

Attachment 4

City of San Leandro Rent Review Board

July 1, 2015 to June 30, 2016

Case #	Unit Size	# of Years in Unit	Current Rent	Proposed Increase	% Proposed Increase	Proposed New Rent	Final Rent Increase	% Final Increase	Final New Rent	Hearing Held	Resolved	Notes
RRB2015-05	N/A	N/A	\$ 1,050	\$ 75	7.1%	\$ 1,125	N/A	N/A	N/A	No	Ineligible	
RRB2015-93	N/A	N/A	\$ 1,680	\$ 81	4.8%	\$ 1,761	\$ 75	4.5%	\$1,755	No	Resolved Prior to Hearing	
RRB2015-17	N/A	N/A	\$ 1,525	\$ 85	5.6%	\$ 1,610	\$ 85	5.6%	\$1,610	No	Resolved Prior to Hearing	\$85 rent increase takes effect December 1, 2015 rather than November 1, 2015
RRB2015-19	Studio	2	\$ 1,105	\$ 90	8.1%	\$ 1,195	\$ 75	6.8%	\$1,180	No	Resolved Prior to Hearing	
RRB2015-31	N/A	N/A	\$ 1,205	\$ 96	7.9%	\$ 1,300	N/A	N/A	N/A	Yes	Resolved After Hearing	Per landlord, resolved prior to Continuance Hearing
RRB2015-22	2 bd/1 ba	2	\$ 1,525	\$ 100	6.6%	\$ 1,625	N/A	N/A	N/A	Yes	Resolved at Hearing	was determined that the landlord is required to properly re-notice
RRB2015-26	1 bd/1 ba	1	\$ 1,045	\$ 100	9.6%	\$ 1,145	N/A	N/A	N/A	Yes	Resolved After Hearing	Per landlord, resolved prior to Continuance Hearing
RRB2015-36	2 bd/ 1 ba	7	\$ 1,225	\$ 100	8.2%	\$ 1,325	\$ 75	6.1%	\$1,300	Yes	Resolved at Hearing	was mutually resolved at the Rent Review Board Hearing
RRB2015-37	2 bd/ 1 ba	11	\$ 1,200	\$ 100	8.3%	\$ 1,300	\$ 75	6.3%	\$1,275	Yes	Resolved at Hearing	was mutually resolved at the Rent Review Board Hearing
RRB2015-38	3 bd/ 2 ba	1.5	\$ 1,595	\$ 100	6.3%	\$ 1,695	\$ 75	4.7%	\$1,670	Yes	Resolved at Hearing	was mutually resolved at the Rent Review Board Hearing
RRB2015-41	N/A	N/A	\$ 1,150	\$ 100	8.7%	\$ 1,250	\$ -	0.0%	\$1,150	No	No Hearing	Rent increase rescinded
RRB2015-43	N/A	N/A	\$ 1,450	\$ 100	6.9%	\$ 1,550	\$ 75	5.2%	\$1,525	No	No Hearing	is closed/resolved
RRB2015-58	N/A	N/A	\$ 1,455	\$ 100	6.9%	\$ 1,555	N/A	N/A	N/A	No	Ineligible	is ineligible as he rents a single-family home
RRB2015-80	2 bd/ 2 ba	6	\$ 1,395	\$ 100	7.2%	\$ 1,495	below 7%	N/A	N/A	Yes	Resolved After Hearing	Case was settled prior to the Continuance Hearing. \$100 rent increase has an effective date of May 1, 2016. Rent Increase was reduced below 7%.
RRB2015-49	N/A	N/A	\$ 1,075	\$ 107	10.0%	\$ 1,182	N/A	N/A	N/A	No	Ineligible	is ineligible did not submit the rent increase notice received within the 15-day requirement
RRB2015-48	N/A	N/A	\$ 1,095	\$ 109	10.0%	\$ 1,204	N/A	N/A	N/A	No	Ineligible	is ineligible did not submit the rent increase notice received within the 15-day requirement
RRB2015-50	N/A	N/A	\$ 1,095	\$ 109	10.0%	\$ 1,204	N/A	N/A	N/A	No	Ineligible	is ineligible as did not submit the rent increase notice received within the 15-day requirement
RRB2015-46	1 bd/1 ba	3	\$ 1,145	\$ 114	10.0%	\$ 1,259	\$ 100	8.7%	\$1,245	Yes	Resolved at Hearing	was mutually resolved at the Rent Review Board Hearing \$100 rent increase, instead of \$114, effective March 1st instead of January 1st - \$1,245 rent from March 1, 2016 – February 28, 2017

