

Annual Rent Review Program Evaluation (July 2013 – June 2014)

From July 2013 through June 2014, there were thirty-seven (37) tenant and thirty-four (34) landlord inquiries for a total of seventy-one (71) inquiries addressed by staff. See attached Landlord and Tenant Inquiries logs.

There were two (2) cases heard by the Rent Review Board (Board) this year. See attached “Monthly Status Report of Rent Review Activities”. Of the two (2) cases that were heard, the Board upheld the rent increase in one (1) case, while the other case was mutually resolved prior to a scheduled Continuance Hearing. Table 1 below is a summary of the number of cases reviewed by the Board since 2006.

Table 1: Rent Review Board (RRB) Case Summary

| 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 |

The remaining cases are as follows. One (1) case was dismissed due to legal matters in Civil Court. Three (3) cases involved the landlords agreeing to properly re-notice their respective tenants. Seven (7) cases involved the landlords agreeing to reduce the rent increase amount to \$75 to close and resolve the cases rather than move forward with a rent review hearing. One (1) case was mutually resolved prior to the scheduled hearing taking place.

ECHO Housing, a full service and nonprofit housing counseling organization that already provides fair housing and tenant-landlord counseling services for the City, administered the City’s Rent Review Program in fiscal year 2013-2014. ECHO Housing staff was 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. The City has contracted with ECHO Housing to administer the Rent Review Program through fiscal year 2014-2015.

While there has been an increase in the number of tenant and landlord inquiries compared to the 67 total inquiries last year, the average annual rents in the City remain the lowest among Alameda County cities. See Table 2 below.

Table 2: Rent Ranking for Cities in Alameda County

| Rank | City | Average Rent* |
|-------------|--------------------|----------------------|
| 1 | Berkeley | \$2,799 |
| 2 | Emeryville | \$2,473 |
| 3 | Oakland | \$2,421 |
| 4 | Dublin | \$2,279 |
| 5 | Pleasanton | \$2,092 |
| 6 | Newark | \$1,994 |
| 7 | Fremont | \$1,959 |
| 8 | Alameda | \$1,901 |
| 9 | Union City | \$1,884 |
| 10 | Livermore | \$1,730 |
| 11 | Hayward | \$1,584 |
| 12 | Castro Valley | \$1,504 |
| 13 | San Leandro | \$1,366 |

*2nd Quarter of 2014

Source: RealFacts

Both the rental and vacancy trends are highlighted in Table 3 below. San Leandro's average rent (for all bedroom sizes) of \$1,366 in the second quarter of 2014 is more than a 12% increase from the average annual rent of \$1,216 in the first quarter of 2013. This is the first time the average rent level increased by double figures since the City began tracking the rental housing market trends in 2002. The 2.1% vacancy rate in San Leandro, meanwhile, is lower than last year's 2.6% rate.

Table 3: Rental Housing Market Trends in San Leandro

| Year | Avg Rent | % Annual Change | Vacancy Rate |
|-------------|-----------------|------------------------|---------------------|
| 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% |

*2nd Quarter of 2014
 Source: RealFacts

Table 4 below reflects the average rent for each bedroom size in San Leandro during second quarter (April through June) of 2014. In comparison to the average rent levels for the entire 2013 calendar year, the rents increased for studios, 1bedroom/1bath, and 2bedroom/1bath and 2bedroom/2baths units. Average rent comparison for 3bedroom/2bath is not available.

Table 4: Average Asking Rent in San Leandro

| Unit Size | 2013 | 2014* | % Change |
|-----------|---------|-------------|----------|
| studio | \$999 | \$1,033 | 3.4% |
| 1bd 1bth | \$1,144 | \$1,229 | 7.4% |
| 2bd 1bth | \$1,312 | \$1,374 | 4.7% |
| 2bd 2bth | \$1,546 | \$1,619 | 4.7% |
| 3bd 2bth | \$1,250 | unavailable | - |

*2nd Quarter of 2014
 Source: RealFacts

Assessing the effectiveness of the Rent Review Program

The current members of the Rent Review Board recommended evaluation of the City's Rent Review Board Ordinance specifically in regards to:

- 1) Include Ratio Utility Billing System (RUBS) charges as form of a rent increase. RUBS are a recent trend whereby landlords subcontract out utility charges to a third party. When this occurs, utilities are no longer in one's rental charge, and a fee for utilities must be paid to a third party. Because the utility payment is no longer required to be paid by the tenant to the landlord, it is ineligible for consideration as a part of a rent increase.

