



## Housing Division Evaluation Reports July 2018 to June 2022

### *I. Overview*

This report covers the period from July 1, 2018 through June 30, 2022. There are multiple variations to note in this multi-year report. First, during the period from July 1, 2018 to June 30, 2020 there was a significant fluctuation in Rent Review cases heard by the Rent Review Board. This was due to the adoption of AB 1482 by the CA Legislature, otherwise known as the Tenant Protection Act of 2019, that took effect January 1, 2020. AB 1482 limits rent increases to 5% plus the Consumer Price Index, or 10% whichever is lower. As of the effective date until June 2022 the sanctioned allowable rent increase under AB 1482 was below 7%. In San Leandro, rent increases of 7% or greater trigger the Rent Review Ordinance and a Rent Review Board hearing. Property owners/managers have preferred to reduce rent to below 7% rather than appear in at a Board hearing. Therefore, there were no cases heard by the Rent Review Board since October 2019.

Second, although there was a significant decrease in Rent Review cases in 2020, there was an uptick in many other areas that the Housing Division staff serves. For example, in July 2019 the City adopted the Mobilehome Space Rent Stabilization Ordinance (MHSRSO) and, although an annual report is not required for this ordinance, City staff fielded many calls where information and referral services on the MHSRSO were provided. In FY 2020-2021 during the COVID-19 pandemic, Housing Division staff fielded many calls regarding the eviction moratorium and both the City's and Alameda County's Emergency Rental Assistance Programs.

Data for most all of phone inquiries to the Housing Division are presented below in Table 1 and are, in some cases, further summarized by the type of caller. (Note that the total inquiries do not equal the sum of the types of callers as that data is not always provided.)

<b>Table 1</b>	<b>Inquires to Housing Division</b>			
	<b>Total</b>	<b>Tenant</b>	<b>Property Owner/ Manager</b>	<b>Realtor</b>
<b>FY 2018-2019</b>	745	421 (57%)	114 (15%)	14 (2%)
<b>FY 2019-2020</b>	797	425 (53%)	153 (19%)	14 (2%)
<b>FY 2020-2021</b>	664	225 (34%)	77 (12%)	8 (1%)
<b>FY 2021-2022</b>	573	237 (41%)	72 (13%)	10 (2%)

## Housing Division Evaluation Reports

July 2018 to June 2022

### Part II: Rent Review Ordinance

#### *II. Rent Review Ordinance*

During the FY 2018-2019 reporting period there were 16 tenant households that requested a Rent Review Board (RRB) hearing. Comparing this number to the 29 RRB requests in FY 17-18 there was a significant reduction in hearing applications. In FY 2018-2019, 5 applications for a RRB hearing were not subject to the Ordinance: 3 were applications for rent increases that were not >7%, 1 was an owner-occupied mobilehome, and 1 was a Single Family Residential unit, which are exempt. The monthly rent increases on all RRB hearing applications averaged 14%, the median was 13%, and the highest rent increase was 33%. Although there was an increase in the number of inquiries related to rent increases, City Housing Division staff mediated many instances of tenant and owner/property manager discord that resulted in fewer Rent Review Board Hearing Requests by the City's tenants. The following is the breakdown of the outcome of those requests (see Appendix A for case details):

- 5 (or 31%) cases were ineligible for a RRB hearing as they were not subject to the ordinance;
- 5 (or 31%) cases did not have a hearing scheduled; Of those cases, following is why they were not heard:
  - 3 (or 19% of total cases) cases where the rent increase triggered the Tenant Relocation Ordinance that prompted the property manager to reduce the rent to below 7% therefore not triggering the Rent Review Ordinance nor the Tenant Relocation Ordinance;
  - 1 (or 6% of total cases) cases where the rent increase triggered the Tenant Relocation Ordinance that prompted the tenant to move out;
  - 1 (or 6% of total cases) cases where the eligibility of the case was disputed and ultimately decided that the housing unit was not subject to the ordinance;
- 6 (or 38%) of FY 2018-2019 cases that were scheduled for a hearing;
  - 5 (or 33% of total cases) were resolved at the hearing;
  - 1 (or 7% of total cases) had a second hearing scheduled and there was no resolution at that hearing.

