 1<sup>st</sup> effective date. Case was resolved prior to a Continuance Hearing that was scheduled for November 17, 2015 (Special Meeting). (Resolution: \$75 rent increase, instead of \$125, effective December 1<sup>st</sup>.) RAfterH
- Ms. Carol Toliver's Rent Review Board Case (RRB2015-19) is closed/resolved. (Resolution: \$75 rent increase, instead of \$90, effective October 1<sup>st</sup>.) RPTH
- Mr. John Hardy's Rent Review Board Case (RRB2015-20) was mutually resolved prior to the October 27, 2015 Rent Review Board Hearing. (Resolution: moved out). \$145 rent increase has an effective date of November 1, 2015. RPTH
- Ms. Whitney Connors-Pasion's Rent Review Board Case (RRB2015-21) was mutually resolved prior to the October 27, 2015 Rent Review Board Hearing. (Resolution: \$165 rent increase, instead of \$210, effective November 1<sup>st</sup>). RPTH
- Mr. Jinwook Yang's Rent Review Board Case (RRB2015-22) was heard at the September 22, 2015 Rent Review Board Hearing and was determined that the landlord is required to properly re-notice Mr. Yang. \$90 rent increase cannot take effect November 1, 2015. R@H

- Ms. Donna Irby's Rent Review Board Case (RRB2015-23) is ineligible for a rent review as she has a Section 8 Voucher and the Housing Authority of the County of Alameda (HACA) calculates her rent increase and tenant rent. |
- Mr. Zane Williams' Rent Review Board Case (RRB2015-24) is ineligible as he did not submit the re-notice he received within the 15-day requirement. \$200 rent increase has an effective date of December 1, 2015. |
- Ms. Sara Martinez's Rent Review Board Case (RRB2015-25) is ineligible for a rent review as she resides in unincorporated San Leandro and was referred to the Alameda County Rent Review Program. |
- Mr. Andrew Sellman's Rent Review Board Case (RRB2015-26) was heard at the November 17, 2015 Rent Review Board Hearing. The rent increase amount is \$200 with a December 1<sup>st</sup> effective date. Per landlord, resolved prior to Continuance Hearing on December 15th, 2015 (Special Meeting). RAfterH
- Ms. Maria Magallon's Rent Review Board Case (RRB2015-27) was heard at the November 17, 2015 Rent Review Board Hearing. The rent increase amount is \$200 with a December 1<sup>st</sup> effective date. Per landlord, resolved prior to Continuance Hearing on December 15th, 2015 (Special Meeting). RAfterH
- Mr. Nduka Akofe's Rent Review Board Case (RRB2015-28) was heard at the November 17, 2015 Rent Review Board Hearing. The rent increase amount is \$173.75 with a December 1<sup>st</sup> effective date. Per landlord, resolved prior to Continuance Hearing on December 15th, 2015 (Special Meeting). RAfterH
- Mr. Danilo Yabut's Rent Review Board Case (RRB2015-29) was heard at the November 17, 2015 Rent Review Board Hearing. The rent increase amount is \$200 with a December 1<sup>st</sup> effective date. Per landlord, resolved prior to Continuance Hearing on December 15th, 2015 (Special Meeting). RAfterH
- Mr. Luis Alvarez's Rent Review Board Case (RRB2015-30) was heard at the November 17, 2015 Rent Review Board Hearing. The rent increase amount is \$122.50 with a December 1<sup>st</sup> effective date. Per landlord, resolved prior to Continuance Hearing on December 15th, 2015 (Special Meeting). RAfterH
- Mr. Michael Phillip's Rent Review Board Case (RRB2015-31) was heard at the November 17, 2015 Rent Review Board Hearing. The rent increase amount is \$95.50 with a December 1<sup>st</sup> effective date. Per landlord, resolved prior to Continuance Hearing on December 15th, 2015 (Special Meeting). RAfterH
- Mr. Robert Hansen's Rent Review Board Case (RRB2015-32) was heard at the November 17, 2015 Rent Review Board Hearing. The rent increase amount is \$200 with a December 1<sup>st</sup>

effective date. Per landlord, resolved prior to Continuance Hearing on December 15th, 2015 (Special Meeting). R@AfterH