City staff recommends the issue above be addressed under the current update to the City's Housing Element.

Monthly Status Report of Rent Review Activities-
For period July 1, 2013 – June 30, 2014

Community Development Department
Housing Services Division

- Ms. Taylor's Rent Review Board Case (RRB2013-001) was dismissed due to legal matters between Mr. Taylor and Woodchase Management which are currently being heard in Civil Court.
- Mr. Teegne's Rent Review Board Case (RRB2013-002) went before the Rent Review Board on February 25, 2014. The \$100 rent increase was upheld.
- Mr. Elmuborak's Rent Review Board Case (RRB2013-003) went before the Rent Review Board on March 25, 2014. Before a Continuance Hearing was held, it was determined that the tenant and landlord did in fact agree to a mutual satisfactory resolution of a \$100 rent increase. This RRB case, therefore, has been closed/resolved.
- Mr. Moreno's Rent Review Board Case (RRB2013-004) is in progress. ECHO Housing staff contacted the landlord regarding the rent increase effective May 1, 2014. Landlord agreed to properly re-notice tenant.
- Ms. Yudit Garcia's Rent Review Board Case (RRB2013-005) is in progress. ECHO Housing staff contacted the landlord regarding the rent increase effective May 1, 2014. Landlord agreed to properly re-notice tenant.
- Ms. Whitlock's Rent Review Board Case (RRB2013-006) was closed/resolved. Landlord agreed to re-notice with a \$75 rent increase.
- Ms. Clark's Rent Review Board Case (RRB2013-007) was closed/resolved. Landlord agreed to re-notice with a \$75 rent increase.
- Ms. Jeanine Garcia's Rent Review Board Case (RRB2013-008) was closed/resolved. Landlord agreed to re-notice with a \$75 rent increase.
- Ms. Boykin-Price Rent Review Board Case (RRB2013-009) is in progress. ECHO Housing staff contacted the landlord regarding the rent increase effective May 1, 2014. Landlord agreed to properly re-notice tenant.
- Ms. Shanwell Saad Rent Review Board Case (RRB2013-010) was closed/resolved. Landlord agreed to a \$75 rent increase.
- Ms. Susan West Rent Review Board Case (RRB2013-011) was closed/resolved. Landlord agreed to a \$75 rent increase.
- Ms. Juanita Parker Rent Review Board Case (RRB2013-012) was closed/resolved. Landlord agreed to a \$75 rent increase.
- Mr. Brahim Tbaili Rent Review Board Case (RRB2013-013) was closed/resolved. Landlord agreed to a \$75 rent increase.
- Ms. Lisa Grays Rent Review Board Case (RRB2013-014) was closed/resolved prior to a June 24, 2014 Rent Review Board hearing.