During the FY 2019-2020 reporting period and as noted before, given the implementation of AB 1482, there were only 5 RRB hearing requests representing a one-third reduction in hearing applications received in FY 2018-2019. The following is the breakdown of the outcome of those requests (see Appendix B for case details):

- 2 (or 40%) cases were ineligible for a RRB hearing as they were not subject to the ordinance;
- 2 (or 40%) cases did not have a hearing scheduled; Of those cases, following is why they were not heard:
  - In both cases the rent increase triggered the Tenant Relocation Ordinance that prompted the property manager to reduce the rent to below 7% therefore not triggering the Rent Review Ordinance nor the Tenant Relocation Ordinance;
  - 1 (or 20%) case was scheduled for a hearing and was resolved at the hearing.

## **Housing Division Evaluation Reports**

**July 2018 to June 2022**

### **Part II: Rent Review Ordinance**

For FY 2020-2021 and FY 2021-2022 City Housing Division staff mediated all instances of tenant and owner/property manager discord that resulted in no RRB Hearing Requests by the City's tenants. Table 3 summarizes the number of RRB Cases since the inception of the Ordinance.

**Table 2: Rent Review Board Case Summary** *(since 2006)*

Period	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
2016-2017	41
2017-2018	29
2018-2019	16
2019-2020	5
2020-2021	0
2021-2022	0

**Housing Division Evaluation Reports**  
**July 2018 to June 2022**  
**Part III: Tenant Relocation Ordinance**

***III. Tenant Relocation Ordinance***

The Tenant Relocation Ordinance (TRO) went into effect in October 2017.<sup>1</sup> Data for most all of phone inquiries regarding the TRO are presented below in Table 3 and, again, are summarized by the type of caller. (Note, again, that the total inquiries do not equal the sum of the types of callers as that data is not always provided.)

<b>Table 3</b>	<b>Tenant Relocation Ordinance Inquiries</b>				
	<b>Total Calls</b>	<b>TRO Calls</b>	<b>Tenant (% of TRO Calls)</b>	<b>Property Owner/ Manager (% of TRO Calls)</b>	<b>Realtor (% of TRO Calls)</b>
<b>FY 2018-2019</b>	745	163	84 (52%)	62 (38%)	11 (7%)
<b>FY 2019-2020</b>	797	144	71 (49%)	43 (30%)	8 (6%)
<b>FY 2020-2021</b>	664	48	26 (54%)	7 (15%)	1 (2%)
<b>FY 2021-2022</b>	573	26	7 (27%)	10 (38%)	5 (19%)

From FY 2018-2019 to FY 2019-2020, of the total Tenant Relocation Ordinance Inquiries reduced by 13%; From FY 2019-2020 to FY 2020-2021 the callers were reduced by two thirds; From FY 2020-2021 to FY 2021-2022 the callers reduced from the prior year by over 55%. Due to the Shelter-in-Place Order issued in March 2020 and the City Eviction Moratorium that was adopted in the Summer of 2020, inquiries regarding the Tenant Relocation Ordinance were significantly reduced over those two years.

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<sup>1</sup> Given the October 2017 effective date of the ordinance, there was only about eight and a half months of data to report for FY 2017-2018. This incomplete data is not included since the successive data include full years of data reporting.

**Housing Division Evaluation Reports**  
**July 2018 to June 2022**  
**Part IV: Summary Data**

***IV. Housing Division Summary Data of Phone Inquiries***

Table 4	FY 2018-2019		FY 2019-2020		FY 2020-2021 <sup>#</sup>		FY 2021-2022 <sup>#</sup>	
	Total Inquiries*	% of Total	Total Inquiries*	% of Total	Total Inquiries*	% of Total	Total Inquiries*	% of Total
<b>Total Inquiries</b>	<b>745</b>	<b>-</b>	<b>797</b>	<b>-</b>	<b>664</b>	<b>-</b>	<b>573</b>	<b>-</b>
Affordable Housing	77	10%	53	7%	40	6%	59	10%
Code Enforcement	27	4%	57	7%	35	5%	28	5%
Eviction Moratorium	-	-	36	5%	100	15%	70	12%
Fair Housing	3	<1%	3	<1%	2	<1%	2	<1%
First Time Homebuyer Program	32	4%	20	3%	36	5%	13	2%
Housing Rehabilitation Program	42	6%	29	4%	24	4%	11	2%
Inclusionary/BMR Units	5	1%	15	2%	3	<1%	5	1%
Loans	-	-	3	<1%	2	<1%	0	<1%
Mobile Home Park	73	10%	103	13%	13	2%	49	9%
Regulated	4	1%	29	4%	17	3%	7	1%
Rent Review Ordinance (RRB)	132	18%	115	14%	58	9%	51	9%
Rental Assistance	-	-	5	1%	90	14%	52	9%
Tenant Relocation Assistance	163	22%	144	18%	48	7%	26	5%
Tenant/Landlord	149	20%	138	17%	148	22%	152	27%
Other request	38	5%	44	6%	30	6%	42	7%
Legal	-	-	2	<1%	3	1%	6	1%