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Case #	Unit Size	# of Years in Unit	Current Rent	Proposed Increase	% Proposed Increase	Proposed New Rent	Final Rent Increase	% Final Increase	Final New Rent	Hearing Held	Resolved	Notes
RRB2015-16	N/A	N/A	\$ 1,210	\$ 115	9.5%	\$ 1,325	\$ 115	9.5%	\$1,325	No	Resolved Prior to Hearing	\$115 rent increase takes effect January 1, 2016 rather than November 1, 2015
RRB2015-103	1 bd/1 ba	19	\$ 893	\$ 118	13.2%	\$ 1,010	Pending	Pending	Pending	Pending	Pending	will be heard at Rent Review Board Hearing
RRB2015-71	2 bd/1 ba	2	\$ 1,380	\$ 120	8.7%	\$ 1,500	\$ 120	8.7%	\$1,500	Yes	Resolved at Hearing	\$120 rent increase from April 2016 through March 2017 and rent increase of no more than \$100 from April 2017 through March 2018
RRB2015-12	2 bd/2 ba	1	\$ 1,550	\$ 125	8.1%	\$ 1,675	N/A	N/A	N/A	Yes	Resolved After Hearing	A September 22 nd Continuance Hearing was cancelled at the rest of the Hopkins
RRB2015-18	1 bd/1 ba	26	\$ 1,240	\$ 125	10.1%	\$ 1,365	\$ 75	6.0%	\$1,315	Yes	Resolved After Hearing	Case was resolved prior to a Continuance Hearing
RRB2015-67	N/A	N/A	\$ 1,350	\$ 125	9.3%	\$ 1,475	N/A	N/A	N/A	No	Renotice	Re-notice required. ECHO Housing to assess the legality of "gradual" rent increases. RRB Hearing to be determined. Renotice
RRB2015-101	N/A	N/A	\$ 1,420	\$ 130	9.2%	\$ 1,550	\$ 90	6.3%	\$1,510	No	No Hearing	was mutually resolved
RRB2015-51	N/A	N/A	\$ 1,350	\$ 135	10.0%	\$ 1,485	N/A	N/A	N/A	No	Ineligible	is ineligible did not submit the rent increase notice received within the 15-day requirement
RRB2015-39	2 bd/1 ba	2	\$ 1,375	\$ 137	10.0%	\$ 1,512	\$ 137	10.0%	\$1,512	Yes	Resolved at Hearing	\$137 rent increase has an effective date of January 1, 2016 stood after Board action was not approved after a 2-2 vote
RRB2015-47	1 bd/1 ba	1	\$ 1,495	\$ 140	9.4%	\$ 1,635	N/A	N/A	N/A	No	Resolved Prior to Hearing	was mutually resolved prior to the Rent Review Board Hearing
RRB2015-52	N/A	N/A	\$ 1,400	\$ 140	10.0%	\$ 1,540	N/A	N/A	N/A	No	Ineligible	is ineligible did not submit the rent increase notice received within the 15-day requirement
RRB2015-55	2 bd/ 1 ba	1	\$ 1,480	\$ 140	9.5%	\$ 1,620	\$ 100	6.8%	\$1,580	Yes	Resolved at Hearing	was mutually resolved at Rent Review Board Hearing
RRB2015-13	N/A	N/A	\$ 1,475	\$ 145	9.8%	\$ 1,620	\$ 75	5.1%	\$1,550	No	No Hearing	
RRB2015-20	2 bd/1 ba	3	\$ 1,440	\$ 145	10.1%	\$ 1,585	N/A	N/A	N/A	No	Resolved Prior to Hearing	was mutually resolved prior to the Review Board Hearing. Tenant moved out
RRB2015-40	2 bd/1 ba	2.5	\$ 1,450	\$ 145	10.0%	\$ 1,595	\$ -	0.0%	\$1,450	No	Resolved Prior to Hearing	Rent increase rescinded
RRB2015-70	N/A	N/A	\$ 975	\$ 145	14.9%	\$ 1,120	\$ 75	7.7%	\$1,050	No	No Hearing	Landlord has indicated he will re-notice for a \$75 rent increase
RRB2015-11	2 bd/1 ba	2	\$ 1,350	\$ 150	11.1%	\$ 1,500	\$ 100	7.4%	\$1,450	No	Resolved Prior to Hearing	
RRB2015-45	2 bd/2 ba	7	\$ 1,595	\$ 150	9.4%	\$ 1,745	\$ 115	7.2%	\$1,710	No	Resolved Prior to Hearing	was mutually resolved prior to the Rent Review Board Hearing