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

| | Date | Type | Name | Address | Phone # | Inquiry/Request/Complaint | Staff Action(s) / Outcome |
|---|---------------------|--------|------------------|--|--------------|---|---|
| * | Monday, 07/01/13 | Caller | Jean? | | 415-637-2031 | Rent Raise in San Leandro. | Informed landlord that Rent Increase Ordinance (RRB) does not apply to single-family homes rental properties |
| | Thursday, 07/11/13 | Caller | Mr. Barker | | 510-839-0444 | SL has rent control for housing? | Explained Rent Increase Ordinance. Wanted to know whether San Leandro has a legally binding policy. |
| * | Monday, 07/15/13 | Caller | Mingkin Yuen | | 415-589-9832 | What is the maximum he can increase the rent for the house? | Informed Mr. Yuen that Rent Increase Ordinance (RRB) does not apply to single-family homes rental properties. Emphasized noticing laws. |
| * | Friday, 08/23/13 | Caller | Bob Randall | | 510-507-2741 | Landlord. Inquired about Rent Increase Ordinance on duplex. | Informed Bob about Rent Increase Ordinance (RRB). Per CAO, Rent Increase Ordinance does not apply to Bob's client's rental property. |
| * | Tuesday, 08/27/13 | Caller | Hoseto | | 510-693-1952 | Rent Control in San Leandro? | Left VM 8/27. Rent Increase Ordinance, not rent control |
| * | Wednesday, 08/28/13 | Caller | Joe | | 510-415-5122 | Rent Increase Ordinance. Apply to 1 house, 2 units. | Informed Joe that Rent Increase Ordinance (RRB) does not apply to duplexes. |
| * | Thursday, 09/12/13 | Caller | Janet Stewart | | 925-848-5695 | Landlord. Rent Increase Ordinance applies only to affordable housing? | In unincorporated San Leandro. Referred to Alameda County Rent Review Program. (510) 670-6682. |
| | Monday, 10/14/13 | Caller | Raquel Flores | | 510-209-5417 | 15525 Liberty Street #203, San Leandro, CA 94578. 9.5% = \$144 rent increase. | In unincorporated San Leandro. Referred to Alameda County Rent Review Program. (510) 670-6682. |
| | Thursday, 10/24/13 | Caller | Susana Ralda | 1572 Mono Avenue #12 San Leandro, CA 94578 | | \$65 rent increase. Annual rent increase | Informed Ms. Ralda that Management is complying with Rent Increase Ordinance. |
| | Thursday, 11/7/13 | Caller | Jeff Merrifield | 10150 increase is for \$100 4-plex | 408-849-5333 | Hearing process. 4-plex kae enterprises. 157 Cherrywood Avenue. | Decided that \$100 rent increase is reasonable. |
| | Tuesday, 11/12/13 | Caller | William Brainerd | 14665 Washington Avenue #15 San Leandro, CA 94578-4229 Eden Roc Apartments - | 510-895-9675 | Rent increase of \$75. Inquired about another rent increase in 6-months. | Informed Mr. Brainerd that Management is complying with Rent Increase Ordinance. |

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

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|---|---------------------|---------|-------------------|---|-----------------|---|---|
| | Tuesday, 11/19/13 | Walk-in | Michael Strawther | 592 Lewis Avenue | 832-392-5491 | Rental increase in a single-family home. | Informed Mr. Strawther that Rent Increase Ordinance (RRB) does not apply to single-family homes. |
| | Wednesday, 11/20/13 | Caller | Brasil | Woodside Apartments -235 Haas Avenue | 510-712-3902 | \$145 rent increase. | Explained Rent Increase Ordinance. Brasil stated that he will be moving out rather than request a RRB hearing. |
| | Wednesday, 11/27/13 | Caller | did not provide | 120 Stoakes Avenue San Leandro, CA 94577 | did not provide | Received \$55 rent increase | Explained that \$55 rent increase is within Rent Increase Ordinance. |
| | Monday, 12/09/13 | Caller | Leo T. West | 755 Fargo Avenue San Leandro | 510-357-0358 | Inquired about Rent Increase Ordinance (RRB); Rent increase is \$150 | Left VM 12/9 |
| | Thursday, 12/12/13 | Caller | Charles Tharp | | 510-586-9823 | Rent Increase of \$70 effective January. | Explained to Mr. Tharp that rent cncrase does not meet the Rent Increase Ordinance thresholds. |
| | Monday, 12/16/13 | Caller | Ruth | 65 Thornton Street | | \$145 rent increase. | Ruth contacted the City beyond the 15-day window. Explained to Ruth that her case is ineligible for a rent review board hearing. |
| * | Friday, 01/03/14 | Caller | Did not provide | | did not provide | Landlord inquiring about Rent Increase Ordinance. | Landlord rents a duplex which is exempt from the Rent Increase Ordinance. |
| * | Monday, 01/06/14 | Caller | Dale Parris | | 510-798-4186 | How much rental increase is permitted? | Single-family home. Rent Increase Ordinance does not apply. |
| * | Wednesday, 01/08/14 | Caller | Leonard | | 510-489-1804 | How much rental increase is permitted? | Single-family home. Rent Increase Ordinance does not apply. |
| * | Wednesday, 01/08/14 | Caller | Did not provide | | 925-372-5832 | How much rental increase is permitted? | Single-family home. Rent Increase Ordinance does not apply. |
| * | Thursday, 01/09/14 | Caller | Sarah | | 925-786-4444 | 6-plex in San Leandro | Inquired about rent increase ordinance and overcrowding (13 people in a 2-bedroom). |
| * | Tuesday, 01/14/14 | Caller | Ms. Peterson | | 415-608-6807 | How much rental increase is permitted? | Single-family home. Rent Increase Ordinance does not apply. Needs to coordinate with Housing Authority because of Section 8 renter. |