<sup>#</sup>Note that the data from FY 2020-22 is lower than prior years for 2 reasons: 1) there were constraints to data collection during the pandemic, and 2) starting in 2020-2021 staff hired outside consultants (Centro Legal de la Raza & ECHO Housing) to assist with housing-related inquiries and the case reporting is not as detailed as City's record keeping.

**Housing Division Evaluation Reports**  
**July 2018 to June 2022**  
**Part V: San Leandro Rental Market**

***V. San Leandro Rental Market***

The following are excerpts rental housing costs and housing affordability in the City of San Leandro from the [2023-2031 Housing Element Public Review Draft \(June 2022\)](#).

**2.18 Housing Rents**

Table 2.31 shows the distribution of contract rents for renter-occupied units in San Leandro and Alameda County. The U.S. Census Bureau defines contract rent as the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included.<sup>12</sup> According to the 2015-2019 ACS, most (65 percent) San Leandro renters were paying a monthly rent between \$1,000 and \$2,000, while 21 percent paid more than \$2,000 per month and 13 percent paid less than \$1,000 per month. In contrast, 36 percent of renters in Alameda County paid \$2,000 per month or more; therefore, San Leandro renters generally pay less in rent than other areas of the county (except for the City of Oakland).

**Table 2.31 Contract Rents for Renter-Occupied Units**

Jurisdiction	Rent Less than \$500	Rent \$500-\$1000	Rent \$1000-\$1500	Rent \$1500-\$2000	Rent \$2000-\$2500	Rent \$2500-\$3000	Rent \$3000 or More
San Leandro	4.5%	8.8%	35.2%	30.1%	14.5%	4.6%	2.3%
Oakland	11.0%	19.3%	28.2%	20.2%	10.2%	5.8%	5.2%
Hayward	3.3%	7.4%	22.3%	36.5%	18.8%	8.8%	2.8%
Alameda	6.0%	5.7%	23.7%	28.5%	19.7%	9.5%	6.8%
Union City	2.9%	4.2%	8.2%	32.0%	27.4%	16.0%	9.3%
Alameda County	6.4%	11.8%	22.0%	24.9%	17.1%	10.6%	7.2%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

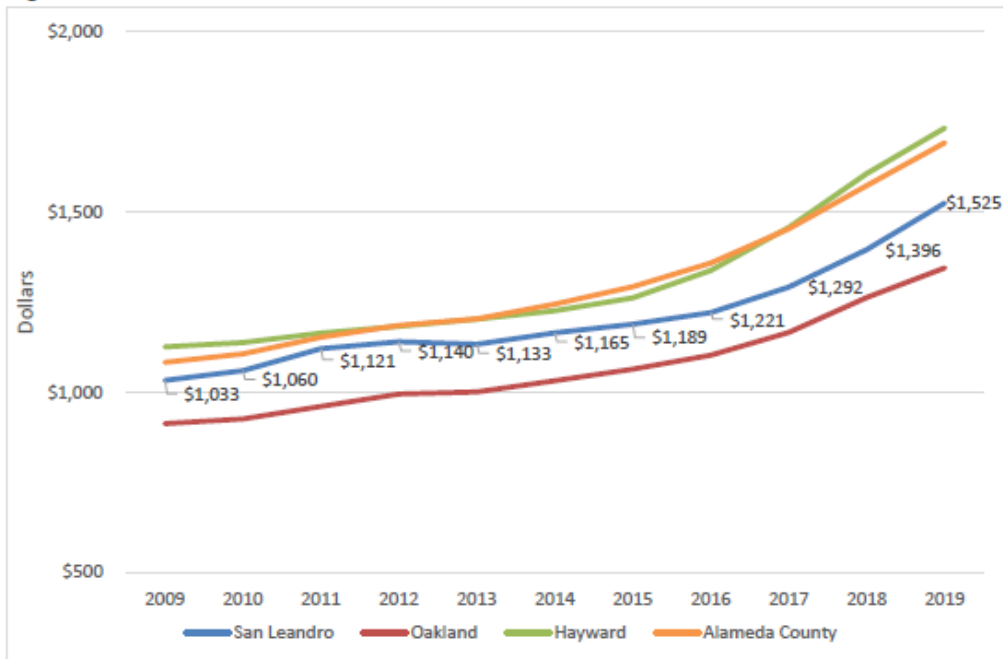
According to 2015-2019 ACS, San Leandro renters paid a median contract rent of \$1,525 per month. Compared to surrounding cities, the median contract rent in San Leandro was slightly lower than Alameda County as a whole (\$1,697) and the City of Hayward (\$1,733), but higher than contract rent costs in the City of Oakland (\$1,345). Figure 2.11 shows trends in median contract rent trends for San Leandro, Oakland, Hayward, and Alameda County from 2009 to 2019. Median rental cost began to sharply increase around 2016 for all cities.