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RRB2015-53	N/A	N/A	\$ 1,530	\$ 150	9.8%	\$ 1,680	N/A	N/A	N/A	No	Ineligible	is ineligible did not submit the rent increase notice received within the 15-day requirement
RRB2015-92	N/A	N/A	\$ 1,670	\$ 150	9.0%	\$ 1,820	\$ 75	4.5%	\$1,745	No	No Hearing	is closed/resolved.
RRB2015-99	3 bd/1.5 ba	12	\$ 1,545	\$ 154	10.0%	\$ 1,699	N/A	N/A	N/A	Yes	Resolved at Hearing	
RRB2015-25	N/A	N/A	N/A	\$ 155	N/A	N/A	N/A	N/A	N/A	No	Ineligible	is ineligible for a rent review as they resides in unincorporated San Leandro and was referred to the Alameda County Rent Review Program
RRB2015-77	N/A	N/A	\$ 1,705	\$ 155	9.1%	\$ 1,860	\$ 119	7.0%	\$1,824	No	No Hearing	was mutually resolved
RRB2015-105	1 bd/1 ba	22	\$ 908	\$ 193	21.2%	\$ 1,100	Pending	Pending	Pending	Pending	Pending	will be heard at Rent Review Board Hearing
RRB2015-100	N/A	N/A	\$ 1,595	\$ 195	12.2%	\$ 1,790	\$ 100	6.3%	\$1,695	No	No Hearing	was mutually resolved
RRB2015-33	N/A	N/A	\$ 1,920	\$ 195	10.2%	\$ 2,115	\$ 170	8.9%	\$2,090	No	Resolved Prior to Hearing	
RRB2015-02	1 bd/1 ba	2	\$ 1,225	\$ 200	16.3%	\$ 1,425	\$ 150	12.2%	\$1,375	Yes	Resolved at Hearing	\$150 rent increase and a 6-month lease
RRB2015-03	N/A	N/A	\$ 1,200	\$ 200	16.7%	\$ 1,400	\$ -	0.0%	\$1,200	No	No Hearing	Rent increase rescinded
RRB2015-04	2 bd/1 ba	1.5	\$ 1,400	\$ 200	14.3%	\$ 1,600	\$ -	0.0%	\$1,400	No	No Hearing	Rent increase rescinded
RRB2015-07	N/A	N/A	\$ 1,300	\$ 200	15.4%	\$ 1,500	N/A	N/A	N/A	No	Resolved Prior to Hearing	was scheduled at August 25, 2015 Rent Review Board Hearing but was closed/resolved after she and her landlord negotiated a mutually satisfactory resolution
RRB2015-09	N/A	N/A	\$ 1,200	\$ 200	16.7%	\$ 1,400	\$ -	0.0%	\$1,200	No	No Hearing	Rent increase rescinded
RRB2015-10	N/A	N/A	\$ 1,200	\$ 200	16.7%	\$ 1,400	\$ -	0.0%	\$1,200	No	No Hearing	Rent increase rescinded
RRB2015-14	1 bd/1 ba	1	\$ 1,525	\$ 200	13.1%	\$ 1,725	\$ 150	9.8%	\$1,675	No	Resolved Prior to Hearing	\$150 rent increase with 6-month lease
RRB2015-24	N/A	N/A	\$ 908	\$ 200	22.0%	\$ 1,108	N/A	N/A	N/A	No	Ineligible	is ineligible as did not submit the re-notice he received within the 15-day requirement
RRB2015-27	1 bd/1 ba	1	\$ 840	\$ 200	23.8%	\$ 1,040	N/A	N/A	N/A	Yes	Resolved After Hearing	Per landlord, resolved prior to Continuance Hearing
RRB2015-28	1 bd/1 ba	9	\$ 866	\$ 200	23.1%	\$ 1,066	N/A	N/A	N/A	Yes	Resolved After Hearing	Per landlord, resolved prior to Continuance Hearing
RRB2015-29	1 bd/1 ba	3	\$ 866	\$ 200	23.1%	\$ 1,066	N/A	N/A	N/A	Yes	Resolved After Hearing	Per landlord, resolved prior to Continuance Hearing
RRB2015-30	1 bd/1 ba	18	\$ 895	\$ 200	22.3%	\$ 1,095	N/A	N/A	N/A	Yes	Resolved After Hearing	Per landlord, resolved prior to Continuance Hearing
RRB2015-32	1 bd/1 ba	15	\$ 866	\$ 200	23.1%	\$ 1,066	N/A	N/A	N/A	Yes	Resolved After Hearing	Per landlord, resolved prior to Continuance Hearing
RRB2015-35	1 bd/1 ba	9	\$ 840	\$ 200	23.8%	\$ 1,040	N/A	N/A	N/A	Yes	Resolved After Hearing	Per landlord, resolved prior to Continuance Hearing
RRB2015-42	N/A	N/A	\$ 1,350	\$ 200	14.8%	\$ 1,550	\$ 75	5.6%	\$1,425	No	No Hearing	is closed/resolved
RRB2015-44	N/A	N/A	\$ 1,350	\$ 200	14.8%	\$ 1,550	\$ 75	5.6%	\$1,425	No	No Hearing	is closed/resolved

