

**HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
FULL BOARD SPECIAL MEETING
November 9, 2023
6:00 P.M.
CITY HALL, HEARING ROOM # 1
ONE FRANK H. OGAWA PLAZA
OAKLAND, CA 94612**

AGENDA

PUBLIC PARTICIPATION

The public may observe or participate in this meeting in many ways.

OBSERVE:

• To observe, the public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10

• To observe the meeting by video conference, please click on the link below:

When: Oct 26, 2023 06:00 PM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84700337393>

Or One tap mobile: +16699009128,,84700337393# US (San Jose),
+16694449171,,84700337393# US

Or Telephone: Dial (for higher quality, dial a number based on your current location): +1 669 900 9128 US (San Jose), +1 669 444 9171 US, +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York), +1 646 931 3860 US

Webinar ID: 847 0033 7393

International numbers available: <https://us02web.zoom.us/u/kcVogU35VY>

The Zoom link is to view/listen to the meeting only, not for participation.

PARTICIPATION/COMMENT:

There is one way to submit public comments:

• To participate/comment during the meeting, you must attend in-person.

Comments on all agenda items will be taken during public comment at the beginning of the meeting. Comments for items not on the agenda will be taken during open forum towards the end of the meeting.

If you have any questions, please email hearingsunit@oaklandca.gov

HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD MEETING

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
 - a. Comments on all agenda items will be taken at this time. Comments for items not on the agenda will be taken during open forum.
4. CITY CLERK'S OFFICE PRESENTATION— FORM 700 (pp. 3-11)
5. CONSENT ITEMS
 - a. Approval of Board Minutes, 10/26/2023 (pp. 12-14)
6. APPEALS*
 - a. L23-0037, Julia Apartments LP v. Tenants (pp. 32-148)
 - b. L23-0033, 295 29th Street Owner LLC v. Tenants (pp. 149-222)
7. INFORMATION AND ANNOUNCEMENTS
 - a. Board Training Session—*Rules of Evidence & Appeals* (pp. 15-31)
8. SCHEDULING AND REPORTS
 - a. Special Topics Training—December 14, 2023
9. OPEN FORUM
10. ADJOURNMENT

**Staff appeal summaries will be available on the Rent Adjustment Program's website and the City Clerk's office at least 48 hours prior to the meeting pursuant to O.M.C. 2.20.070.B and 2.20.090*

As a reminder, alternates in attendance (other than those replacing an absent board member) will not be able to take any action, such as with regard to the consent calendar.

Accessibility: Contact us to request disability-related accommodations, American Sign Language (ASL), Spanish, Cantonese, Mandarin, or another language interpreter at least five (5) business days before the event. Rent Adjustment Program (RAP) staff can be contacted via email at RAP@oaklandca.gov or via phone at (510) 238-3721. California relay service at 711 can also be used for disability-related accommodations.

Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en Español, Cantonés, Mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a RAP@oaklandca.gov o llame al (510) 238-3721 o 711 por lo menos cinco días hábiles antes de la reunión.

需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 RAP@oaklandca.gov 或致電 (510) 238-3721 或711 California relay service.

Greetings Board And Commission Members

Form 700 Overview

This Informational Presentation from the Office Of The City Clerk is intended to further inform and increase Board And Commission Member's compliance with the timely filing of all Statement of Economic Interests Statements also known as Form 700.

This Overview includes a breakdown of all your responsibilities as a required filer commencing before you participate in public meetings, as well as your responsibilities once you separate as a member of this body.

Your Responsibilities As A Board /Commission Member And Form 700 Filer

Oath of Office


- **Your first responsibility as a Board/Commission member is to take the Oath of Office. The Oath Of Office is administered by the Office of the City Clerk.**
- **THIS MUST BE COMPLETED BEFORE VOTING/PARTICIPATING IN A MEETING**

*the Office of the City Clerk will create the Form 700 account during the Oath appointment

Statement of Economic Interests (FPPC Form 700)

- **What is a Form 700 ?**
 - Form 700 is a public document intended to alert public officials and members of the public to the types of financial interests that may create conflicts of interests.
 - Another name for Form 700 is Statement of Economic Interest

**2022-2023
Statement of
Economic Interests**



Form 700

A Public Document

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Helpful Resources

- Video Tutorials
- Reference Pamphlet
- Excel Version
- FAQs
- Gift and Travel Fact Sheet for State and Local Officials

California Fair Political Practices Commission
1102 Q Street, Suite 3000 • Sacramento, CA 95811
Email Advice: advice@fppc.ca.gov
Toll-free advice line: 1 (866) ASK-FPPC • 1 (866) 275-3772
Telephone: (916) 322-5660 • Website: www.fppc.ca.gov

December 2022

Statement of Economic Interests (FPPC Form 700)

- The cover page is always required (pictured right), even if you “have nothing to report”.
- Each Section (1-5) should be completed accurately.
- List your Last Name, First Name & Middle
- **Section 1 Agency Name** is City of Oakland; **Division/Board** list the full name of your board/commission (no acronyms).
- **Section 2 Jurisdiction** is City of Oakland
- **Section 3 Type of Statement** depends on the filer’s timeline, see slide 5.
- **Section 4 Schedule Summary** – review each schedule and the corresponding instructions, check the box of the schedule(s) that apply to you and total your pages **OR** check None – No reportable interest
- **Section 5 Verification** – list up to date contact information, date your form and add your wet signature.

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION

STATEMENT OF ECONOMIC INTERESTS Date Initial Filing Received _____
Filing Official Use Only

COVER PAGE

Please type or print in ink. **A PUBLIC DOCUMENT**

NAME OF FILER (LAST) _____ (FIRST) _____ (MIDDLE) _____

1. Office, Agency, or Court

Agency Name (Do not use acronyms) _____

Division, Board, Department, District, if applicable _____ Your Position _____

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: _____ Position: _____

2. Jurisdiction of Office (Check at least one box)

State Judge, Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)

Multi-County _____ County of _____

City of _____ Other _____

3. Type of Statement (Check at least one box)

Annual: The period covered is January 1, 2019, through December 31, 2019.

Leaving Office: Date Left _____/_____/_____
(Check one circle.)

Assuming Office: Date assumed _____/_____/_____ The period covered is January 1, 2019, through the date of leaving office.

Candidate: Date of Election _____/_____/_____ and office sought, if different than Part 1: _____ **None:** The period covered is _____/_____/_____ through the date of leaving office.