<sup>12</sup> U.S. Census Bureau, Definitions and Explanations, 2021.

**Housing Division Evaluation Reports**  
**July 2018 to June 2022**  
**Part V: San Leandro Rental Market**

City of San Leandro  
 2023-2031 Housing Element Update

**Figure 2.11 Median Contract Rent**



Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

Table 2.32 below provides an overview of median rent costs for rental housing by number of bedrooms. The median rent data provided by Zumper shows the estimated rent costs for June 2022 in San Leandro. Zumper is an online tool that compiles rent price data to identify average rent prices at the local, regional, and national levels.

**Table 2.32 Median Rent by Number of Bedrooms June 2022**

Number of Bedrooms	Median Rent
Studio	\$1,500
1 Bedroom	\$2,120
2 Bedroom	\$2,600
3 Bedroom	\$3,194
4 Bedroom	\$3,950

Source: Zumper, 2022.

## 2.19 Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in the city with housing affordability for different income levels. This information indicates the number of households likely to experience displacement, overcrowding, and overpayment.

**Housing Division Evaluation Reports**  
**July 2018 to June 2022**  
**Part V: San Leandro Rental Market**

Housing affordability levels are determined by HUD, which conducts annual nationwide household income surveys to determine household eligibility for federal housing assistance. Based on survey results, State HCD determined annual income limits for monthly housing costs, including housing payments (rent or mortgage), utilities, and taxes (if housing owner). These income limits are further broken down by household size. Table 2.33 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment).

**Table 2.33 Housing Affordability Matrix – Alameda County (2021)**

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Ownership Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
<b>Extremely Low Income (0-30% AMI)</b>							
1-Person (studio)	\$28,800	\$720	\$186	\$203	\$252	\$535	\$69,971
2-Person (1 BR)	\$32,900	\$823	\$222	\$243	\$288	\$601	\$76,988
3-Person (2 BR)	\$37,000	\$925	\$274	\$306	\$324	\$652	\$77,811
4-Person (3 BR)	\$41,100	\$1,028	\$349	\$392	\$360	\$679	\$72,705
5-Person (4 BR)	\$44,400	\$1,110	\$392	\$463	\$389	\$719	\$68,126
<b>Very Low Income (30-50% AMI)</b>							
1-Person	\$47,950	\$1,199	\$186	\$203	\$420	\$1,013	\$151,982
2-Person	\$54,800	\$1,370	\$222	\$243	\$480	\$1,148	\$170,776
3-Person	\$61,650	\$1,541	\$274	\$306	\$539	\$1,268	\$183,377
4-Person	\$68,500	\$1,713	\$349	\$392	\$599	\$1,364	\$190,048
5-Person	\$74,000	\$1,850	\$392	\$463	\$648	\$1,459	\$194,891
<b>Low Income (50-80% AMI)</b>							
1-Person	\$76,750	\$1,919	\$186	\$203	\$672	\$1,733	\$275,321
2-Person	\$87,700	\$2,193	\$222	\$243	\$767	\$1,971	\$311,673
3-Person	\$98,650	\$2,466	\$274	\$306	\$863	\$2,193	\$341,833
4-Person	\$109,600	\$2,740	\$349	\$392	\$959	\$2,392	\$366,062
5-Person	\$118,400	\$2,960	\$392	\$463	\$1,036	\$2,569	\$385,037
<b>Median Income (80-100% AMI)</b>							
1-Person	\$87,900	\$2,198	\$186	\$203	\$769	\$2,012	\$323,072
2-Person	\$100,500	\$2,513	\$222	\$243	\$879	\$2,291	\$366,491
3-Person	\$113,050	\$2,826	\$274	\$306	\$989	\$2,553	\$403,502
4-Person	\$125,600	\$3,140	\$349	\$392	\$1,099	\$2,792	\$434,584
5-Person	\$135,650	\$3,391	\$392	\$463	\$1,187	\$3,000	\$458,912



