

## Attachment 4

## Summary of Tenant Protection Measures - Alameda County

Jurisdiction	Ordinance Type	Adoption Year	# of Affected Units	Rent Increase Threshold	Enforcement	Reviewing Body	Department
Alameda (City)	Mediation (Binding) & Just Cause Evictions	Rent Review Advisory Committee 1979 Rent Review Ordinance 2016	All rental units	<b>More than 5%:</b> property owner is required to initiate a rent mediation process through the City <b>5% or Less:</b> property owner <u>not</u> required to initiate rent mediation process however tenant is allowed to	<b>Binding</b> - Pre-1995 multi-family units (11,872 units) <b>Non-Binding</b> - Single-family units -Post-1995 multi-family units	Rent Review Advisory Committee	Housing & Community Development
Alameda (Unincorporated County)	Mediation (non-binding)	2004	1,020 units (3+ unit properties)	More than ten 10% <b>OR</b> Increase greater than \$75 <b>OR</b> More than one increase in a year	Non-binding Recommendations	Rent Review Officer	Housing & Community Development
Berkeley	Rent Stabilization & Just Cause Evictions	1980	27,000 units (multi-family units constructed before June 30, 1980)	65% of the percentage increase in the CPI	Binding	Rent Stabilization Board	Rent Stabilization Board
Dublin	None	N/A	N/A	N/A	N/A	N/A	N/A
Emeryville	Eviction, Relocation, and Harassment Protection Ordinance	2017 (effective 4/1/2017)	All rental units	N/A	N/A	N/A	Economic Development & Housing Division
Fremont	Mediation (non-binding)	1997	All rental units	Any rent increase	Non-binding Recommendations	- 3rd-Party Mediation Service Provider - Fact Finding Panel	Community Development
	Mobile Home Rent Stabilization	1987	753 Mobile homes	The greater of 3% of existing rent, \$10 per month, or 60% of the percent change in the CPI	Binding	Rent Review Officer	Community Development
Hayward	Rent Stabilization	1983	8,920 units (applies to only 5+ unit properties)	5% of existing rent	Binding	City-appointed Mediator & Arbitrator	City Attorney
	Mobile Home Rent Stabilization	1989	2,322 Mobile homes	The greater of 3% of existing rent <b>OR</b> 60% of the percent change in the CPI	Binding	Rent Review Officer	City Attorney
Livermore	None	N/A	N/A	N/A	N/A	N/A	N/A
Newark	None	N/A	N/A	N/A	N/A	N/A	N/A
Oakland	Rent Stabilization & Just Cause Evictions	Rent Stabilization 1983 Just Cause Evictions 2002	79,000 units (multi-family units constructed before January 1, 1983)	Average of the percentage increase in the CPI	Binding	Housing Residential Rent- Relocation Board	Housing & Community Development
Pleasanton	Mobile Home Rent Stabilization	2001	433 Mobile homes	% change of CPI (not less than 1% but not to exceed 5%) plus increase (if any) in operating expenses, capital improvements, and tax increases	Binding	Hearing Officer	City Manager
San Leandro	Mediation (non-binding)	2001	Applies to properties with 2+ units	7% of existing rent <b>OR</b> More than one increase within 12 mos	Non-binding Recommendations	Rent Review Board	Community Development
Union City	Mobile Home Rent Stabilization	1987	999 Mobile homes	The lesser of 7% of existing rent <b>OR</b> 90% of the percent change in the CPI	Binding	Hearing Officer	Economic & Community Development