4. Schedule Summary (must complete) ► Total number of pages including this cover page: _____

Schedules attached

Schedule A-1 - Investments – schedule attached Schedule C - Income, Loans, & Business Positions – schedule attached

Schedule A-2 - Investments – schedule attached Schedule D - Income – Gifts – schedule attached

Schedule B - Real Property – schedule attached Schedule E - Income – Gifts – Travel Payments – schedule attached

-or- None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS _____ STREET _____ CITY _____ STATE _____ ZIP CODE _____
(Business or Agency Address Recommended - Public Document)

DAYTIME TELEPHONE NUMBER _____ EMAIL ADDRESS _____
() _____

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed _____ (month, day, year) Signature _____ (File the originally signed paper statement with your filing official.)

[Clear Page](#) [Print](#)

FPPC Form 700 - Cover Page (2019/2020)
advise@fppc.ca.gov • 866-275-3772 • www.fppc.ca.gov
Page - 5

000006

Statement of Economic Interests (FPPC Form 700)

- **What Financial Interests Are Involved?**

Financial Interest are disclosed within the applicable schedule(s) listed below

- Schedule A-1 : Investments
- Schedule A-2 : Business Entities/Trusts
- Schedule B : Oakland Rental Property
- Schedule C : Non-governmental salaries
- Schedule D : Gifts from public officials, businesses, vendors, or other contractors
- Schedule E : Travel payments or reimbursements made to you by someone other than your employer

*see the back of each schedule for specific instructions on that particular schedule.

Did You Know That There Are Many Different Times You Are Required To File A Form 700?

Types of Statements	Due Date
Assuming Office	Within 30 Days of Assuming Office Date
Annual Statement	April 1st Every Year (excluding weekends and holidays)
Leaving Office*	Within 30 Days of Resignation or Expiration of Term
Amendments	Immediately Upon Discovery Of Error

*contact the Office of the City Clerk with your Leaving Office Date

Statement of Economic Interests (FPPC Form 700)

- **How to File?**

- File an electronic form via NetFile here: <https://netfile.com/filer>
Please Note: new filers are not able to create their own account. The City Clerk's Office will create the account.
- File a hardcopy with **wet signature**, by visiting <https://www.oaklandca.gov/services/file-a-statement-of-economic-interest-form-700>,

Complete the form and mail or drop off to

City of Oakland
Office of the City Clerk
ATTN: SEI
1 Frank H. Ogawa Plaza
Oakland, CA 94612

PLEASE NOTE YOU CANNOT SUBMIT A SCAN OR COPY

Statement of Economic Interests (FPPC Form 700)

- **Enforcement:**

- Late statements are subject to a fine of \$10 per day for each day the statement is late, up to \$100.
- Failing to file can result in referral to the California Fair Political Practices Commission (FPPC), additional fines and possible prosecution.
- Failure to file may be cause for removal of an appointed member

QUESTIONS

If you have questions related to Form 700

Please contact Elections Services:

electionservices@oaklandca.gov



**HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
FULL BOARD SPECIAL MEETING**

October 26, 2023

6:00 P.M.

CITY HALL

**1 FRANK H. OGAWA PLAZA, HEARING ROOM #1
OAKLAND, CA 94612**

MINUTES

1. CALL TO ORDER

The Board meeting was administered in-person by B. Lawrence-McGowan from the Rent Adjustment Program (RAP), Housing and Community Development Department. B. Lawrence-McGowan explained the procedure for conducting the meeting. The HRRRB meeting was called to order by Chair Oshinuga at 6:04 p.m.

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
D. WILLIAMS	Tenant	X		
J. DEBOER	Tenant			X
Vacant	Tenant Alt.			
M. GOOLSBY	Tenant Alt.	X		
D. INGRAM	Undesignated			X
C. OSHINUGA	Undesignated	X		
M. ESCOBAR	Undesignated	X		
Vacant	Undesignated Alt.			
Vacant	Undesignated Alt.			
D. TAYLOR	Landlord		X	
K. BRODFUEHRER	Landlord	X		
C. JACKSON	Landlord Alt.			X
Vacant	Landlord Alt.			

Staff Present

Kent Qian
Marguerita Fa-Kaji
Briana Lawrence-McGowan

Deputy City Attorney
Senior Hearing Officer (RAP)
Administrative Analyst II (RAP)

3. PUBLIC COMMENT

- a. No members of the public spoke during public comment.

4. CONSENT ITEMS

- a. Approval of Board Minutes, 10/12/2023: Member M. Escobar moved to approve the Board Minutes from 10/12/2023. Member D. Williams seconded the motion.

The Board voted as follows:

Aye: C. Oshinuga, M. Escobar, D. Williams, M. Goolsby, K. Brodfuehrer
Nay: None
Abstain: None

The minutes were approved.

5. APPEALS*

- a. L22-0065, Sukarto v. Tenants

Appearances: Abby Sukarto Owner

After parties' arguments, questions to the parties, and Board discussion, Member K. Brodfuehrer moved to remand the case back to the Hearing Officer to apply the MNOI method and to allow the parties to submit additional evidence upon a showing of good cause. The Hearing Officer may schedule a new hearing if necessary. The Hearing Officer is to determine whether or not the evidence is sufficient underneath the regulations for the MNOI standard. Member D. Williams seconded the motion.

The Board voted as follows:

Aye: C. Oshinuga, M. Escobar, D. Williams, M. Goolsby, K. Brodfuehrer
Nay: None
Abstain: None

The motion was approved.

6. INFORMATION AND ANNOUNCEMENTS

- a. Board Training Session—*Robert's Rules of Order*: Deputy City Attorney Kent Qian administered a Board training session. Topics discussed included be were not limited to:
 - Introduction to Robert's Rules of Order
 - The Chair
 - Minutes
 - Committees
 - Motions
 - Voting
 - Adjournment

7. SCHEDULING AND REPORTS

- a. Deputy City Attorney Kent Qian informed the Board that the ordinance amendments proposed by the Board are scheduled to go before the Community and Economic Development Committee on November 14, 2023.

8. OPEN FORUM

- a. No members of the public spoke during open forum.

9. ADJOURNMENT

- a. The meeting was adjourned at 7:01 p.m.

EVIDENCE IN ADMINISTRATIVE HEARINGS & APPEALS

Rent Board Training | 11/9/23

OVERVIEW OF TRAINING

- Evidence Submission Prior to Hearing
- Evidence at Hearings
- Evidence Must Support Findings in Decision
- Evidence on Appeal
- Standard of Judicial Review

EVIDENCE SUBMISSION PRIOR TO HEARING

- Some evidence is **REQUIRED** to be filed with the petition or response form (OMC 8.22.090A4, B1).
- Failure to include such evidence may result in a petition being denied administratively (OMC 8.22.110F1c) or a response being dismissed as incomplete, which limits participation in a hearing.