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RRB2015-61	1 bd/1 ba	6	\$ 1,055	\$ 200	19.0%	\$ 1,255	\$ 150	14.2%	\$1,205	No	Resolved Prior to Hearing	
RRB2015-62	Studio	6	\$ 940	\$ 200	21.3%	\$ 1,140	\$ 95	10.1%	\$1,035	No	Resolved Prior to Hearing	
RRB2015-63	2 bd/2 ba	10	\$ 1,650	\$ 200	12.1%	\$ 1,850	N/A	N/A	N/A	No	Resolved at Hearing	was ruled null and void due to improper noticing by the landlord at Rent Review Board Hearing
RRB2015-64	studio	3	\$ 1,025	\$ 200	19.5%	\$ 1,225	\$ 120	11.7%	\$1,145	No	Resolved Prior to Hearing	
RRB2015-65	Studio	6	\$ 1,048	\$ 200	19.1%	\$ 1,248	\$ 150	14.3%	\$1,198	No	Resolved Prior to Hearing	
RRB2015-69	1 bd/1 ba	3	\$ 1,195	\$ 200	16.7%	\$ 1,395	N/A	N/A	N/A	No	Resolved Prior to Hearing	was settled prior to Rent Review Board Hearing
RRB2015-74	1 bd/1 ba	6	\$ 1,055	\$ 200	19.0%	\$ 1,255	\$ 105	10.0%	\$1,160	No	Resolved Prior to Hearing	was scheduled to be heard at Rent Review Board Hearing. It has been re-scheduled. Case was settled prior Hearing
RRB2015-78	1 bd/1 ba	2.5	\$ 1,150	\$ 200	17.4%	\$ 1,350	N/A	N/A	N/A	No	Renotice	was ruled null and void due to improper noticing by the landlord at the Rent Review Board Hearing
RRB2015-94	N/A	N/A	\$ 1,450	\$ 200	13.8%	\$ 1,650	\$ 150	10.3%	\$1,600	No	Resolved Prior to Hearing	
RRB2015-95	1 bd/1 ba	\$ 22	\$ 1,250	\$ 200	16.0%	\$ 1,450	N/A	N/A	N/A	No	Renotice-Vacate	Tenant to vacate. Renotice - Vacate
RRB2015-21	2 bd/1 ba	4	\$ 1,425	\$ 210	14.7%	\$ 1,635	\$ 165	11.6%	\$1,590	No	Resolved Prior to Hearing	was mutually resolved prior to the Rent Review Board Hearing
RRB2015-98	1 bd/1 ba	6	\$ 1,555	\$ 215	13.8%	\$ 1,770	\$ 215	13.8%	\$1,770	Yes	Resolved at Hearing	Case was settled at the Continuance Hearing. \$100 rent credit for 3 months. Rent increase goes into effect Oct 2016
RRB2015-102	1 bd/1 ba	6	\$ 866	\$ 234	27.0%	\$ 1,100	Pending	Pending	Pending	Pending	Pending	will be heard at Rent Review Board Hearing
RRB2015-15	N/A	N/A	\$ 1,300	\$ 250	19.2%	\$ 1,550	N/A	N/A	N/A	No	Ineligible	is ineligible for a rent review did not submit a written request for a rent review within 15 days of receiving rent increase notice
RRB2015-104	1 bd/1 ba	9	\$ 840	\$ 260	31.0%	\$ 1,100	Pending	Pending	Pending	Pending	Pending	will be heard at Rent Review Board Hearing
RRB2015-106	1 bd/1 ba	7	\$ 840	\$ 260	31.0%	\$ 1,100	Pending	Pending	Pending	Pending	Pending	will be heard at Rent Review Board Hearing
RRB2015-76	1 bd/1 ba	3	\$ 1,100	\$ 275	25.0%	\$ 1,375	\$ 225	20.5%	\$1,325	Yes	Resolved at Hearing	
RRB2015-79	1 bd/1 ba	5	\$ 1,100	\$ 275	25.0%	\$ 1,375	\$ 225	20.5%	\$1,325	Yes	Resolved at Hearing	
RRB2015-01	Studio	16	\$ 755	\$ 276	36.6%	\$ 1,031	\$ 276	36.6%	\$1,031	Yes	Resolved at Hearing	\$75 rent increase that takes effect August 1, 2015 and \$201 rent increase that takes effect September 1, 2015

