



# City of San Leandro

Meeting Date: September 17, 2018

## Staff Report

---

**File Number:** 18-454 **Agenda Section:** CONSENT CALENDAR

**Agenda Number:** 8.I.

**TO:** City Council

**FROM:** Jeff Kay  
City Manager

**BY:** Tom Liao  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** Staff Report for a City of San Leandro City Council Resolution to Approve the Annual Rent Review Program Evaluations for July 2016 - June 2017 and for July 2017 - June 2018

---

### 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 Evaluations for July 2016 through June 2017 and July 2017 through June 2018.

### 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 serves as a resource for landlords and tenants that seek information and resolution regarding rent increases.

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

The City of San Leandro contracts with ECHO Housing, a nonprofit housing counseling organization to provide fair housing and tenant-landlord conciliation/mediation services. ECHO Housing has provided these services since FY 2013-14 as a result of the elimination of redevelopment agencies which necessitated staff reductions. In FY 2016-17 and FY 2017-18 ECHO Housing assisted with the administration of the Rent Review Program by processing renters' rent review hearing requests, communicating with landlords to obtain their rent review hearing request response forms, and educating both tenants and landlords about the City's Rent Review Ordinance. Additionally, ECHO Housing continues to provide tenant/landlord conciliation and mediation services to assist parties in

avoiding the use of the process or those who are not eligible for the Rent Review Hearing process.

In early-2017, the City lost a senior housing staff member; the position was filled in August 2017. Given the staff transition and training, the City retained ECHO Housing to continue to provide administrative support for the Rent Review Program.

### **Analysis**

In prior Rent Review Program Evaluation Reports there was an analysis of asking rents in the San Leandro market. This analysis was based on data from RealFacts, a company that compiled rental market data. Since the last evaluation report was published, this company is no longer in operation. Staff is researching replacement data services and has not found an equivalent one to date. Given that, staff does not have an analysis of rental market data for these periods, but will hopefully have it for the next annual report.

### **Current Agency Policies**

- City's Municipal Code: Title IV, Chapter 32, Article 5, section 4-32-500 requires that an annual review of the Rent Review Program be prepared by the Rent Review Board (Board) for the City Council.

### **Previous Actions**

- The Rent Review Ordinance was adopted in 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.
- The Tenant Relocation Assistance Ordinance was adopted in September 2017. Implementation began in October 2017.

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

- Rent Review Board Hearing: At the August 28, 2018 meeting the Rent Review Board reviewed the two Annual Rent Review Program Evaluations and requested that City staff forward the evaluations to City Council for review and approval.

## **ATTACHMENTS**

### **Attachments to Related Legislative File**

- Rent Review Program Evaluation for July 2016 - June 2017
- Rent Review Program Evaluation for July 2017 - June 2018

**PREPARED BY:** Maryann Sargent, Senior Housing Specialist, Community Development Department



## **Annual Rent Review Program Evaluation Report (July 2016 – June 2017)**

### ***Rent Review Board Hearings***

From July 1, 2016 through June 30, 2017, City staff addressed 186 tenant and 26 landlord inquiries for a total of 212 inquiries relating to the City's policies on rent increases and the Rent Review Program. Of all 212 inquiries (from either tenants or landlords), 26% were related to rent increases.

During this reporting period there were 41 renters who applied for Rent Review Board (RRB) hearing. Of these 41 hearing requests, the following is the breakdown of the outcome of those requests (see attached "Monthly Status Report of Rent Review Activities" for case details):

- 16 (or 39%) cases were ineligible for a rent review hearing; Of those cases, following is how they were ineligible:
  - 11 (or 27% of total cases) were not subject to the RRO (3 properties located outside of City Limits, 6 were Mobile Homes not subject to the ordinance, and 2 were at a regulated affordable housing development);
  - 2 (or 5% of total cases) cases were ineligible due to the landlord not following ordinance requirements;
  - 3 (or 7% of total cases) cases were ineligible due to the tenant not following ordinance requirements;
- 11 (or 27%) cases did not have a hearing scheduled; Of those cases, following is why they were not heard:
  - 5 (or 12% of total cases) Landlords were instructed to re-issue the rent increase with Rent Review Ordinance required notice;
  - 6 (or 15% of total cases) were resolved without a Rent Review Hearing;
- 14 (or 34%) of FY 16-17 cases were scheduled for a hearing;
  - 5 (or 12% of total cases) were resolved prior to the scheduled hearing;
  - 8 (20% of total cases) were resolved at the hearing;
  - 1 (or 3% of total cases) were resolved prior to the 2<sup>nd</sup> scheduled hearing.

