

Exhibit 4: Sample of Bay Area Cities with Rent Control

City	# Units	Funding Mechanism	Annual Budget	Staff Level	Annual Rent Increase	Certification of Rents vs. Complaint-Based System
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 Sentinal 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
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

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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