- Mr. Fred Basile's Rent Review Board Case (RRB2015-33) is closed/resolved. (Resolution: \$170 rent increase and appliances upgrade, instead of \$195, effective February 1<sup>st</sup>). RPTH
- Ms. Karen Foster's Rent Review Board Case (RRB2015-34) was heard at the November 17, 2015 Rent Review Board Hearing. Case is closed/resolved prior to a Continuance Hearing is scheduled for December 15th, 2015 (Special Meeting). (Resolution: \$200 rent increase instead of \$300 effective December 1<sup>st</sup>). R@AfterH
- Mr. Daniel Jones' Rent Review Board Case (RRB2015-35) was heard at the November 17, 2015 Rent Review Board Hearing. The rent increase amount is \$300 with a December 1<sup>st</sup> effective date. Per landlord, resolved prior to Continuance Hearing on December 15th, 2015 (Special Meeting). R@AfterH
- Mr. Marcus Scott's Rent Review Board Case (RRB2015-36) was mutually resolved at the November 17, 2015 Rent Review Board Hearing. (Resolution: \$75 rent increase, instead of \$100, effective December 1<sup>st</sup>.) R@H
- Mr. Keith Bodwin's Rent Review Board Case (RRB2015-37) was mutually resolved at the November 17, 2015 Rent Review Board Hearing. (Resolution: \$75 rent increase, instead of \$100, effective December 1<sup>st</sup>.) R@H
- Ms. Lavette Cooper's Rent Review Board Case (RRB2015-38) was mutually resolved at the November 17, 2015 Rent Review Board Hearing. (Resolution: \$75 rent increase, instead of \$100, effective December 1<sup>st</sup>.) R@H
- Ms. Erminia Pena's Rent Review Board Case (RRB2015-39) was heard at the December 15, 2015 Rent Review Board Hearing. \$137 rent increase has an effective date of January 1, 2016 stood after Board action was not approved after a 2-2 vote. R@H
- Mr. Carlos Camona's Rent Review Board Case (RRB2015-40) is closed/resolved prior to the December 15, 2015 Rent Review Board Hearing. \$145 rent increase has an effective date of January 1, 2016 was rescinded. RPTH
- Mr. Sherman Lee's Rent Review Board Case (RRB2015-41) is closed/resolved. (Resolution: \$100 rent increase effective December 1<sup>st</sup> was rescinded). NH
- Octavio Quiroz (RRB2015-42) is closed/resolved. Re-notice reduced \$200 rent increase to \$75. NH
- Ana Ventura (RRB2015-43) is closed/resolved. Re-notice reduced \$200 rent increase to \$75. NH
- Nicole Lee (RRB2015-44) is closed/resolved. Re-notice reduced \$200 rent increase to \$75. NH