---

Note that in prior Rent Review Program Evaluation Reports there was an analysis of asking rents in in the San Leandro market. This analysis was based on data from RealFacts, a company that compiled rental market data. Since the last evaluation report was published, this company is no longer in operation. Given Housing Division staff transition in FY 16-17, there was no staff available to collect other rental market data for this period.

**FY2016-2017  
Summary Report of Rent Review Activities**

Case No.	Last Name Renter1	First Name Renter1	Last Name Renter2	First Name Renter2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2015-102	Yabut	Danilo			39 Estabrook Street, #11, 94577	Aaron Meadows	7/26/2016	Resolved at hearing.	Rent increase of 27% delayed 3 months.
2015-103	Alvarez	Maria			39 Estabrook Street, #2, 94577	Aaron Meadows	7/26/2016	Resolved at hearing.	Rent increase of 13% delayed 3 months.
2015-104	Akofe	Nduka			39 Estabrook Street, #10, 94577	Aaron Meadows	7/26/2016	Resolved at hearing.	Rent increase of 31% delayed 3 months.
2015-105	Williams	Zane			39 Estabrook Street, #3, 94577	Aaron Meadows	7/26/2016	Resolved at hearing.	Rent increase of 21% delayed 3 months.
2015-106	Magallon	Maria			39 Estabrook Street, #4, 94577	Aaron Meadows	7/26/2016	Resolved at hearing.	Rent increase of 31% delayed 3 months.
2016-01	Wadley	Beverly			2600 San Leandro Boulevard #518, 94578	Alyc Hein / San Leandro Racquet Club		Resolved; no hearing scheduled.	Rent increase reduced from \$200 to \$150.
2016-02	Mijares	Sistine	Mijares	Nino	1570 164th Avenue #31, 94578	Shamor Apartments / Patricia Lee		Ineligible.	Property is not located in the City of San Leandro.
2016-03	Dumiao	Dominic	Chavarria	Eva	13730 East 14th Street #A309, 94578	Albert Gomez / RW Zukin Real Estate Services	8/23/2016	Resolved prior to hearing.	Rent increase of 15% on 10/1/16 not changed.
2016-04	Carmona	Carlos			911 Coburn Court #C, 94578	Clifford Romell / CWP Property Management, Inc.	8/23/2016	Resolved at hearing.	Rent increase of 10% delayed until all repairs completed.
2016-05	Ramirez	Carmen			34 Dabner Street, 94577	Jacqueline Roe		Landlord required to re-notice rent increase.	Rent increase of \$300 on 8/2/16 not changed.
2016-06	Rae	David	Rae	Anna	13495 Bancroft Avenue, 94578	Jazmine Gee / RW Zukin Real Estate Services	9/27/2016	Resolved at hearing.	Rent increase reduced from \$255 (15%) to \$100 (6%).
2016-07	Piver	Jerry B.	Tiesi	Angela J.	2287 West Avenue 135th, 94577	Almeida, Albert		Ineligible.	Rent increase remains in place as Tenant did not request RRB Hearing withing 21 day period.
2016-08	Mendonza	Linda			2016 West Avenue 135th, 94577	Inving and Troy Bronstein / Britton, Ilonka	10/26/2016	Resolved at hearing.	Rent increase graduated over time: \$200 (15%) increase from 1/1/17 to 12/31/17; \$100 (6.6%) increase from 1/1/18 to 12/31/18; \$100 (6%) increase from 1/1/19 to 12/31/19.
2016-09	Ballard	Camila			63 Dutton Avenue #2, 94577	Don Magalhaes	10/26/2016	Resolved prior to hearing.	
2016-10	Plummer	Aleta			2600 San Leandro Boulevard #111, 94578	Alyc Hein / San Leandro Racquet Club		Resolved; no hearing scheduled.	

