Rent Control Jurisdictions with CIP Applications Separate from Fair Return Processes

Jurisdiction	Renter Population	Cost Threshold	Staff Determination/ Hearing Officer	Tenant Hardship Option	Project Cost Recovery	Pass Through Increase Cap
Los Angeles	2,321,544	N/A	Staff	No	50%	$55/month
San Francisco	477,798	N/A	Hearing Officer	Yes	1-5 Units = 100% 6+ Units = 50% Seismic – 100%	$30/month or no more than 5% of current rent
San Jose	418,053	N/A	Hearing Officer	No	100%	3% of current rent
Oakland	238,645	N/A	Hearing Officer	No	70%	10% including AGA + Banking, no more than 30% increase in 5-year period
Santa Ana	180,991	N/A	Hearing Officer	No	100%	10% of current rent
Hayward	73,110	N/A	Hearing Officer	No	50%	10% including AGA + Banking
Mountain View	44,744	N/A	Hearing Officer	Yes	1-5 Units = 90% 6-20 Units = 75% 21+ Units = 50%	5% of current rent
Alameda (currently)	**38,581**	**8* the monthly rent on all units**	**Staff**	**No**	**100%**	**No Cap**
Culver City	17,270	N/A	Staff	Yes	50%	3% of current rent

Renter Population per 2017 American Community Survey census data

Rent Control Jurisdictions that Address Capital improvements Only via Fair Return Processes

Jurisdiction	Renter Population
Sacramento	245,752
Santa Ana	180,991
Santa Monica	60,544
Berkeley	57,909
Richmond	54,524
Antioch	44,096
Gardena	38,581
West Hollywood	28,673
Palm Springs	28,062
East Palo Alto	20,811
Beverly Hills	18,803
Los Gatos	17,862

Renter Population per 2017 American Community Survey census data