

### Exhibit 3: Composition of Rent Control Boards

<b>Jurisdiction</b>	<b>Elected or Appointed</b>	<b>Size</b>	<b>Composition</b>
San Francisco Residential Rent Stabilization & Arbitration Board	Appointed by the Mayor	5	Two landlords, two tenants, and one person who is neither a landlord nor a tenant and who owns no residential retail property. Each regular member will have a specific alternate with the same qualifications as the regular member.
Santa Monica Rent Control Board	Elected commissioners	5	N/A
West Hollywood Rent Stabilization Commission	Each councilmember appoints one member to the commission	5	N/A
Los Angeles Rent Adjustment Commission	Appointed by the Mayor, subject to the approval of the Council	7	Individuals who are neither landlords nor tenants of residential rental property
Oakland Housing Residential, Rent, and Relocation Board	Appointed by the Mayor	7	Two residential rental property owners, two tenants, and three people who are neither tenants nor residential rental property owners. Plus three alternate members: one residential rental property owner, one tenant, and one person who is neither a tenant nor residential rental property owner.
East Palo Alto Rent Stabilization Board	Appointed by the City Council.	7	The only requirement is to be a resident of East Palo Alto. With the 2010 Ordinance, the composition mix was eliminated. Under the 1988 Ordinance, it was three landlords, three tenants, and one neutral property owner.
Berkeley Rent Stabilization Board	Elected boardmembers	9	N/A
San Jose In 2013, Advisory Commission on Rents was combined with the 13-member Housing & Community Dev. Commission	Each councilmember, including the mayor, nominates one commissioner	13	<ul style="list-style-type: none"> <li>• One member shall be a person recommended by an organization of owners of San José mobilehome parks.</li> <li>• One member shall be a person recommended by an organization of residents of San José mobilehome parks.</li> </ul>

			<ul style="list-style-type: none"><li>• At least five members shall represent low income households, which for the purposes of this requirement means a person who meets one or more of the following criteria:<ul style="list-style-type: none"><li>➤ The person is a member of a low- or moderate-income household as defined by HUD as at or below eighty percent of the area median income</li><li>➤ The person is an elected member of a neighborhood organization in a low- or moderate-income neighborhood (fifty-one percent of the neighborhood is at or below eighty percent of the area median income as defined by HUD).</li><li>➤ The person is a resident of a city council designated neighborhood targeted under the place-based neighborhoods initiative to receive federal funding.</li><li>➤ The person is employed by an organization which has as its primary purpose to serve the interests of low-income residents.</li></ul></li><li>• The commission should also include members with experience related to development, lending, community development, homeless services, or federal funding.</li></ul>
--	--	--	--

**Exhibit 3: Sample of Bay Area Cities with Rent Control**

<b>City</b>	<b># Units</b>	<b>Funding Mechanism</b>	<b>Annual Budget</b>	<b>Staff Level</b>	<b>Annual Rent Increase</b>	<b>Certification of Rents vs. Complaint-Based System</b>
Richmond	17,434	Exact fee was not determined, based on verifying the number of applicable units, amount of required staff and outside contracted services; 40% may be passed onto the tenant.	Up to \$2.25 million	7 to 11	Not yet established	Not yet established
Oakland	60,000	Annual program service fee of \$30/unit is charged to owners. Owners who pay the fee on time are generally allowed to pass through \$15 of this fee to tenants. However, the fee cannot be added to the base rent when calculating a rent increase.	\$2.2 million	9 FTE 2 PT	Equal to CPI; 10% maximum.	Complaint-based
East Palo Alto	2,600	Annual registration fee of \$234 per unit per year, allowed to pass on 50% to tenant.	\$635,000. Contract out hearing examiners, mediation and arbitration services. Hearing examiners are independent contractors, paid \$1,200 per petition, with 20 to 25 petitions heard per year. Contracts with Project Sentinel for \$5,000 for mediation services, with a cost of \$400/mediation.	2 FTE plus reimbursements to other departments.	Rent control equal to CPI. Rent control hearings, and mediation and arbitration.	Certification of rents

<b>City</b>	<b># Units</b>	<b>Funding Mechanism</b>	<b>Annual Budget</b>	<b>Staff Level</b>	<b>Annual Rent Increase</b>	<b>Certification of Rents vs. Complaint-Based System</b>
Hayward	8,929 rental units 2,271 mobile units	Approximately 80% of budget subsidized by General Fund; remaining cost recovered, adjusted annually, by per unit fee. Last year the fee was \$1.41 per unit	\$25,000. Hayward contracts with Project Sentinal to provide mediation and arbitration services. Project Sentinal charges \$600 per mediation case and \$1,200 per arbitration case.	1 PT legal assistant 1 PT asst. city attrny.	Limits rent increase to 5% per year or 10% if the rent was not increased the preceding year, unless landlord provides tenants with documentation supporting a higher level of increase. Mediation and arbitration; applies to any building 5 or more units built before 1979.	Complaint-based
Berkeley	19,000 units	\$213 registration fee per market rate unit; \$6 per month may be passed through to tenant.	\$4 million	19 FTE	65% of CPI	Certification of rents
Los Gatos	1,344 units	Rental mediation fee: \$11/unit for 2 units or less; \$22/unit for 3 units or more.	\$34,000. Contracts out mediation and arbitration services, administered by Project Sentinal	Not available.	Applies to properties with 3 or more units; generally limits rent increases to 5%; or 70% of CPI	Complaint-based
San Jose	48,500 units 41,500 units actively in the program	\$12.25/unit (separate fee for mobile homes) Currently, holding hearings on pass throughs, and potentially raising annual fees to implement monitoring, enforcement and more extensive public education programs.	\$650,000 for residential units (separate budget for mobile homes)	3 FTE with administrative support from other departments;. Contracts out mediation and arbitration services.	8% per year or 21% if no increase in two years, units built before 1979. Currently, considering changing cap (either lowering fixed rate or CPI formula)	Complaint-based