- Mike Bolano (RRB2015-45) was mutually resolved prior to the December 15, 2015 Rent Review Board Hearing. (Resolution: \$115 rent increase, instead of \$150, effective January 1<sup>st</sup>). RPTH
- Diana Williams (RRB2015-46) was mutually resolved at the December 15, 2015 Rent Review Board Hearing. (Resolution: \$100 rent increase, instead of \$114, effective March 1<sup>st</sup> instead of January 1<sup>st</sup> - \$1,245 rent from March 1, 2016 – February 28, 2017.) R@H
- Daphne Barnett (RRB2015-47) was mutually resolved prior to the December 15, 2015 Rent Review Board Hearing. (Resolution: undisclosed.) \$140 rent increase has an effective date of December 1, 2015. RPTH
- Nyree Reyes (RRB2015-48) is ineligible as she did not submit the rent increase notice she received within the 15-day requirement. \$109 rent increase has an effective date of January 1, 2016. |
- Cristina Briano (RRB2015-49) is ineligible as she did not submit the rent increase notice she received within the 15-day requirement. \$107 rent increase has an effective date of January 1, 2016. |
- Erwin Molina (RRB2015-50) is ineligible as he did not submit the rent increase notice he received within the 15-day requirement. \$109 rent increase has an effective date of January 1, 2016. |
- Fernando Saavedra (RRB2015-51) is ineligible as he did not submit the rent increase notice he received within the 15-day requirement. \$135 rent increase has an effective date of January 1, 2016. |
- Ricardo Hernandez (RRB2015-52) is ineligible as he did not submit the rent increase notice he received within the 15-day requirement. \$140 rent increase has an effective date of January 1, 2016. |
- Leonard Jones (RRB2015-53) is ineligible as he did not submit the rent increase notice he received within the 15-day requirement. \$150 rent increase has an effective date of December 1, 2016. But landlord must re-notice. |
- Arlette Earwood (RRB2015-54) was settled at February 23<sup>rd</sup> Continuance Hearing. \$405 reduced to \$150 rent increase effective from April 1<sup>st</sup> through September 30<sup>th</sup>, 2016. R@H
- Johanna Jones (RRB2015-55) was mutually resolved at the December 15, 2015 Rent Review Board Hearing. (Resolution: \$100 rent increase, instead of \$140, effective January 1, 2016.) R@H
- Gabriel Hernandez (RRB2015-56) was settled at February 23<sup>rd</sup> Continuance Hearing. \$380 reduced to \$135 rent increase effective from April 1<sup>st</sup> through September 30<sup>th</sup>, 2016. R@H

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- Beth Stern (RRB2015-57) was settled at February 23<sup>rd</sup> Continuance Hearing. \$420 reduced to \$150 rent increase effective from April 1<sup>st</sup> through September 30<sup>th</sup>, 2016. R@H
- Mario Caro (RRB2015-58) is ineligible as he rents a single-family home. \$100 rent increase effective February 1, 2016. I
- Yolanda Garrett (RRB2015-59) was resolved prior to January 26, 2016 Rent Review Board Hearing. (Resolution: \$75 rent increase instead of \$285, effective February 1, 2016.) RPTH
- Jason Durand (RRB2015-60) is being processed. Landlord is required to re-notice. \$300 rent increase has an effective date of March 1, 2016. Renotice
- Hilda Andrade (RRB2015-61) was settled prior to February 23, 2016 Rent Review Board Hearing. \$200 reduced to \$150 rent increase has an effective date of April 1, 2016. RPTH
- Sandra Moreno (RRB2015-62) was settled prior to February 23, 2016 Rent Review Board Hearing. \$200 reduced to \$95 rent increase has an effective date of April 1, 2016. RPTH
- Patricia Guillen (RRB2015-63) was ruled null and void due to improper notice by the landlord at the February 23, 2016 Rent Review Board Hearing. \$200 rent increase cannot take effect on April 1, 2016. Landlord is required to properly re-notice. R@H
- Kathy Pereira (RRB2015-64) was settled prior to February 23, 2016 Rent Review Board Hearing. \$200 reduced to \$120 rent increase has an effective date of April 1, 2016. RPTH
- Erica Smith (RRB2015-65) was settled prior to February 23, 2016 Rent Review Board Hearing. \$200 reduced to \$150 rent increase has an effective date of April 1, 2016. RPTH
- Robbie Thornton (RRB2015-66) was settled prior to February 23, 2016 Rent Review Board Hearing. \$365 reduced to \$150 rent increase has an effective date of April 1, 2016. RPTH
- Eusebio Guzman (RRB2015-67) is being processed. Re-notice required. ECHO Housing to assess the legality of “gradual” rent increases. RRB Hearing to be determined. Renotice
- Blanca Canales (RRB2015-68) is being processed. Re-notice required. \$300 rent increase has an effective date of April 1, 2016. Renotice
- Albert Lopez (RRB2015-69) was settled prior to March 22, 2016 Rent Review Board Hearing. Resolution to \$200 rent increase effective April 1, 2016 was not disclosed. RPTH
- Leo West (RRB2015-70) is being processed. Landlord has indicated he will re-notice for a \$75 rent increase. NH