**FY2016-2017  
Summary Report of Rent Review Activities**

Case No.	Last Name Renter1	First Name Renter1	Last Name Renter2	First Name Renter2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2016-11	Bertrand	Sharon			14764 Martelandlord Avenue #A, 94578	Luis F. Becerra	10/26/2016	Resolved at hearing.	Rent increase graduated over time: \$150 (12.5%) increase from 1/1/17 to 12/31/17; \$100 (7%) increase from 1/1/18 to 12/31/18; \$100 (7%) increase from 1/1/19 to 12/31/19.
2016-12	Montoya	Angela S.			2755 San Leandro Boulevard #106, 94578	Trinity Property Consultants (Woodchase Apartments)		Resolved prior to hearing.	
2016-13	Nelson	Bob			2399 East 14th Street, 94577	Trailer Haven		Ineligible.	Increase of Mobile Home space rent not eligible for RRB Hearing.
2016-14	Walker	Cindy			2399 East 14th Street, 94577	Trailer Haven		Ineligible.	Increase of Mobile Home space rent not eligible for RRB Hearing.
2016-15	Valdez	Daniel			2399 East 14th Street, 94577	Trailer Haven		Ineligible.	Increase of Mobile Home space rent not eligible for RRB Hearing.
2016-16	Kazlowska	Janina Maria			2399 East 14th Street, 94577	Trailer Haven		Ineligible.	Increase of Mobile Home space rent not eligible for RRB Hearing.
2016-17	Hand	Marla			2399 East 14th Street, 94577	Trailer Haven		Ineligible.	Increase of Mobile Home space rent not eligible for RRB Hearing.
2016-18	Myca	Krystyna Teresa			2399 East 14th Street, 94577	Trailer Haven		Ineligible.	Increase of Mobile Home space rent not eligible for RRB Hearing.
2016-19	Medina	Fernando	Galandlordo	Isabela	1417 Pacific Avenue #9, 94577	Pacific Finance / Property Management - Anita		Resolved; no hearing scheduled.	
2016-20	Wilandlordiam	Jason			1812 Washington Avenue #107, 94577	CWP Property Management, Inc.		Resolved; no hearing scheduled.	
2016-21	Jones	Hak	Scott	Dawayna	15979 Maubert Avenue #304, 94578	Orvick Management Group, Inc. / Ken Orvick		Ineligible.	Property is not located in the City of San Leandro.
2016-22	Cabal	Benjamin	Araneta	Leomi	1981C Quebec Avenue, 94579	Alfredo Mejia		Landlord required to re-notice rent increase.	
2016-23	Frazier	OraLee	Seals	Philandlordip	145 Garcia Avenue #2, 94577	Evan Nishida & Fanny Li		Landlord required to re-notice rent increase.	
2016-24	Wilandlordiam	Rachel	Wilandlordiam	Walandlorden	3986 Mission Way, 94578	Margaret Guan		Landlord required to re-notice rent increase.	
2016-25	Montano	Ismael	Montano	Alma	2801 Marina Boulevard #3, 94577	Cristina Bevilacqua / Croce Bevilacqua	2/28/2017	Resolved at Hearing.	Rent increase in 12 months reduced to \$250 (21%); Next rent increase will be 7%.