EVIDENCE THAT MUST BE SUBMITTED WITH PETITION/ RESPONSE (OMC 8.22.090)

Tenants

- Current on rent or lawfully withholding (8.22.090A4b)*
- For petitions contesting rent increase based on H&S violations → copy of citation (8.22.090A4d)

Landlords

- Current City business license
- Payment of RAP fee
- Service of RAP Notice prior to petition being filed*
- Compliance with Rent Registry
- Documentation supporting justification for increase or exemption

EVIDENCE SUBMISSION PRIOR TO HEARING

- Evidence that is not considered a prerequisite to filing may be submitted any time up to 7 days before the scheduled hearing.
- Copies must be served on other party.

EVIDENCE AT HEARINGS

Formal rules of evidence don't apply (hearsay, authentication, etc.) (Regs 8.22.110E4)

Oral testimony must be under oath to be admissible (Regs 8.22.110E2)

Parties have a right to call/examine witnesses, introduce exhibits, cross examine, rebut evidence against them (Regs 8.22.110E3)

EVIDENCE AT HEARINGS

- In order for a HO to consider evidence not previously submitted, party must demonstrate good cause as to why not submitted sooner.
- Judicial notice



HEARING DECISIONS

- The decision of the examiner shall be based entirely on evidence placed into the record (OMC 8.22.110D3)
- HO should make written findings of fact (Regs OMC 8.22.110F1)
- HO weighs witness credibility
- Sufficiency of evidence depends on burden of proof

EVIDENCE ON APPEAL

OMC 8.22.120(C)(4)

- “Appeals shall be based on the record as presented to the Hearing Officer unless the Appeal Body determines that an evidentiary hearing is required. If the Appeal Body deems an evidentiary hearing necessary, the case will be continued and the Appeal Body shall issue a written order setting forth the issues on which the parties may present evidence. All evidence submitted to the Appeal Body must be submitted under oath.”

EVIDENCE ON APPEAL

- Based on the record as presented to Hearing Officer.
 - *Petition/response, attachments + documents submitted prior to hearing, hearing exhibits, witness testimony, judicial notice*
- Appeal is not the time for additional evidence or witness testimony!



EVIDENCE ON APPEAL

- When is it appropriate to consider evidence not in the record?
 - Party offering evidence must show that it “could not have been available” at the Hearing Officer proceeding
 - Party makes a “proffer” of evidence (i.e., this is what I would have presented had I been given the opportunity)
 - If good cause and evidence is significant, Board may remand for consideration
 - Evidence regarding a party’s failure to appear

STANDARD OF REVIEW



- HO findings must be supported by substantial evidence.

EVIDENCE → FINDINGS → CONCLUSION

STANDARD OF REVIEW

Hearing Officer

- “Preponderance of evidence”
- Party w/ BOP must convince HO > 50% chance what they’re saying is true
- HO hears testimony and weighs evidence. Factors: credibility, direct vs. circumstantial, BOP.

Board

- “Substantial evidence”
 - Reasonable person could come to same conclusion
 - Appellant has burden of presenting evidence and demonstrating it was not substantial

EVIDENCE IN COURT APPEAL

- Order/decision must be supported by FINDINGS. FINDINGS must be supported by the EVIDENCE.
- Reviewing court may overturn decision if findings not supported by substantial evidence in light of the whole record.
- Substantial evidence: reasonable person could have arrived at same conclusion.
 - Evidence is reasonable, credible, and of solid value
 - Deferential

TECHNICAL RULES OF EVIDENCE DO NOT APPLY

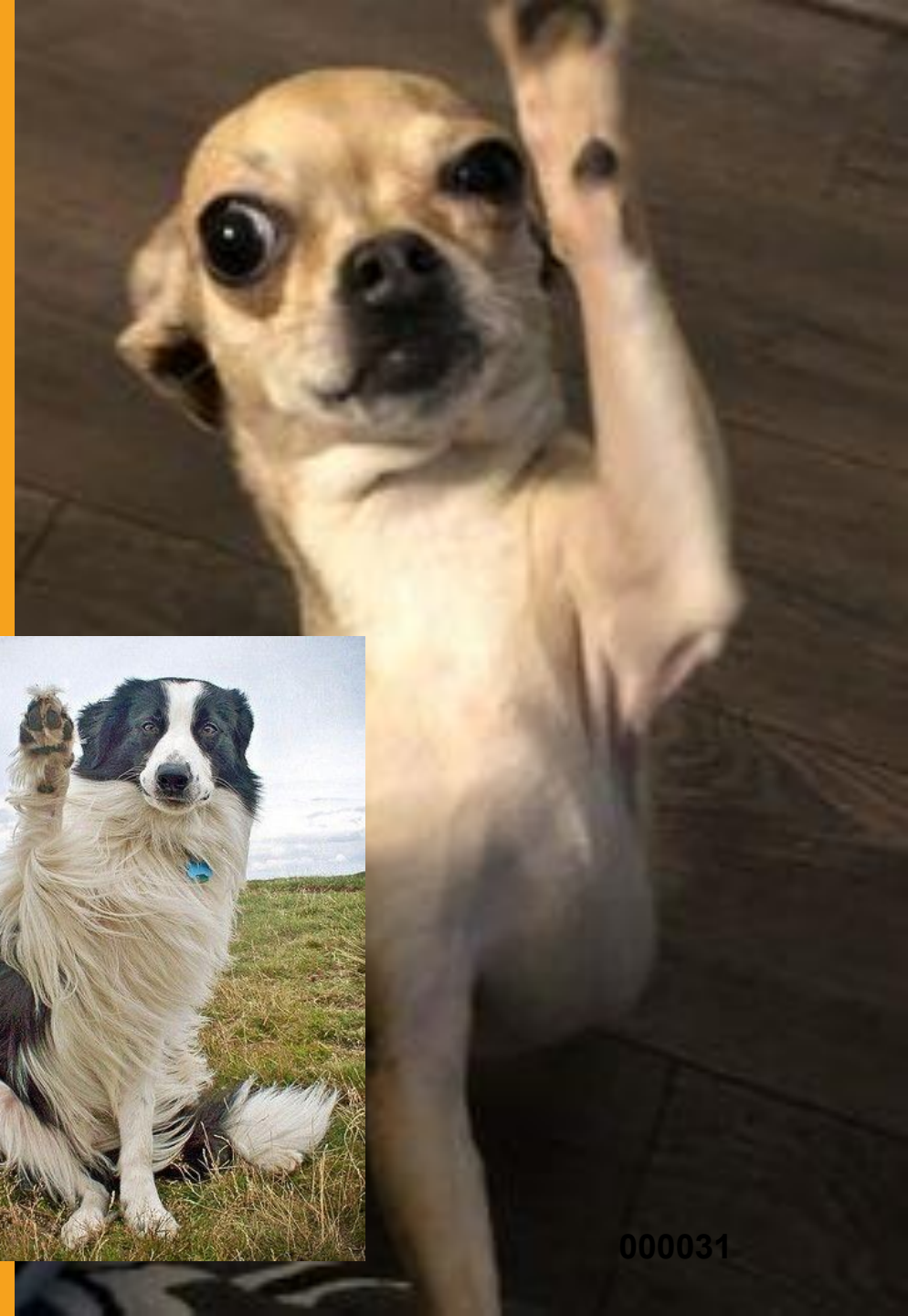


- Govt. Code 11513: “Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of the evidence over objection in civil actions.”

