



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 2nd scheduled hearing;
 - 2 (or 7% of total cases) had a 2nd 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.

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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.

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2017-14	Smith	Charles			14857 Bancroft Avenue #13	Mateo & Thomas, LLC		<u>Grounds for RRB Hearing</u> <u>Request:</u> 12% rent increase. No hearing scheduled and case resolved with mediation.	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. No hearing scheduled and case resolved with mediation	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. No hearing scheduled and case resolved with mediation.	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. Dispute resolved at RRB hearing 2/27/18.	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.	No hearing scheduled because LL ID'd unit as non-residential.

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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.	

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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%.