# Housing Division Evaluation Reports

## July 2018 to June 2022

### Part V: San Leandro Rental Market

City of San Leandro  
2023-2031 Housing Element Update

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Ownership Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
<b>Moderate Income (100-120% AMI)</b>							
1-Person	\$105,500	\$2,638	\$186	\$203	\$923	\$2,452	\$398,445
2-Person	\$120,550	\$3,014	\$222	\$243	\$1,055	\$2,792	\$452,356
3-Person	\$135,650	\$3,391	\$274	\$306	\$1,187	\$3,118	\$500,288
4-Person	\$150,700	\$3,768	\$349	\$392	\$1,319	\$3,419	\$542,077
5-Person	\$162,750	\$4,069	\$392	\$463	\$1,424	\$3,677	\$574,970

Sources: 2021 HCD Income Limits; Alameda County Housing Authority Utility Allowance Schedule, 2021; Veronica Tam & Associates, 2021.

Assumptions:

1. Income limits are the 2021 HCD limits for Alameda County.
2. Affordable housing costs are 30 percent of gross household income.
3. Utility costs are based on Alameda County Housing Authority Utility Allowance Schedule for 2021.
4. Taxes, insurance, private mortgage insurance, and homeowners association dues are calculated at 35 percent of monthly affordable cost.
5. Affordable home price assumes a 30-year fixed mortgage with a 3 percent interest rate and 10 percent down payment.
6. Taxes and insurance costs apply to owners only.

#### **Extremely Low-income Households**

Extremely low-income households earn 30 percent or less of the County AMI. According to HCD estimates, extremely low-income households have an annual income of \$28,800 or below for a one-person household and \$44,400 or below for a five-person household.

Extremely low-income households cannot afford market-rate rental or ownership housing in San Leandro.

#### **Very- Low-income Households**

Very low-income households earn between 31 and 50 percent of the County AMI – up to \$47,950 for a one-person household and up to \$74,000 for a five-person household in 2021. A very low-income household can generally afford homes offered at prices between \$151,982 and \$194,891, adjusting for household size. After deductions for utilities, a very low-income household can afford to pay approximately \$1,013 to \$1,459 in monthly rent, depending on household size. Given the cost of housing in San Leandro, very low-income households could not afford to purchase a home or rent an adequately sized unit in the city.

#### **Low-income Households**

Low-income households earn between 51 and 80 percent of the County AMI – up to \$76,750 for a one-person household and up to \$118,400 for a five-person household in 2021. A low-income household can generally afford homes offered at prices between \$275,321 and \$385,037, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately \$1,733 to \$2,569 in monthly rent, depending on household size. Finding appropriately sized market-rate rental housing can be challenging to households in this income group.

**Housing Division Evaluation Reports**  
**July 2018 to June 2022**  
**Part V: San Leandro Rental Market**

Housing Needs Assessment

**Median-Income Households**

Median-income households earn between 80 and 100 percent of the County's AMI – up to \$87,900 for a one-person household and up to \$135,650 for a five-person household in 2020. The affordable home price for a moderate-income household ranges from \$323,072 to \$458,912. After deductions for utilities, a one-person median-income household could afford to pay up to \$2,012 in rent per month and a five-person low-income household could afford to pay as much as \$3,000. Finding appropriately sized market-rate rental housing can be challenging to households in this income group.