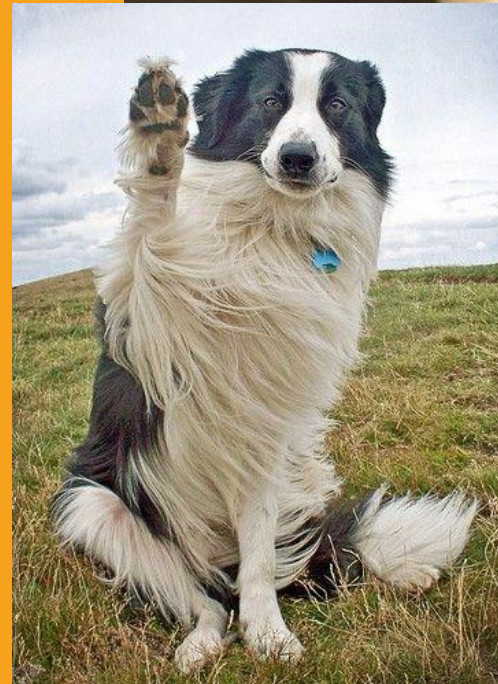


CONFLICTING EVIDENCE

- Consider surrounding circumstances
- Consider which party has burden of proof
- Hearing Officer weighs credibility
- Common example: RAP Notice, verbal communication between LL/TT



QUESTIONS?



CHRONOLOGICAL CASE REPORT

Case No.: L23-0037

Case Name: Julia Apartments LP v. Tenants

Property Address: 1568 Madison Street, Oakland, CA 94612

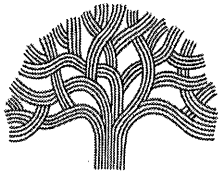
Parties: Julia Apartments LP (Owner)
Flynn Investments Inc. (Owner Representative)
Franklin Cheng (Tenant)
Charles Strauss (Tenant)
Joshua Rosenberg (Tenant)
Jessica Blanco (Tenant)
Jacob Schak (Tenant)
Elizabeth Freeman (Tenant)
Cesar Ocon (Tenant)

OWNER APPEAL:

<u>Activity</u>	<u>Date</u>
Property Owner Petition filed	July 5, 2023
Notice of Incomplete Petition mailed	August 17, 2023
Owner Rep. Email Submission	August 28, 2023
Administrative Decision mailed	September 26, 2023
Property Owner Appeal filed	October 3, 2023

000032

L23-0037 EL/BL



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

For Rent Adjustment Program date stamp.

RECEIVED

JUL -5 2023

**RENT ADJUSTMENT PROGRAM
OAKLAND**

PROPERTY OWNER PETITION FOR APPROVAL OF RENT INCREASE

Please fill out this form as completely as you can. Rent increases based on anything other than the annual allowable CPI rate or banking must first be approved by the Rent Adjustment Program ("RAP") after a hearing. Failure to provide the required information may result in your petition being rejected or delayed. See the last pages of this petition packet ("Important Information Regarding Filing Your Petition") or the RAP website for more information. **CONTACT A HOUSING COUNSELOR TO REVIEW YOUR PETITION BEFORE SUBMITTING.** To make an appointment email RAP@oaklandca.gov.

Rental Unit Information

<u>1568</u> Street Number	<u>Madison Street</u> Street Name	<u>See tenant info page</u> Unit Number	<u>Oakland, CA 94612</u> Zip Code
Is there more than one street address on the parcel?		If yes, list all addresses: _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Type of unit(s) (check one):	<input type="checkbox"/> Single family home <input type="checkbox"/> Condominium <input checked="" type="checkbox"/> Apartment, room, or live-work	Number of units on property: <u>18</u>	Date acquired property: <u>01/05/2017</u>
------------------------------	--	--	---

Case number(s) of any relevant prior Rent Adjustment case(s): _____

Property Owner Information

First Name _____ Last Name _____

Company/LLC/LP (if applicable): Julia Apartments LP

Mailing address: 1717 Powell St. Suite 300 San Francisco, CA 94133

Primary Telephone: (415) 773-0825 Other Telephone: _____ Email: evan@flynninv.com

Property Owner Representative (Check one):

No Representative Attorney Non-attorney

First Name _____ Last Name _____ Firm/Organization (if any) Flynn Investments Inc.

Mailing Address: 1717 Powell St. Suite 300 San Francisco, CA 94133

Phone Number: (415) 773-0825 Email: evan@flynninv.com

GENERAL FILING REQUIREMENTS

To file a petition, the property owner must be current on the following requirements and submit supporting documentation of compliance. Owner petitions that are submitted without proof of compliance with the below requirements will be considered incomplete.

Requirement	Documentation
<input checked="" type="checkbox"/> Current Oakland business license	Attach proof of payment of your most recent Oakland business license.
<input checked="" type="checkbox"/> Payment of Rent Adjustment Program service fee ("RAP Fee")	Attach proof of payment of the current year's RAP Fee for the subject property.
<input checked="" type="checkbox"/> Service of the required City form entitled "NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM" ("RAP Notice") on all tenants	<p>Attach a signed and dated copy of the <i>first</i> RAP Notice provided to the tenant(s) subject to this petition or check the appropriate box below*.</p> <p><input checked="" type="checkbox"/> I first provided tenant(s) with the RAP Notice on (date): <u>Move in date</u></p> <p><input type="checkbox"/> I have never provided a RAP Notice.</p> <p><input type="checkbox"/> I do not know if a RAP Notice was ever provided.</p> <p><i>*If petition applies to multiple tenants, please provide this information on a separate sheet for each tenant.</i></p>

GROUNDS FOR PETITION

Select the grounds for this petition from the list below. Check all that apply. See column on the right for filing requirements and documentation to be submitted together with the petition. Petitions that lack adequate supporting documentation may be dismissed without a hearing. For a full description of each justification, see Appendix A of the Rent Adjustment Program Regulations at: <https://cao-94612.s3.amazonaws.com/documents/oak062857.pdf>.