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

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| * | Thursday, 01/23/14 | Caller / Walkin | Arthur Topee | | 510-912-8636 | Rent Increase. How many in a year? | Marina Breeze. Will come in 1/28/14 at 11am |
| * | Thursday, 01/23/14 | Caller | Jacqueline | | 510-276-5271 | Required notice for any rent increase | In San Lorenzo. Referred to Alameda County Rent Review Program. (510) 670-6682. |
| * | Friday, 01/24/14 | Caller | Richard Rodriguez | | 281-650-1482 | Rent Increase. | Single-family home. Rent Increase Ordinance does not apply. |
| * | Monday, 01/27/14 | Caller | Christine | | 925-487-7005 | Landlord owns a duplex and a house. What is rent control in San Leandro? | Duplex and a Single-family home. Rent Increase Ordinance does not apply. |
| | Tuesday, 01/28/14 | Caller | William Brainerd | 14665 Washington Avenue #15 San Leandro, CA 94578-4229 Eden Roc Apartments - | 510-895-9675 | Renter has received 2 rental increases in a 12-month period. | Contacted landlord. Landlord confirmed that 2nd rental increase will be reversed. |
| * | Wednesday, 01/29/14 | Caller | Joe Brignole | | 510-653-5466 | Allowable Rental Increase. | Single-family home. Rent Increase Ordinance does not apply. |
| | Thursday, 01/30/14 | Walk-In | Deyanira Fonseca | 1530 164th Avenue #209 San Leandro, CA | did not provide | Inquired about 2 rental increases in a 12-month period. | Explained to Ms. Fonseca that she has not received 2 rental increases in a 12-month period. In the Unincorporated San Leandro. |
| * | Friday, 01/31/14 | Caller | Larry Velasco | | 510-200-3499 | Rental property owner | Single-family home and duplex. Rent Increase Ordinance does not apply. |
| * | Monday, 02/03/14 | Caller | Jeannie Wong | | 650-854-0489 | Rents out a condo 6-years on Washington Avenue (K-Mart). | Condo. Rent Increase Ordinance does not apply. |
| * | Wednesday, 02/05/14 | Caller | Christine Silva | | 510-247-3141 | 4-bedroom home. Landlord wants to raise rent. | Single-family home. Rent Increase Ordinance does not apply. |
| | Thursday, 02/06/14 | Walk-In | Anteneh Tegegne | 179 Haas Avenue #2 San Leandro, CA 94577 | 510-927-5242 | \$100 rent increase. | 2/25/14 Rent Review Board Hearing. \$100 rent increase upheld. |
| | Friday, 02/07/14 | Walk-In | Kathy Harris | 14665 Washington Avenue #72 San Leandro, CA 94578-4229 Eden Roc Apartments - | | 2 rental increases in a 12-month period. \$40 in October 2013 and \$50 effective April 2014. | Contacted landlord. Landlord confirmed that 2nd rental increase will be reversed. |