**FY2016-2017**  
**Summary Report of Rent Review Activities**

Case No.	Last Name Renter1	First Name Renter1	Last Name Renter2	First Name Renter2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2016-26	Gonzalez	Guillermo	Rocha	Ericka	2801 Marina Boulevard #1, 94577	Cristina Bevilacqua / Croce Bevilacqua	2/28/2017	Resolved at Hearing.	Rent increase reduced to \$450 (41%); Next rent increase in 12 months will be 7%.
2016-27	Chochkeh	Rayan	Cruz	Elizabeth	2801 Marina Boulevard #6, 94577	Cristina Bevilacqua / Croce Bevilacqua		Resolved; no hearing scheduled.	
2016-28	Ramos	Virginia			2801 Marina Boulevard #5, 94577	Croce Bevilacqua		Ineligible.	Rent increase remains in place as Tenant did not request RRB Hearing withing 21 day period.
2016-29	Wright	Sonja	Wright	Paula	235 Haas Avenue #404, 94577	Croce Bevilacqua		Resolved; no hearing scheduled.	
2016-30	Watkins	Lanetta	Watkins	Anthony	1260 Sweetwater Drive	Lakeside Apartments		Ineligible.	Ineligible as the property is regulated by the CA Tax Credit Program.
2016-31	Bush	Leigh			300 Warren Avenue #1	Elise Krieger / R K Properties		Landlord required to re-notice rent increase.	
2016-32	Reams	Carolyn A.			1256 Sweetwater Drive	Lakeside Apartments		Ineligible.	Ineligible as the property is regulated by the CA Tax Credit Program.
2016-33	Luster	Wing Shan	Luster	Kevin	16913 Meekland Avenue #42, Hayward 94541	BSR Realty Inc.		Ineligible.	Property is not located in the City of San Leandro.
2016-34	Lopez	Beatiz	Soto	Jose	14735 Martel Avenue #B, SLN 94578	Sake Real Estate		Resolved prior to hearing	
2016-35	Royal	Airica Marie			14735 Martelandlord Avenue #A, SLN 94578	Sake Real Estate		Resolved prior to hearing	
2016-36	Aceves vega	Luis Fernando			594 Victoria Court, 94577	Judith Regalo / Lockerbie Urania & Urania		Rent increase invalidated.	Landlord did not provide response to RRB Hearing request within 10 days
2016-37	Bush	Leigh			300 Warren Avenue #1, 94577	Elise Krish / RK Properties		Rent increase invalidated.	Landlord did not provide response to RRB Hearing request within 10 days
2016-38	Caporicci	Judith A.			511 Bancroft Avenue #4, 94577	Keith Erickson	7/25/2017	Resolved prior to second scheduled hearing.	Rent increase of 53.5%. Property purchased by LL in May 2017 increased price to market rent to support purchase price.
2016-39	Agodi	Frank			237 Haas Avenue #430, 94577	Woodside Apartments		Ineligible.	Incomplete application from Tenant.
2016-40	Olivera (Macias)	Evelyn R.	Villareal	Andrew	1812 Washington Avenue #108, 94577	CWP Property Mgmt, Inc.	7/25/2017	Resolved at hearing.	Rent increase graduated over time: \$120 (7%) increase from 9/1/17 to 11/30/17; \$49 (2.6%) increase from 12/1/17 to 8/31/17.

**FY2016-2017  
Summary Report of Rent Review Activities**

Case No.	Last Name Renter1	First Name Renter1	Last Name Renter2	First Name Renter2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2016-41	Miller	Meredith			1812 Washington Avenue #226, 94577	CWP Property Mgmt, Inc.	7/25/2017	Resolved at hearing.	Rent increase graduated over time: \$120 (7%) increase from 9/1/17 to 11/30/17; \$49 (10%) increase from 12/1/17 to 8/31/17.



## **Annual Rent Review Program Evaluation Report (July 2017 – June 2018)**

### ***Rent Review Board Hearings***

From July 1, 2017 through June 30, 2018, City staff addressed 175 tenant and 77 landlord inquiries for a total of 252 inquiries relating to the City's policies on rent increases, its Rent Review Program and the newly adopted Tenant Relocation Ordinance (effective October 2017). This is a 19% increase over FY 16-17 in the number of total inquiries to the City in this area of service. Of all 252 inquiries (from either tenants or landlords), 26% were related to rent increases. Of those inquiries from tenants only, 35% (62 of 175 inquiries to the city) were requesting their rights with regard to a rent increase.

During this reporting period there were 29 tenant households that requested a Rent Review Board (RRB) hearing. Comparing this number to the 41 RRB requests in FY 16-17 it might seem that there was a significant reduction of hearing applications. A closer look at the data reveals a difference in the number of reported cases in certain categories from FY 16-17 to FY 17-18. In FY 17-18, City staff vetted those interested in applying for a RRB hearing so that only those who were subject to the ordinance applied. Conversely, in FY 16-17 there were 11 RRB hearing applicants that were not subject to the ordinance. In other words those 11 cases were screened-out of applying for a RRB hearing. Those RRB hearing requests that weren't accepted in FY 17-18 included 1) the property being located outside of the jurisdiction, 2) the property being subject to a regulatory agreement, 3) the property being a Mobile Home Park where the unit was owner-occupied. Adjusting for those cases, there was only one fewer case in FY 17-18 than in FY 16-17. The monthly rent increases on all RRB hearing applications averaged 31%, the median was 17 %, and the highest rent increase was 88%. The following is the breakdown of the outcome of those requests (see attached "Monthly Status Report of Rent Review Activities" for case details):

