

**Exhibit D**  
**Summary of Jurisdictions with Rent Stabilization Ordinances**  
**Bay Area**

City	# of Rent Controlled Units	Major Components of Rent Stabilization Ordinance	Ordinance Adoption	Enforcement	City Department
Alameda	11,872	AGA EP - RR - -	2016	Rent Review Advisory Committee	Community Development
Berkeley	27,000	AGA EP HP RR AB PT	1980	Rent Board (elected)	Rent Stabilization Board
East Palo Alto	2,325	AGA EP - RR AB -	1988	Rent Board (appointed)	Rent Stabilization Department
Hayward	8,920	AGA EP - RR AB PT	1983	Rent Reivew Office	City Attorney
Los Gatos	3,000	AGA - - - AB PT	2004	No Board - Contracted Dispute Program	Community Development
Oakland	79,000	AGA EP HP RR AB PT	1980	Rent Board (appointed)	- Housing & Community Development - Rent Adjustment Program
San Francisco	170,000	AGA EP HP RR AB PT	1979	Rent Board (appointed)	Residential Rent Stabilization and Arbitration Board
San Jose	43,000	AGA EP - - AB PT	1979	Housing & Community Development Commission	- Rental Rights & Referral Program - Housing Department

Abbreviation	Component	Description
AGA	Annual General Adjustment	Rent Board, Staff, or City Council determine the annual percentage rent increase each year for tenants in regulated rental units.
EP	Eviction Protection	Evictions are only permitted for the specific reasons cited in the Ordinance. Evictions not meeting these requirements can be contested in any action to recover possession of a rental unit in court.
HP	Harassment Protection	Protect tenants from harassment as a method to cause them to move from a rent controlled unit or unit subject to eviction protections.
RR	Rent Registration	Requires all property owners with qualifying residential rental units to register their units
AB	Adjustment Banking	Landlords may "bank", for future use, an annual adjustment that is not used to raise rent in the program year for which it is authorized.
PT	Pass Through	Landlords may raise the rent beyond the annual maximum for costs such as maintenance expenses or debt services. Generally, there is a maximum annual pass through that is allowed but increases can be banked.