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

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|---|---------------------|---------|-----------------------|--|-----------------|--|---|
| * | Wednesday, 02/19/14 | Caller | Did not provide | Did not provide | did not provide | Landlord rents a single-family home, and wants to raise the rent. | Single-family home. Rent Increase Ordinance does not apply. |
| * | Monday, 02/24/14 | Caller | Sandy Lyle | | 650-344-8778 | Rents a 12-unit apartment complex | Provided landlord with City required notice informing tenants regarding City's Rent Increase Ordinance. |
| * | Monday, 02/24/14 | Caller | Did not provide | | did not provide | Landlord of 5-unit apartment complex. Inquired about the maximum amount allowed for a rent increase. | Explained landlord about City's Rent Increase Ordinance. |
| | Thursday, 02/27/14 | Caller | Isiah Johnson | 2181 East 14th Street | did not provide | \$90 rent increase. | Mr. Johnson will speak with management first. |
| * | Thursday, 02/27/14 | Caller | Mila | | 510-769-0700 | Property in San Leandro. Rent Increase. | Single-family home. Rent Increase Ordinance does not apply. |
| | Thursday, 02/28/14 | Walk-In | Abdalmuhsin Elmuborak | 2777 Marina Blvd. #26 San Leandro, CA 94577 | 510-394-7676 | \$100 rent increase | 3/25 RRB Hearing held. Tenant and landlord agreed to \$100 rent increase. |
| | Monday, 03/03/14 | Walk-In | Jesus Moreno | 1767 Clarke Street #B San Leandro, CA 94577 | 510-220-1483 | \$400 rent increase | Landlord agreed to re-notice tenant. |
| | Tuesday, 03/04/14 | Caller | Mrs. Laura Clark | 13885 Doolittle Drive #126 San Leandro, CA 94577 | 510-969-7055 | \$100 Rent increase. | Landlord agreed to re-notice with \$75 rent increase. |
| * | Wednesday, 03/05/14 | Caller | Luis Torres | | 925-289-2484 | Landlord of a duplex. | Duplex units. Rent Increase Ordinance does not apply. |
| | Wednesday, 03/05/14 | Caller | Gloria Frasier | Quail Run Apartments 1511 163rd Avenue San Leandro, CA 94578 | 510-837-2462 | Rent control in San Leandro? \$65 rent increase | In unincorporated San Leandro. Referred to Alameda County Rent Review Program. (510) 670-6682. |
| | Monday, 03/10/14 | Walk-In | Yudit Garcia | 1767 Clarke Street #A San Leandro, CA 94577 | 510-927-0920 | \$200 rent increase. | Landlord agreed to re-notice tenant. |
| | Monday, 03/10/14 | Caller | Trese Whitlock | 1625 Orchard Avenue #J San Leandro, CA | 510-682-6290 | 1625 Orchard Avenue. \$100 rent increase. | Landlord agreed to re-notice with \$75 rent increase. |

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

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|---|---------------------|---------|----------------------|--|-----------------|---|--|
| | Tuesday, 03/11/14 | Walk-In | Jeanine Garcia | 1625 Orchard Avenue #E San Leandro, CA | 510-483-2396 | 1625 Orchard Avenue. \$125 rent increase. | Landlord agreed to re-notice with \$75 rent increase. |
| | Tuesday, 03/11/14 | Walk-In | Did not provide | 15682 Hebron Court San Leandro, CA | did not provide | Single-family home. | Single-family home. Rent Increase Ordinance does not apply. |
| | Wednesday, 03/12/14 | Walk-In | Deborah Boykin-Price | 1767 Clarke Street #C San Leandro, CA 94577 | 510-246-5483 | \$100 rent increase. | Landlord agreed to re-notice tenant. |
| * | Thursday, 03/13/14 | Caller | Jay Spencer | jayspencer29@yahoo.com | 510-512-4642 | Rent Review Hearing. Form to enforce a rent increase. | Referred to ECHO Housing (510-581-9380) |
| | Friday, 03/14/14 | Caller | Andrew Bouchard | | 510-357-8872 | Rent Review Hearing request form. | Rent increase of \$65 does not meet Rent Increase Ordinance threshold. |
| | Friday, 03/14/14 | Caller | Nate Easley | 77 Estabrook Street #134 San Leandro, CA 94577 | 510-969-8922 | Rent increase questions. \$200 bucks a month. | Did not seem interested in Rent Review process. |
| | Monday, 03/17/14 | Caller | Mariana Ryan | | 510-912-1078 | Renting out a condo. Given a \$150 rent increase. | Condo-rental. Rent Increase Ordinance does not apply. |
| * | Wednesday, 03/19/14 | Caller | Kerry | | 925-254-9096 | Landlord inquiring about City's Rent Increase Ordinance | Explained Rent Increase Ordinance. |
| * | Tuesday, 04/01/14 | Caller | Joey | 3-bedroom resident. Unincorporated. | 510-827-2510 | Rent Adjustment Board | In unincorporated San Leandro. Referred to Alameda County Rent Review Program. (510) 670-6682. |
| | Thursday, 04/24/14 | Fax | Shanwell Saad | 107 Haas Avenue San Leandro, CA 94577 | 510-875-5172 | \$100 Rent Increase | Landlord and Tenant agree to a \$75 rent increase. |
| | Tuesday, 04/29/14 | Caller | Juanita Parker | 1492 Bancroft Avenue San Leandro, CA 94577 | 510-393-2144 | \$85 rent increase. Will look for last year's rent increase notice. | Landlord and Tenant agree to a \$75 rent increase. |
| * | Thursday, 05/01/14 | Caller | Tom Wilbur | | 925-640-1502 | Landlord of a single-family home rental unit | Single-family home. Rent Increase Ordinance does not apply. |