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RRB2015-59	1 bd/1 ba	4	\$ 1,310	\$ 285	21.8%	\$ 1,595	\$ 75	5.7%	\$1,385	No	Resolved Prior to Hearing	
RRB2015-06	N/A	N/A	\$ 1,200	\$ 300	25.0%	\$ 1,500	\$ -	0.0%	\$1,200	No	No Hearing	Rent increase rescinded
RRB2015-34	1 bd/1 ba	20	\$ 1,072	\$ 300	28.0%	\$ 1,372	\$ 200	18.7%	\$1,272	Yes	Resolved After Hearing	Case is closed/resolved prior to a Continuance Hearing
RRB2015-60	N/A	N/A	\$ 1,600	\$ 300	18.8%	\$ 1,900	N/A	N/A	N/A		Renotice	Landlord is required to re-notice
RRB2015-68	N/A	N/A	\$ 1,375	\$ 300	21.8%	\$ 1,675	N/A	N/A	N/A	No	Renotice	Re-notice required
RRB2015-87	1 bd/1 ba	5	\$ 1,430	\$ 320	22.4%	\$ 1,750	N/A	N/A	N/A	Yes	Resolved at Hearing	Dismissed at the Rent Review Board Hearing as landlord and tenant were not present
RRB2015-23	N/A	N/A	\$ 774	\$ 365	47.2%	\$ 1,139	N/A	N/A	N/A	No	Ineligible	is ineligible for a rent review as she has a Section 8 Voucher and the Housing Authority of the County of Alameda (HACA) calculates her rent increase and tenant rent
RRB2015-56	2 bd/1.5 ba	2	\$ 1,400	\$ 380	27.1%	\$ 1,780	\$ 135	9.6%	\$1,535	Yes	Resolved at Hearing	was settled at Continuance Hearing
RRB2015-08	N/A	N/A	\$ 1,065	\$ 395	37.1%	\$ 1,460	\$ 95	8.9%	\$1,160	No	No Hearing	
RRB2015-73	Studio	2	\$ 1,255	\$ 395	31.5%	\$ 1,650	\$ 125	10.0%	\$1,380	No	Resolved Prior to Hearing	
RRB2015-66	1 bd/1 ba	15	\$ 1,500	\$ 400	26.7%	\$ 1,900	\$ 150	10.0%	\$1,650	No	Resolved Prior to Hearing	
RRB2015-54	2 bd/1 ba	3	\$ 1,350	\$ 405	30.0%	\$ 1,755	\$ 150	11.1%	\$1,500	Yes	Resolved at Hearing	was settled at Continuance Hearing
RRB2015-57	2 bd/1 ba	3	\$ 1,360	\$ 420	30.9%	\$ 1,780	\$ 150	11.0%	\$1,510	Yes	Resolved at Hearing	was settled at Continuance Hearing.
RRB2015-85	2 bd/1 ba	20	\$ 1,305	\$ 446	34.2%	\$ 1,750	N/A	N/A	N/A	Yes	Resolved at Hearing	Dismissed at the Rent Review Board Hearing as landlord was not present
RRB2015-97	N/A	N/A	\$ 1,300	\$ 515	39.6%	\$ 1,815	N/A	N/A	N/A	No	Renotice-Vacate	Tenant to vacate. Renotice - Vacate
RRB2015-82	1 bd/1 ba	21	\$ 908	\$ 550	60.6%	\$ 1,458	N/A	N/A	N/A	Yes	Resolved at Hearing	Dismissed at the Rent Review Board Hearing as landlord was not present
RRB2015-72	2 bd/1 ba	1	\$ 1,350	\$ 600	44.4%	\$ 1,950	\$ 600	44.4%	\$1,950	No	Resolved Prior to Hearing	
RRB2015-84	1 bd/1 ba	18	\$ 892	\$ 608	68.2%	\$ 1,500	N/A	N/A	N/A	Yes	Resolved at Hearing	Dismissed at the Rent Review Board Hearing as landlord was not present
RRB2015-75	1 bd/1 ba	4	\$ 1,025	\$ 625	61.0%	\$ 1,650	\$ -	0.0%	\$1,025	No	Resolved Prior to Hearing	Rent increase rescinded
RRB2015-86	1 bd/1 ba	6	\$ 866	\$ 634	73.2%	\$ 1,500	N/A	N/A	N/A	Yes	Resolved at Hearing	Dismissed at the Rent Review Board Hearing as landlord and tenant were not present
RRB2015-88	1 bd/1 ba	15	\$ 866	\$ 634	73.2%	\$ 1,500	N/A	N/A	N/A	Yes	Resolved at Hearing	Dismissed at the Rent Review Board Hearing as landlord and tenant were not present