Grounds	Description	Requirements
<input checked="" type="checkbox"/> Capital improvements	Allows pass-through to tenant(s) of a portion of costs spent on qualifying capital improvements. Improvements must primarily benefit the tenant(s), and do not include repairs made as a result of deferred maintenance or serious code violations. Pass-through costs are limited to 70% of actual costs (plus interest), divided equally among all affected units, and amortized over a defined period of time based on the expected useful life of the improvement (see amortization schedule found in Appendix A of the Regulations).	<ul style="list-style-type: none"> ✓ Improvements meet the description of capital improvements set forth in Appendix A of the Regulations. ✓ Improvements completed and paid for within 24 months prior to petition filing date. ✓ Complete Worksheet A on page 4 of this petition. ✓ Attach documentation demonstrating the specific work done, date(s) of completion, full costs and proof of payment (such as invoices, receipts, estimates, etc.), copies of any permits (indicating date(s) issued and finalized), and evidence of any reimbursement (such as insurance or subsidies). Documentation should be organized by type of improvement. Work limited to specific unit(s) should be distinguished from building-wide improvements.
<input type="checkbox"/> Uninsured Repair Costs	Allows pass-through of costs for work done to secure compliance with state or local law as to repair damage resulting from fire, earthquake, or other casualty or natural disaster, to the extent not reimbursed by insurance proceeds. Calculated and applied like capital improvements.	<ul style="list-style-type: none"> ✓ Repairs completed and paid for within 24 months prior to petition. ✓ Insurance proceeds insufficient to cover full amount of required repair costs. ✓ Complete Worksheet A on page 4 of this petition. ✓ Attach documentation required for petitions based on capital improvements (see above), plus evidence of all insurance claims, estimates, and proceeds.

<input type="checkbox"/> Increased Housing Service Costs	<p><i>Allows a rent increase above the CPI where there has been an increase in the total of net operating costs related to the use or occupancy of the property. Calculated by comparing 2 most recent years of all net costs, averaged monthly and divided by the number of units and average gross monthly income. Replaces CPI increase for current year; applies to all units.</i></p>	<ul style="list-style-type: none"> ✓ Complete Worksheet B on page 5 of this petition. ✓ Attach documentation of ALL income and expenses* related to the subject property for the two most recent consecutive years (including all information requested by Worksheet B). Documentation of all expenses is required, not solely for expenses that have increased. Documentation should be organized by category and year. *Note: Expenses do not include mortgage payments.
<input type="checkbox"/> Fair Return	<p><i>Allows a rent increase where owner is being denied a fair return on investment in the property, as measured by the net operating income (NOI). Cannot be combined with any other grounds for increase. Replaces CPI increase for all years; applies to all units.</i></p>	<ul style="list-style-type: none"> ✓ Complete Worksheet C on page 6 of this petition. ✓ Attach organized documentation of gross income (including total of gross rents lawfully collectable from property at 100% occupancy, plus any other consideration received or receivable) and gross costs* (e.g., property taxes, housing service costs, and amortized cost of capital improvements) for the subject property for the current and base year (2014). If information about 2014 is not available the Hearing Officer may authorize use of a different year if good cause is shown. *Note: Costs do not include mortgage expenses.
<input type="checkbox"/> Banking	<p><i>Refers to deferred allowable annual rent increases. Annual CPI increases that were not fully applied may be carried over ("banked") for up to 10 years. Increases based solely on banking do not require prior approval, but such increases may be sought in conjunction with petitions based on other grounds/justifications.</i></p>	<ul style="list-style-type: none"> ✓ Increase would not exceed 3x the current CPI or the amount permitted by Oakland law (whichever is lower), or constitute an overall increase of >30% over the past 5 years. ✓ Complete Worksheet D on page 7 of this petition. ✓ Attach documentation of tenant's rental history, including proof of current rent amount and all other information requested by Worksheet D.
<input type="checkbox"/> Additional Occupant(s)	<p><i>Allows a rent increase in an amount up to 5% for additional occupants above the base occupancy level. Does not apply to certain additional occupants who are covered family members, legal guardians, and/or caretakers/attendants of existing tenants/occupants. See O.M.C. § 8.22.020 for more details.</i></p>	<ul style="list-style-type: none"> ✓ Total number of occupants has increased above the base occupancy level as defined by O.M.C. § 8.22.020. ✓ Additional occupant(s) not exempted from increase due to relationship with existing tenant/occupant. ✓ Attach documentation demonstrating base occupancy level and the addition of non-exempt occupant(s).

**WORKSHEET A:
CAPITAL IMPROVEMENTS AND UNINSURED REPAIR COSTS**

Owners who file petitions based on Capital Improvements or Uninsured Repair Costs must complete the chart below, in addition to attaching all required supporting documentation. Petitions that do not include organized documentation and detailed calculations clearly demonstrating the claimed justification will be considered incomplete and may be dismissed without a hearing. Attach separate sheets if needed.

Total number of residential units in building*: <u>18</u> <i>*Including any vacant and owner/manager-occupied units</i>	For <i>mixed-use</i> buildings, provide:	Residential sq. ft: _____ Other use sq. ft: _____ % residential use: _____
--	--	--

BUILDING-WIDE CAPITAL IMPROVEMENTS

CATEGORY OF IMPROVEMENT	Date permit obtained or work began	Date completed	Date paid for	Full costs
Fire Alarm System	5/10/2021	9/3/2021	9/15/2021	\$44,286.76
SUBTOTAL:				\$44,286.76

UNIT-SPECIFIC CAPITAL IMPROVEMENTS

CATEGORY OF IMPROVEMENT	Unit #	Date permit obtained or work began	Date completed	Date paid for	Full costs
SUBTOTAL:					

WORKSHEET B: INCREASED HOUSING SERVICE COSTS

Owners who submit petitions based on Increased Housing Service Costs must complete the chart below, in addition to attaching all required supporting documentation. Petitions that do not include organized documentation and detailed calculations clearly demonstrating the claimed justification will be considered incomplete and may be dismissed without a hearing. Calculations should be based on the entire subject premises.