**Moderate-Income Households**

Moderate-income households earn between 100 and 120 percent of the County's AMI – up to \$162,750 depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$398,445 for a one-person household and \$574,970 for a five-person family. Moderate-income households in San Leandro could afford to purchase the median priced home in the city; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the middle/upper category. The maximum affordable rent payment for moderate-income households is between \$2,452 and \$3,677 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

# Housing Division Evaluation Reports

July 2018 to June 2022

## Appendix A: FY 2018-2019 Rent Review Board Summary of Activities

### FY2018-2019 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
2018-01	█	█	█	█	█ Karol Way	█	8/28/2018	10% rent increase; Hearing scheduled for August 28, 2018; Case dismissed – tenant failed to appear at RRB hearing.
2018-02	█	█			█ West Avenue 135th San Leandro, CA	█		7% rent increase; Not eligible to request RRB Hearing.
2018-03	█	█	█	█	█ Jefferson Street, █ San Leandro, CA	█ Davis-Paul Management & █	8/28/2018; 9/25/18	11% rent increase; Hearing scheduled for August 28, 2018; Hearing continued to September 25, 2018; There was no resolution at the second hearing.
2018-04	█	█			█ Castro Street	█		33% rent increase; LL re-noticed for <7% rent increase and included required City notice.
2018-05	█	█	█	█	█ Lewelling Blvd. █	█ SandeV Mobilehome Park		23% rent increase; Not eligible to request RRB Hearing b/c Owner-occupied Mobilehomes not subject to Rent Review Ordinance.
2018-06	█	█	█	█	█ Sylvia Way	█		15% rent increase; Not eligible to request RRB Hearing b/c single-family residential units are not subject to Rent Review Ordinance.
2018-07	█	█			█ Lewelling Blvd., █	█		7% rent increase; Not eligible to request RRB Hearing.
2018-08	█	█			█ Washington Ave., █ San Leandro, CA 94578	█ Property Manager Terrace Garden Apartments	4/23/2019	11% rent increase; Hearing scheduled for April 23, 2019; At hearing LL agreed to rent increase of 7%.
2018-09	█	█			█ Hutchings Dr., San Leandro, CA 94577	█		Rent increase >12% and subject to TRO; There was no hearing scheduled.
2018-10	█	█			█ Hutchings Dr., San Leandro, CA 94577	█		Rent increase >12% and subject to TRO; There was no hearing scheduled.

**Housing Division Evaluation Reports**

**July 2018 to June 2022**

**Appendix A: FY 2018-2019 Rent Review Board Summary of Activities**

**FY2018-2019  
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
2018-11	█	█			█ 141st Ave., █ 94578	█ Robert Jones & Assoc.	5/28/2019	10.6% rent increase; Hearing scheduled for May 28, 2019; At hearing LL agreed to remediate various outstanding requests for repairs by tenant and committed to making future rent increases more predictable.
2018-12	█	█			█ Doolittle Dr █ 94577	█, Property Manager		7% rent increase; Not eligible to request RRB Hearing.
2018-13	█	█			█ Davis St., Apt. █, 94577	█ Property Owner	5/28/2019	12% rent increase; Hearing scheduled for May 28, 2019; LL agreed to make rent effective September 2019.
2018-14	█	█			█ Davis St., Apt. █ 94577	█, Property Owner	5/28/2019	18% rent increase; Hearing scheduled for May 28, 2019; LL agreed to make rent effective September 2019.
2018-15	█	█			█ E. 14th St., Apt. █	█, Property Manager		14% rent increase; No hearing scheduled; LL to properly notice tenant.
2018-16	█	█			█ San Leandro Blvd., █ 94578	█, San Leandro Racquet Club		12% rent increase; LL re-noticed for <7% rent increase and included required City notice.

**Housing Division Evaluation Reports**

**July 2018 to June 2022**

**Appendix B: FY 2019-2020 Rent Review Board Summary of Activities**

**FY2019-2020  
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
2019-01	█	█			█ Callan Ave. █ 94577	Orvick Mgmt. Group/Suroosh	10/22/2019	10% rent increase; Hearing scheduled for October 22, 2019.
2019-02	█	█			█ Tropic Court, █	Eden Housing Property Management		10% rent increase; Hearing scheduled for December 3, 2019. Resolved prior to hearing date that was scheduled.
2019-03	█	█			█ Haas Avenue, █	█		Resolved prior to scheduling a hearing date.
2019-04	█	█			█ 143rd Avenue, █			Not eligible - address in unincorporated Alameda County.
2019-05	█	█	█	█	█ Williams Street, █			Rent increase not >7%.