- 9 (or 31%) cases were ineligible for a RRB hearing; Of those cases, following is how they were ineligible:
  - 7 (or 24% of total cases) cases were ineligible due to the landlord not following ordinance requirements;
  - 2 (or 7% of total cases) cases were ineligible due to the tenant not following ordinance requirements;
- 9 (or 31%) cases did not have a hearing scheduled; Of those cases, following is why they were not heard:
  - 5 (or 17% of total cases) cases were resolved via mediation prior to the hearing being scheduled;
  - 4 (or 15% of total cases) the eligibility of the case was disputed and ultimately decided that the housing units were not subject to the ordinance;
- 11 (or 38%) of FY 17-18 cases were scheduled for a hearing;
  - 2 (or 7% of total cases) were resolved prior to the scheduled hearing;
  - 6 (or 20% of total cases) were resolved at the hearing;
  - 1 (or 3% of total cases) were resolved prior to the 2<sup>nd</sup> scheduled hearing;
  - 2 (or 7% of total cases) had a 2<sup>nd</sup> hearing scheduled and there was no resolution at the hearing.



**FY2017-2018  
Summary Report of Rent Review Activities**

Case No.	Last Name Renter 1	First Name Renter 1	Last Name Renter 2	First Name Renter 2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2017-1	Edwards	Felicia	Bell	Floyd	13495 Bancroft Avenue #B302	Metro Park & RW Zukin Real Estate		<u>Grounds for RRB Hearing</u> <u>Request:</u> 7% rent increase.	Ineligible for Rent Review Board Hearing.
2017-2	Gomes	Ernest			27 Oakes Boulevard	Eric Eng / Park Allison, LLC	9/26/2017	<u>Grounds for RRB Hearing</u> <u>Request:</u> 18% rent increase; Two rent increases in 12 month period.  RRB hearing scheduled for 9-26-2017; Dispute resolved at second RRB hearing 10/24/17.	Rent increase of 18% for calendar year 2018; Rent increase of 11% for calendar year 2019; Landlord agrees to not take away parking space and pay for common area electrical expenses.
2017-3	Stephenson	Carl Todd	Stephenson	Maria Darlyn	25 Oakes Boulevard	Eric Eng / Park Allison, LLC	9/26/2017	<u>Grounds for RRB Hearing</u> <u>Request:</u> 7% rent increase; Two rent increases in 12 month period.  RRB hearing scheduled for 9/26/2017; Dispute resolved in advance of second hearing.	Terms of agreement unknown to City staff.
2017-4	Powell	Michael			29 Oakes Boulevard #29	Eric Eng / Park Allison, LLC	9/26/2017 & 10/24/17	<u>Grounds for RRB Hearing</u> <u>Request:</u> 28% rent increase; Two rent increases in 12 month period.  RRB hearing scheduled for 9/26/2017; Dispute resolved at second RRB hearing 10/24/17.	Rent increase of 13% for remainder of calendar year 2018; Rent increase of 18% for calendar year 2019.
2017-5	Jones	Rita			2251 Buena Vista Avenue #21	Kanalakis Family Living Trust & Intempus	11/14/2017	<u>Grounds for RRB Hearing</u> <u>Request:</u> 36% rent increase.  RRB hearing scheduled for 11/14/17.	Rent increase invalidated due to Landlord's failure to attend scheduled Rent Review Board Hearing.

