



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 2nd 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.	

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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%.

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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.

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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.