	YEAR 1 (two years ago)		YEAR 2 (last year)	
	From: _____ (mm/dd/yy)	to _____ (mm/dd/yy)	From: _____ (mm/dd/yy)	to _____ (mm/dd/yy)
INCOME				
Rents	\$		\$	
Parking	\$		\$	
Laundry Income	\$		\$	
Other: _____	\$		\$	
Total:	\$		\$	
EXPENSES				
Garbage	\$		\$	
Water/Sewer	\$		\$	
Electricity/Gas	\$		\$	
Insurance	\$		\$	
Repairs and Maintenance	\$		\$	
Pest Control	\$		\$	
Laundry Expenses	\$		\$	
Parking	\$		\$	
Elevator Service	\$		\$	
Security	\$		\$	
Furnishings	\$		\$	
Property Taxes	\$		\$	
Business License	\$		\$	
Management Expenses	\$		\$	
Other: _____	\$		\$	
Other: _____	\$		\$	
Total:	\$		\$	

**WORKSHEET C:
FAIR RETURN**

Owners who submit petitions based on Fair Return must complete the chart below, in addition to attaching all required supporting documentation. Petitions that do not include organized documentation and detailed calculations clearly demonstrating the claimed justification will be considered incomplete and may be dismissed without a hearing. Calculations should be based on the entire subject premises. Note that the first column (base year) should be completed based on the year 2014.

	BASE YEAR (2014)		LAST YEAR	
	From: _____ to _____ (mm/dd/yy) (mm/dd/yy)		From: _____ to _____ (mm/dd/yy) (mm/dd/yy)	
INCOME				
Rents	\$		\$	
Parking	\$		\$	
Laundry	\$		\$	
Other: _____	\$		\$	
Imputed rent if any unit owner/manager-occupied	\$		\$	
Imputed rent if any unit not rented to capacity	\$		\$	
Total:	\$		\$	
EXPENSES				
Electricity/Gas	\$		\$	
Garbage	\$		\$	
Water/Sewer	\$		\$	
Insurance	\$		\$	
Maintenance/Repairs	\$		\$	
Pest Control	\$		\$	
Laundry Expenses	\$		\$	
Parking	\$		\$	
Elevator Service	\$		\$	
Security	\$		\$	
Property Taxes	\$		\$	
Business License	\$		\$	
Management Expenses	\$		\$	
Furnishings	\$		\$	
Capital Improvements (Amortized cost)	\$		\$	
Other: _____	\$		\$	
Other: _____	\$		\$	
Total:	\$		\$	

**WORKSHEET D:
BANKING**

Petitions based on Banking must include the below information. List each tenant for whom you are seeking an increase. Attach all documents which support the dates and amounts shown in the chart. "Current Pass-Through Amount" refers to any capital improvement pass-through currently being paid by the tenant.

TENANT NAME	UNIT #	MOVE-IN DATE (mm/dd/yy)	RENT AT MOVE-IN	RENT 11 YEARS AGO (If tenant has lived in unit >11 years)	CURRENT RENT	CURRENT PASS-THROUGH AMOUNT (If any)

TENANT INFORMATION

(Required for all petitions)


List each tenant and the requested information for each unit affected by this petition. Attach additional copies of this sheet if necessary. Under "Type of Increase Sought," specify the ground(s) on which the rent increase is sought (e.g., capital improvements, banking, etc.).

TENANT NAME	ADDRESS <i>(include unit #)</i>	EMAIL ADDRESS	PHONE NUMBER	CURRENT RENT	TYPE OF INCREASE(S) SOUGHT
Franklin Cheng	1568 Madison St. Unit 01 Oakland, CA 94612	yoshang@gmail.com	Not provided	\$1,108.76	Capital Improvement
Charles Strauss	1568 Madison St. Unit 05 Oakland, CA 94612	char.strauss@gmail.com	Not provided	\$1,131.51	Capital Improvement
Joshua Rosenberg	1568 Madison St. Unit 11 Oakland, CA 94612	jhrosenberg@gmail.com	Not provided	\$2,050.00	Capital Improvement
Jessica Blanco	1568 Madison St. Unit 12 Oakland, CA 94612	Not provided	(415) 902-0868	\$991.10	Capital Improvement
Jacob Oliver Schak	1568 Madison St. Unit 14 Oakland, CA 94612	Not provided	(612) 226-9210	\$2,295.00	Capital Improvement
Elizabeth Freeman	1568 Madison St. Unit 15 Oakland, CA 94612	lizfreeman88@icloud.com	Not provided	\$1,950.00	Capital Improvement
Cesar Ocon	1568 Madison St. Unit 17 Oakland, CA 94612	cesarocon1@gmail.com	Not provided	\$2,150.00	Capital Improvement

OWNER VERIFICATION

(Required)

I/We declare under penalty of perjury pursuant to the laws of the State of California that everything I/we said in this Property Owner Petition is true and that all of the documents attached to the Petition are true copies of the originals.



Property Owner's Signature

06/27/2023

Date

Property Owner's Signature

Date

DOCUMENTATION IN EXCESS OF 25 PAGES

- The documentation submitted in support of the Property Owner Petition exceeds 25 pages and the owner is opting, as allowed by O.M.C. § 8.22.090 (B)(1)(f), to not serve the attachments on the affected tenant(s) unless requested. The owner understands and agrees that tenant(s) may request paper copies of all documents in the Tenant Response, and the owner must provide tenant(s) with the attachments within 10 days of any such request. The documents will also be available for review at the Rent Adjustment Program.

CONSENT TO ELECTRONIC SERVICE

(Highly Recommended)

Check the box below if you agree to have RAP staff send you documents related to your case electronically. If all parties agree to electronic service, the RAP will send certain documents only electronically and not by first class mail.

- I/We consent to receiving notices and documents in this matter electronically at the email address(es) provided in this response.

MEDIATION PROGRAM

Mediation is an optional process offered by RAP to assist parties in settling the issues related to their Rent Adjustment case as an alternative to the formal hearing process. A trained third party will work with the parties prior to the hearing to see if a mutual agreement can be reached. If a settlement is reached, the parties will sign a binding agreement and there will not be a formal hearing. If no settlement is reached, the case will go to a formal hearing with a Rent Adjustment Hearing Officer, who will then issue a hearing decision.

Mediation will only be scheduled if both parties agree to mediate. Sign below if you agree to mediation in your case.

I agree to have the case mediated by a Rent Adjustment Program staff mediator.

Property Owner's Signature

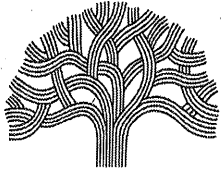
Date

INTERPRETATION SERVICES

If English is not your primary language, you have the right to an interpreter in your primary language/dialect at the Rent Adjustment hearing and mediation session. You can request an interpreter by completing this section.

