

TENANT PROTECTIONS IN ALAMEDA COUNTY

City	No Protections	Mobile Home Rent Stabilization/ Control	Mediation/ Rent Review	Rent Stabilization/ Control	Landlord-Tenant Relations (only)
Hayward		X	X	X	
Alameda County		X			
Alameda				X	
Berkeley				X	
Dublin	X				
Emeryville					X
Fremont		X	X (binding)		
Livermore	X				
Newark	X				
Oakland				X	
Pleasanton		X			
San Leandro			X		
Union City		X	X		

MEDIATION/RENT REVIEW

Jurisdiction	Eligible Units	Rent Increase Threshold	Reviewing Body
Alameda County	3+ unit properties	More than 10%; <u>or</u> Increase greater than \$75; <u>or</u> More than one increase in a year	Rent Review Officer
Fremont	All rentals	5% or more w/in 12 mos	Rent Review Board
San Leandro	2+ unit properties	7% or more; <u>or</u> More than one increase w/in 12 mos	Rent Review Board

RENT STABILIZATION IN ALAMEDA COUNTY

City	Eligible Units	# of Rent Controlled Units	Allowed Rent Increases
City of Alameda	Pre-1995 MF properties	11,870	5% or more, required to initiate binding mediation
Berkeley	MF built before 6/30/1980	27,000	65% of the percent change in CPI
Hayward	Pre-1995 5+ unit properties	1,000	5% of existing rent
Oakland	MF built before 1/1/1983	79,000	1 increase in 12m based on annual increase in CPI

RENT STABILIZATION IN OTHER BAY AREA CITIES

City	Eligible Units	# of Rent Controlled Units	Allowed Rent Increases
East Palo Alto	MF built before 1/1/1988	2,325	80% of the percent change in CPI
Los Gatos	Pre-1995 3+ unit properties	3,000	70% of the percent change in CPI or 5% (whichever is greater)
Mountain View	MF built before 2/1/1995	12,870	Max rent increase = % increase in CPI, 2-5%
San Francisco	MF built before 6/13/1979	170,000	60% of the percent change in CPI
San Jose	MF built before 9/7/1979	43,000	5% of existing rent

JUST CAUSE EVICTIONS

Berkeley, Emeryville, and Oakland
All rental units

Examples of Legal Reasons to Evict

- Failure to pay rent
- Violation of terms of rental agreement
- Fixed term expires and tenant refuses to sign new lease
- Disturbance of peace
- Repeated denial of entry
- Landlord required to correct code violations
- Owner with 50% or more ownership moves in
- Failure to sign identical lease

RELOCATION ASSISTANCE

City	Policy Features
Alameda	Tenancy is terminated for no cause, owner move-in, demolition, capital improvement plan, withdrawal from the rental market
Berkeley	Owner move in requires relocation assistance to tenant, with additional payment for a tenant who is elderly, disabled, low-income, a minor child, or resided in the unit since before 1/1/99
Emeryville	Distinction between small and large landlords (large landlords can request exemption)
Oakland	Financial assistance for renters displaced by certain types of no-fault evictions (e.g. Landlord move in or condo conversion)
San Leandro	In event landlord caused termination and for elderly and/or individuals with disabilities.

OTHER RENT ORDINANCE COMPONENTS

City	Eviction Protection	Harassment Protection	Rent Registration	Adjustment Banking	Pass-Through	Relocation Assistance
Alameda	X		X			X
Berkeley	X	X	X	X	X	X
Hayward	X		X	X	X	
Oakland	X	X	X	X	X	
East Palo Alto	X		X	X		
Los Gatos				X	X	
San Francisco	X	X	X	X	X	
San Jose	X			X	X	