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FY 2015-2016

- Darlene Wong (RRB2015-71) was settled at the March 22, 2016 Rent Review Board Hearing. \$120 rent increase from April 2016 through March 2017 and rent increase of no more than \$100 from April 2017 through March 2018. R@H
- Erica Slocum (RRB2015-72) was settled prior to March 22, 2016 Rent Review Board Hearing. \$600 rent increase has an effective date of April 1, 2016. RPTH
- Angela Montoya (RRB2015-73) was settled prior to February 23, 2016 Rent Review Board Hearing. \$395 reduced to \$125 rent increase has an effective date of April 1, 2016. RPTH
- Leonard Lothlen, Jr. (RRB2015-74) was scheduled to be heard sat February 23, 2016 Rent Review Board Hearing. It has been re-scheduled for March 22, 2016. Case was settled prior to March 22<sup>nd</sup> Hearing. \$200 reduced to \$105 (10%) rent increase has an effective date of April 1, 2016. RPTH
- Angela Jackson (RRB2015-75) was settled prior to March 22, 2016 Rent Review Board Hearing. \$625 rent increase with an effective date of April 1, 2016 was rescinded. RPTH
- Antoinette Reyes (RRB2015-76) was settled at the March 22, 2016 Rent Review Board Hearing. \$275 reduced to \$225 rent increase has an effective date of April 1, 2016. R@H
- Mary Colbert (RRB2015-77) was mutually resolved at a 7% rent increase (instead of \$155) effective April 1, 2016. NH
- Virginia Puc (RRB2015-78) was ruled null and void due to improper noticing by the landlord at the March 22, 2016 Rent Review Board Hearing. \$200 rent increase cannot take effect on April 1, 2016. Landlord is required to properly re-notice. Renotice
- Kenniese Patton (RRB2015-79) was settled at the March 22, 2016 Rent Review Board Hearing. \$275 reduced to \$225 rent increase has an effective date of April 1, 2016. R@H
- Tessa Martin (RRB2015-80) was heard at the April 26, 2016 Rent Review Board Hearing. \$100 rent increase has an effective date of May 1, 2016. Case was settled prior to the May 24, 2016 Continuance Hearing. Rent Increase was reduced below 7%. RAfterH
- Michael Williams (RRB2015-81) was settled prior to March 22, 2016 Rent Review Board Hearing. \$650 rent increase with an effective date of April 1, 2016 was rescinded. RPTH
- Zane Williams (RRB2015-82) was dismissed at the April 26, 2016 Rent Review Board Hearing. \$592.50 rent increase with effective date of May 1, 2016 was ruled null and void as landlord was not present. R@H
- Nduka Akofe (RRB2015-83) was dismissed at the April 26, 2016 Rent Review Board Hearing. \$660 rent increase with effective date of May 1, 2016 was ruled null and void as landlord was not present. R@H