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

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|---|---------------------|--------|-----------------|---|---------------|--|--|
| | Friday, 05/02/14 | Caller | Michael Augirre | single-family home | 510-798-3004 | Rent Increase \$180 a month. Increase Security Deposit by \$360. Already paid \$3600 security deposit. | Single-family home. Rent Increase Ordinance does not apply. |
| * | Friday, 05/02/14 | Caller | Ray | | 510-843-8007 | Rent Control for single-family home. Landlord. | Single-family home. Rent Increase Ordinance does not apply. |
| | Friday, 05/02/14 | Caller | Brahim Tballi | 740 Fargo Avenue #8 San Leandro, CA 94579 | 510-759-6261 | \$125 rent increase | Landlord and Tenant agree to a \$100 rent increase instead of the \$125 rent increase. |
| | Monday, 05/05/14 | Mail | Yuko Sakaguchi | 13885 Doolittle Drive #121 | 510-427-4571 | \$110 rent increase at Marina Breeze Apartments | Ineligible. Renter contacted City after 15-day window |
| | Tuesday, 5/06/14 | Caller | Ralph Chambers | 1399 Pacific Avenue #309 San Leandro, CA | 510-560-6092 | Looking for rent review request form. | Contact number is disconnected. |
| | Wednesday, 05/07/14 | Caller | Carolyn Sellman | 13949 Doolittle Drive Marina Breeze Apartments | 510-410-5554 | \$210 rent increase | Submitted RRB request form. Ineligible. Renter contacted the City after 15-day window. |
| | Wednesday, 05/07/14 | Mail | Susan West | 1488 Bancroft Avenue San Leandro, CA 94577 | 510-381-5944 | \$115 rent increase. Submitted RRB Request Form. | Landlord agreed to reduce rent increase amount to \$75. |
| | Friday, 05/30/14 | Caller | Darryl Smith | | 323-369-6864 | Rent control | \$75 rent increase. Not eligible for a rent review. |
| * | Wednesday, 06/04/14 | Caller | Joanne | | 510-918-2404 | Questions about rent increase. Landlord. | Single-family home. Rent Increase Ordinance does not apply. |
| * | Tuesday, 06/10/14 | Caller | did not state | | did not state | Landlord of single-family house | Single-family home. Rent Increase Ordinance does not apply. |
| | Friday, 06/20/14 | Caller | Eleanor | | 650-678-5961 | Question about rent increases. | Single-family home. Rent Increase Ordinance does not apply. |
| * | Friday, 06/27/14 | Caller | Bob Randall | | 510-507-2741 | Question about Rent Review Program. Selling Duplex. | Duplex exempt from Rent Increase Ordinance. |