**FY2017-2018  
Summary Report of Rent Review Activities**

Case No.	Last Name Renter 1	First Name Renter 1	Last Name Renter 2	First Name Renter 2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2017-6	Pierce III	John C.			73 Dutton Avenue #E	Don Magalhaes	10/24/2017	<u>Grounds for RRB Hearing Request:</u> 22% rent increase. Dispute resolved at RRB hearing 10/24/17.	Landlord agree to complete certain repairs to the building and interior of housing unit; Once repairs have been completed, then 22% rent increase begins 12/1/17.
2017-7	Calunsag	Joy Estrella			424 Callan Avenue #304	Davis-Paul Management Group	11/14/2017	<u>Grounds for RRB Hearing Request:</u> 8% rent increase. Scheduled for RRB hearing 11/14/17; Dispute resolved in advance of hearing.	Terms of agreement unknown to City staff.
2017-8	Ballard	Camella			63 Dutton Avenue #2	Don Magalhaes		<u>Grounds for RRB Hearing Request:</u> 17% rent increase; Two rent increases within 12 month period. Dispute resolved prior to scheduling hearing.	Terms of agreement unknown to City staff.
2017-9	Alejo	Cutherto			688 San Leandro Boulevard #1	Ji Hyung Won		<u>Grounds for RRB Hearing Request:</u> 8% increase.	Rent increase invalidated due to improper notice.
2017-10	Chavez	Ana K.	Araujo	Carlos	688 San Leandro Boulevard #5	Ji Hyung Won		<u>Grounds for RRB Hearing Request:</u> 11% increase.	Rent increase invalidated due to improper notice.
2017-11	Taylor	Acquilina			1250 141st Street	Birchfield Property Management		<u>Grounds for RRB Hearing Request:</u> 10% increase.	Rent increase invalidated due to improper notice.
2017-12	Ochoa	George			1250 141st Street	Birchfield Property Management		<u>Grounds for RRB Hearing Request:</u> 10% increase.	Rent increase invalidated due to improper notice.
2017-13	Jones	Rita			2251 Buena Vista Avenue #21	Kanalakis Family Living Trust & Intempus		<u>Grounds for RRB Hearing Request:</u> 36% rent increase. No hearing scheduled and case resolved with mediation.	Terms of agreement unknown to City staff.

**FY2017-2018  
Summary Report of Rent Review Activities**

Case No.	Last Name Renter 1	First Name Renter 1	Last Name Renter 2	First Name Renter 2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2017-14	Smith	Charles			14857 Bancroft Avenue #13	Mateo & Thomas, LLC		<u>Grounds for RRB Hearing</u> <u>Request:</u> 12% rent increase.	Terms of agreement unknown to City staff.
2017-15	Golden	Bernard			1468 Grand Avenue, Space #32	Bayshore Commons / Harmony Communities (Matt Davies)		<u>Grounds for RRB Hearing</u> <u>Request:</u> 78% rent increase.	No hearing scheduled because LL ID'd unit as non-residential.
2017-16	DeAnda	Alexis Marie			1468 Grand Avenue, Apt 6B	Bayshore Commons / Harmony Communities (Matt Davies)		<u>Grounds for RRB Hearing</u> <u>Request:</u> 49% rent increase.	Terms of agreement unknown to City staff.
2017-17	Deller	Nicole	Maravilla-Deller	Antonio	1468 Grand Avenue, Apt 6A	Bayshore Commons / Harmony Communities (Matt Davies)		<u>Grounds for RRB Hearing</u> <u>Request:</u> 41% rent increase.	Terms of agreement unknown to City staff.
2017-18	Condori	Martin			1468 Grand Avenue, Apt 4A	Bayshore Commons / Harmony Communities (Matt Davies)	2/27/2018	<u>Grounds for RRB Hearing</u> <u>Request:</u> 80% rent increase.	Rent increase of 53% effective 3/2/18 and tenant needs to notify landlord of intent to stay or move by April 2, 2018; Landlord commits to certain repairs if tenant chooses to stay.
2017-19	LeBron	Midalia			1468 Grand Avenue, Space #20	Bayshore Commons / Harmony Communities (Matt Davies)		<u>Grounds for RRB Hearing</u> <u>Request:</u> 76% rent increase.	No hearing scheduled because LL ID'd unit as non-residential.