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RRB2015-81	1 bd/1 ba	7	\$ 1,000	\$ 650	65.0%	\$ 1,650	\$ -	0.0%	\$1,000	No	Resolved Prior to Hearing	Rent increase rescinded
RRB2015-91	1 bd/1 ba	6	\$ 1,000	\$ 650	65.0%	\$ 1,650	\$ -	0.0%	\$1,000	No	Resolved Prior to Hearing	Rent increase rescinded
RRB2015-83	1 bd/1 ba	9	\$ 840	\$ 660	78.6%	\$ 1,500	N/A	N/A	N/A	Yes	Resolved at Hearing	Dismissed at the Rent Review Board Hearing as landlord was not present
RRB2015-89	1 bd/1 ba	1	\$ 840	\$ 660	78.6%	\$ 1,500	N/A	N/A	N/A	Yes	Resolved at Hearing	Dismissed at the Rent Review Board Hearing as landlord was not present
RRB2015-96	3 bd/1 ba	5.5	\$ 1,700	\$ 800	47.1%	\$ 2,500	\$ 250	14.7%	\$1,950	Yes	Resolved at Hearing	\$250 increase July - Nov 2016, \$200 increase Dec 2016 - Nov 2017 \$150 increase Dec 2017 - May 2018
RRB2015-107	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Ineligible	Ineligible - resides in unincorporated San Leandro and was referred to the Alameda County Rent Review Program
RRB2015-90	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	Ineligible	is ineligible as tenant resides in unincorporated San Leandro

Program Parameters

- 2+ unit properties	Average Current Rent	\$ 1,234	Median Current Rent	\$ 1,233
- 7% rent increases or more than one rent increase in 12 mos	Average Proposed Increase	\$ 244	Median Proposed Rent Increase	\$ 200
- Rent Review Board	Average Proposed Increase %	21.7%	Median Proposed Rent Increase %	16.2%
- Participation is mandatory	Average Final Rent Increase	\$ 112	Median Final Rent Increase	\$ 100
- Recommendations are non-binding	Average Final Rent Increase %	8.8%	Median Final Rent Increase%	7.4%
- 107 cases in FY 15-16	Average Final Rent	\$ 1,418	Median Final Rent Increase	\$ 1,400