- Luis Alvarez (RRB2015-84) was dismissed at the April 26, 2016 Rent Review Board Hearing. \$608 rent increase with effective date of May 1, 2016 was ruled null and void as landlord was not present. R@H
- Michael Phillips (RRB2015-85) was dismissed at the April 26, 2016 Rent Review Board Hearing. \$445.50 rent increase with effective date of May 1, 2016 was ruled null and void as landlord was not present. R@H
- Danilo Yabut (RRB2015-86) was dismissed at the April 26, 2016 Rent Review Board Hearing. \$633.75 rent increase with effective date of May 1, 2016 was ruled null and void as landlord was not present. R@H
- Maria Sabisor (RRB2015-87) was dismissed at the April 26, 2016 Rent Review Board Hearing. \$320 rent increase has an effective date of May 1, 2016. Case was dismissed as neither tenant or landlord was present. R@H
- Robert Hansen (RRB2015-88) was dismissed at the April 26, 2016 Rent Review Board Hearing. \$633.75 rent increase has an effective date of May 1, 2016. Case was dismissed as neither tenant or landlord was present. R@H
- Maria Magallon (RRB2015-89) was dismissed at the April 26, 2016 Rent Review Board Hearing. \$660 rent increase with effective date of May 1, 2016 was ruled null and void as landlord was not present. R@H
- Sandra Poole (RRB2015-90) is ineligible as she resides in unincorporated San Leandro. I
- Peter Man (RRB2015-91) was settled prior to March 22, 2016 Rent Review Board Hearing. \$650 rent increase with an effective date of April 1, 2016 was rescinded. RPTH
- Laura Clark (RRB2015-92) is closed/resolved. \$150 reduced to \$75 rent increase effective May 1, 2016. NH
- John Morris, Jr. (RRB2015-93) was closed/resolved prior to March 22, 2016 Rent Review Board Hearing. \$81 reduced to \$75 rent increase has an effective date of April 1, 2016. RPTH
- Bernadette Moreno (RRB2015-94) was resolved prior to the April 26, 2016 Rent Review Board Hearing. \$200 rent increase was reduced to \$150 with effective date of June 1, 2016 RPTH.
- Katja Hodnett (RRB2015-95) is closed/resolved. Tenant to vacate. Renotice - Vacate
- Thillo Bramah (Sharika Gregory) (RRB2015-96) was heard at the May 24, 2016 Rent Review Board Hearing. \$800 rent increase effective July 1, 2016. Case was settled at the Continuance Hearing scheduled on June 28, 2016. R@H

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- Abigail Finch (RRB2015-97) is closed/resolved. Tenant to vacate. Renotice - Vacate
- Frank Agodi (RRB2015-98) was heard at the May 24, 2016 Rent Review Board Hearing. \$215 rent increase effective July 1, 2016. Case was settled at the Continuance Hearing scheduled on June 28, 2016. R@H
- Eduardo Diaz (RRB2015-99) was settled at June 28, 2016 Rent Review Board Hearing. \$154 rent increase effective July 1<sup>st</sup> stands. R@H
- Michael S. Smith (RRB2015-100) was mutually resolved at a 7.1% (\$100 instead of \$195) rent increase effective July 1, 2016. NH
- Meredith Miller (RRB2015-101) was mutually resolved at a 6.9% (\$90 instead of \$130) rent increase effective August 1, 2016. NH
- Danilo Yabut (RRB2015-102) will be heard at July 26, 2016 Rent Review Board Hearing. \$233.75 (26.9%) increase effective August 1<sup>st</sup>.
- Luis Alvarez (RRB2015-103) will be heard at July 26, 2016 Rent Review Board Hearing. \$117.50 (13.1%) increase effective August 1<sup>st</sup>.
- Nduka Akofe (RRB2015-104) will be heard at July 26, 2016 Rent Review Board Hearing. \$260 (30%) increase effective August 1<sup>st</sup>.
- Zane Williams (RRB2015-105) will be heard at July 26, 2016 Rent Review Board Hearing. \$192.50 (21.2%) increase effective August 1<sup>st</sup>.
- Maria Magallon (RRB2015-106) will be heard at July 26, 2016 Rent Review Board Hearing. \$260 (30%) increase effective August 1<sup>st</sup>.
- Ms. Paula Morales's Rent Review Board Case (RRB2015-107) is ineligible for a rent review as she resides in unincorporated San Leandro and was referred to the Alameda County Rent Review Program. |