**FY2017-2018**  
**Summary Report of Rent Review Activities**

Case No.	Last Name Renter 1	First Name Renter 1	Last Name Renter 2	First Name Renter 2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2017-20	Summerfield	Michael			1468 Grand Avenue, Space #40	Bayshore Commons / Harmony Communities (Matt Davies)		<u>Grounds for RRB Hearing</u> <u>Request:</u> 58% rent increase.	No hearing scheduled because LL ID'd unit as non-residential.
2017-21	Ortega	Matthew			1468 Grand Avenue, Space #37	Bayshore Commons / Harmony Communities (Matt Davies)		<u>Grounds for RRB Hearing</u> <u>Request:</u> 61% rent increase.	No hearing scheduled because LL ID'd unit as non-residential.
2017-22	Marcus	Edwin			1468 Grand Avenue, Apt 9A	Bayshore Commons / Harmony Communities (Matt Davies)	2/27/2018	<u>Grounds for RRB Hearing</u> <u>Request:</u> 88% rent increase; Two rent increases in 12 month period.	Dispute not resolved at RRB hearing.
2017-23	Brooks	LaChon	Brooks	Ada	1468 Grand Avenue, Apt 3A	Bayshore Commons / Harmony Communities (Matt Davies)	2/27/2018	<u>Grounds for RRB Hearing</u> <u>Request:</u> 70% rent increase; Two rent increases in 12 month period.	Dispute not resolved at RRB hearing.
2017-24	West	Leo			755 Fargo Avenue, #	Darius Mohsenin / Redbook Residential	3/27/2018	<u>Grounds for RRB Hearing</u> <u>Request:</u> 12% rent increase; Two rent increases in a 12 month period (last increase 10/1/2017 \$830 to \$1,100 a 33% increase).	Rent increase invalidated due landlord's failure to attend scheduled RRB Hearing.
2017-25	Pena	Miguel			1399 Pacific Avenue, Apt. 307	Pacific West Apartments	4/24/2018	<u>Grounds for RRB Hearing</u> <u>Request:</u> 9% rent increase.	Rent increase of 9% remains in place; Landlord committed to certain repairs based on inspection.
								Dispute resolved at RRB hearing 4/24/18.	

**FY2017-2018**  
**Summary Report of Rent Review Activities**

Case No.	Last Name Renter 1	First Name Renter 1	Last Name Renter 2	First Name Renter 2	Rent Review Subject Address	Landlord/Owner & Owner's Representative	Hearing Date	Resolution	Summary of Outcome of the Case
2017-26	West	Leo			755 Fargo Avenue, #	Darius Mohsenin / Redbook Residential		<u>Grounds for RRB Hearing</u> <u>Request:</u> 7% rent increase; Two rent increases in a 12 month period (last increase 10/1/2017 \$830 to \$1,100 a 33% increase).	Rent increase invalidated due landlord's failure to submit a response to the RRB Hearing Request.
2017-27	Kaur	Gurmanpreet	Ito	Kevin	15267 Hesperian Blvd #30	Fuller Enterprises/Summerhill Terrace Apartments (Nikki Keomanyvong)		<u>Grounds for RRB Hearing</u> <u>Request:</u> 10% rent increase.  Dispute resolved prior to scheduling hearing.	Terms of agreement unknown to City staff.
2017-28	To	Jessie			234 Joaquin Ave. Apt. A	John Chovanes/Robert Jones and Associates	5/22/2018	<u>Grounds for RRB Hearing</u> <u>Request:</u> 11% rent increase.  Dispute resolved at RRB hearing 5/22/18.	Rent increase of 11% remains in place; Landlord committed to certain repairs to windows based on habitability findings as required by Building Code; Landlord will consider a multi-year agreement on rent increases to allow for predictability.
2017-29	Fernandez	Bobbie			572 Estudillo Ave. #4	Louie Rubio/Karen Bergendahl, CWP Management		<u>Grounds for RRB Hearing</u> <u>Request:</u> 7% rent increase.	No hearing scheduled because rent increase is not >7%.



# City of San Leandro

Meeting Date: September 17, 2018

## Resolution - Council

---

**File Number:** 18-455

**Agenda Section:** CONSENT CALENDAR

**Agenda Number:**

**TO:** City Council

**FROM:** Jeff Kay  
City Manager

**BY:** Tom Liao  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** RESOLUTION of the City of San Leandro City Council to Approve the Rent Review Program Evaluations for July 2016 to June 2017 and July 2017 to June 2018 (Reviews the Program Pursuant to San Leandro Municipal Code Section 4-32-500)

---

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

That the Rent Review Program Evaluations for July 2016 through June 2017 and July 2017 through June 2018 are hereby approved.