- I request an interpreter fluent in the following language at my Rent Adjustment proceeding:
- Spanish (Español)
 - Cantonese (廣東話)
 - Mandarin (普通话)
 - Other: _____

-END OF PETITION-



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**

250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

For Rent Adjustment Program date stamp.

RECEIVED

JUL -5 2023

RENT ADJUSTMENT PROGRAM
OAKLAND

PROOF OF SERVICE

NOTE: YOU ARE REQUIRED TO SERVE A COPY OF YOUR PETITION OR RESPONSE (PLUS ANY ADDITIONAL DOCUMENTS) ON THE OPPOSING PARTIES.

- Use this PROOF OF SERVICE form to indicate the date and manner in which service took place, as well as the person(s) served.
- Provide a copy of this PROOF OF SERVICE form to the opposing parties together with the document(s) served.
- File the completed PROOF OF SERVICE form with the Rent Adjustment Program together with the document you are filing and any attachments you are serving.
- Please number sequentially all additional documents provided to the RAP.

PETITIONS FILED WITHOUT A PROOF OF SERVICE WILL BE CONSIDERED INCOMPLETE AND MAY BE DISMISSED.

I served a copy of:

1. PROPERTY OWNER PETITION FOR APPROVAL OF RENT INCREASE
2. NOTICE TO TENANTS OF PROPERTY OWNER PETITION

(insert name of document served)

And Additional Documents

and (write number of attached pages) 2 attached pages (not counting the Petition or Response served or the Proof of Service) to each opposing party, whose name(s) and address(es) are listed below, by one of the following means (check one):

- a. United States mail. I enclosed the document(s) in a sealed envelope or package addressed to the person(s) listed below and at the address(es) below and deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.
- b. Deposited it with a commercial carrier, using a service at least as expeditious as first class mail, with all postage or charges fully prepaid, addressed to each opposing party as listed below.
- c. Personal Service. (1) By Hand Delivery: I personally delivered the document(s) to the person(s) at the address(es) listed below; or (2) I left the document(s) at the address(es) with some person not younger than 18 years of age.

PERSON(S) SERVED:

Name	Franklin Cheng
Address	1568 Madison Street Unit 01
City, State, Zip	Oakland, CA 94612

Name	Charles Strauss
Address	1568 Madison Street Unit 05
City, State, Zip	Oakland, CA 94612

Name	Joshua Rosenberg
Address	1568 Madison Street Unit 11
City, State, Zip	Oakland, CA 94612

Name	Jessica Blanco
Address	1568 Madison Street Unit 12
City, State, Zip	Oakland, CA 94612

Name	Jacob Oliver Schak
Address	1568 Madison Street Unit 14
City, State, Zip	Oakland, CA 94612

Name	Elizabeth Freeman
Address	1568 Madison Street Unit 15
City, State, Zip	Oakland, CA 94612

Name	Cesar Ocon
Address	1568 Madison Street Unit 17
City, State, Zip	Oakland, CA 94612

Name	
Address	
City, State, Zip	

To serve more than 8 people, copy this page as many times as necessary and insert in your proof of service document. If you are only serving one person, you can use just the first and last page.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and the documents were served on 07/05/2023 (insert date served).

Evan Darragh
PRINT YOUR NAME

Evan Darragh
SIGNATURE

7/05/2023
DATE

Required Documents

149



Guest

Find Account → Registration → Calculation → Payment → Receipt

Home Report a Problem

Account # 00194260
JULIA APARTMENTS LP

Business License Online Renewal

PRINT THIS PAGE FOR YOUR RECORD

The business tax license renewal has been submitted. Business tax certificates will be emailed 2 to 5 days after successfully renewing account. For questions, please contact the Business Tax office at (510) 238-3704 or btwebsupport@oaklandca.gov. Thank you, City of Oakland - Business Tax

Submission Date 2/6/2023
Confirmation # 409100

Account Information

Account # 00194260
Expire Date 12/31/2023
Name JULIA APARTMENTS LP
Address 1568 MADISON ST
City OAKLAND
Phone (415) 989-1717

Summary

	Input	Amount
Tax Calculation		
Current Year Business Tax – Residential/Non-Residential Rental	379,910.16	\$5,299.75
BT SB1186 (AB1379)	1	\$4.00
BT Recordation and Tech	1	\$4.50
Total # of Employees, Excluding Owners - report only employees that work within Oakland		\$0.00
Rent Adjustment Program (RAP) Calculation - only use whole numbers below		
a. Total # of units per Alameda County Records:	18	\$1,818.00
Total Due		\$7,126.25

Payment Information

Payment Amount \$7,126.25

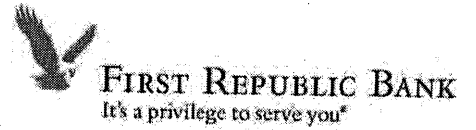
After printing or saving this page for your records, you may close this browser window/tab.

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Select Language | ▼

Have a question?

Account Statement
BUSINESS ANALYZED CHECKING



Page 3 of 7

Statement Period: February 01, 2023-
February 28, 2023
Account Number: [REDACTED]

MERIDIAN MANAGEMENT GROUP TRUST ACCT FOR

Checks Paid Continued			*Gap in check sequence		
Number	Date	Amount	Number	Date	Amount
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]			

Account Activity		
Date	Description	Amount
	Deposits and Credits	
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
	Withdrawals and Debits	
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
02/07	ACH DEBIT HDL CITY OF OAKLAND BUS. TAX 1568 MADISON CHECK POSWEB 01488612 9946000384	\$7,126.25-
[REDACTED]	[REDACTED]	[REDACTED]

Calculations

Capital Improvement Calculator
 City of Oakland Rent Adjustment Program

IMPROVEMENTS BENEFITING ALL UNITS BUILDING WIDE										
								Petition Date		7/5/23
								Number of Residential Units		18
IMPROVEMENT OR REPAIR	DATE PERMIT OBTAINED (or date started if permit not required)	DATE COMPLETED	FULL COST	ALLOWABLE PASS THROUGH (70%)	ALLOWABLE PASS THROUGH PER UNIT	Imputed Interest	Amortization Period (years)	Allowable Monthly Amortized Cost For Building (70%)	Allowable Amortized Cost per Unit	Date Validation (2 years ago max)
Fire Alarm Installation	5/10/2021	09/03/21	\$44,286.76	\$31,000.73	\$1,722.26	3.211%	10	\$302.37	\$16.80	OK
Subtotal (with weighted averages)				\$31,000.73	\$1,722.26	3.211%	10	\$302.37	\$16.80	
Place X in cell B19 if property is mixed use.										
Residential square footage										
Other use square footage										
Percent residential use										
Total Cost Per Unit Allocated to Residential Units					\$1,722.26	3.211%	10		\$16.80	

Capital Improvement Calculator
City of Oakland Rent Adjustment Program

TOTAL RENT INCREASE FOR EACH UNIT

Unit	Current Rent	Allowed Pass Through per Unit (from F23 if building wide only)	Imputed Interest	Amortization Period (years)	Allowed Monthly Increase	Percent Increase (not greater than 10.0%)
1	\$1,108.76	\$1,722.26	3.211%	10	\$16.80	1.52%
5	\$1,131.51	\$1,722.26	3.211%	10	\$16.80	1.48%
11	\$2,050.00	\$1,722.26	3.211%	10	\$16.80	0.82%
12	\$991.10	\$1,722.26	3.211%	10	\$16.80	1.69%
14	\$2,295.00	\$1,722.26	3.211%	10	\$16.80	0.73%
15	\$1,950.00	\$1,722.26	3.211%	10	\$16.80	0.86%
17	\$2,150.00	\$1,722.26	3.211%	10	\$16.80	0.78%

Petition Application

Contract

000052



Security Engineers, Inc.
1457 SOS Drive
Walnut Creek, CA 94597
CSLB: 681875-C10

PROPOSAL
NEW FIRE ALARM SYSTEM INSTALLATION

December 20, 2019

Sheila Ehsan, Property Manager
Meridian Management Group
1145 Bush Street
San Francisco, CA 94109- 5919
Tel: (415) 434-9700-office
Email: sehsan@mmgprop.com

Property: The Madison Street Apartments
1568 Madison Street
Oakland, CA 94612-4555

Security Engineers, Inc, hereafter referred to as "SEI," shall provide all necessary labor's and material to install a new fire alarm system at 1568 Madison Street, Oakland, CA, as per City of Oakland Fire Department's approved permit plans and specifications for a lump sum of **\$32,890.00**.

SEI shall provide the fire alarm system engineering, prepare the submittal package for the Fire departments review and obtaining the permit for a lump sum of **\$ 1,850.00**.

*Permit fees payable to the city of Oakland to be determined. (No included in the above cost).

A wireless monitoring service will be provided, which will omit the need of the 2 phone lines requested to connect the monitoring system.

Monthly monitoring fee for wireless communicator

\$95.00/ month

Scope of Work:

- a) This is a design Built system and SEI will accept to fully comply with the Oakland fire department requirements on the new fire alarm system installation for this project, this includes any and all corrections to the fire alarm system plans and system design without additional cost to the owner.
- b) Provide and install a fire alarm system with all required devices and the quantities needed to satisfy the Oakland fire department and peripheral devices (i.e.: **low frequency notification, smoke detector, manual pull station, horn-strobe, strobe, speaker, and a remote annunciation panel.)
- c) ½"- ¾" conduit race way will be provide for wiring.
- d) Provide "UL" approved remote monitoring services as per fire department's requirements.



Security Engineers, Inc.
1457 SOS Drive
Walnut Creek, CA 94597
CSLB: 681875-C10

Please note, for your reference:

****Section 907.5.2.3.4 states "In Group R-2 occupancies required by Section 907 to have a fire alarm system, all dwelling units and sleeping units shall be provided with the capability to support visible alarm notification appliances in accordance with NFPA 72. Such capability shall be permitted to include the potential for future interconnection of the building fire alarm system with the unit smoke alarms, replacement of audible appliances with combination audible/visible appliances.**

Please note California fire code:

Dwelling or sleeping units located three or more stories above the lowest level of exit discharge

Dwelling or sleeping units more than one story below the highest level of exist discharge

The building contains more than 16 dwelling or sleeping units.

Fire Alarm Notification Requirements:

520-Hz low frequency sounders shall be installed in all sleeping areas. Horns can be provided in common areas including but not limited to corridors, public restrooms, elevator lobbies, etc. Emergency voice/alarm communications systems shall be provided for high rise applications. High rise buildings are classified by the International Building Code as a structure that has occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

Note: R-2 occupancies are required to be pre-wired for future adaptability. This means you need to install either a conduit raceway or the necessary cable for the possibility that any room may convert to an accessible unit in the future. This is noted in Section 907.5.2.3.3

Public Mode Audibility: You must have 15 dB above average ambient sound level or 5 dB above the maximum sound level for at least 60 seconds whichever is greater.

Private Mode Audibility: You must have 10 dB above average ambient sound level or 5 dB above the maximum sound level for at least 60 seconds whichever is greater.

Sleeping Area Audibility: You must have 15 dB above average ambient sound level or 5 dB above the maximum sound level for at least 60 seconds or a minimum of 75 dB whichever is greater.

Exclusions:

- Any Cutting, Patching, Painting, Caulking, and Concrete work, of any kind.
- Emergency Responder Radio Coverage System.
- Wire mold.
- **Permit fee need to be determined by the fire department assessed.**

Payment schedule:

Deposit 10%, At the beginning of the rough 30%, Finish Rough 30%, Preform pretest 20%, Final Inspection 10%. Submittal package submission to city for applying for permit 100%. Permit Fees 100% up on issuance.

To accept this proposal please sign below and remit with the deposit.

Print: _____

Signature: _____

Date: _____



Security Engineers, Inc. 1457 SOS Drive, Walnut Creek, CA 94597
Tel: (925) 478-5707
Fax: (925) 231-1826
CSLB: 681875-C10
UL UUJS File No: S35825
UL UUFEX File No: S25137

Magnetic Door Holder Installation Proposal

May 21, 2021

Sheila Ehsan, Property Manager
Meridian Management Group
1145 Bush Street
San Francisco, CA 94109- 5919
Tel: (415) 434-9700-office
Email: sehsan@mmgprop.com

Property: The Madison Street Apartments
1568 Madison Street
Oakland, CA 94612-4555

Security Engineers, Inc. is pleased to present you with the proposal to provide and install magnetic door holders for the total of \$4,065.00 ✓

Scope of Works:

- Provide and install 5 magnetic door holders

Exclusions:

- Any painting, patching and caulking of any kind.

Acceptance of proposal:

I accept the above proposal and authorize Security Engineers Inc. to proceed with this proposal.

Print

6/28/21
Sheila Ehsan

Signature:

Date:

6/28/21

Permits & Plans

000056



Oakland Fire Department
 Fire Prevention Bureau
 250 Frank H. Ogawa Plaza • Suite 3341 • Oakland, California 94612-2033

CITY OF OAKLAND



Reviewed by: Grant Iwamoto, P.E.
 Phone (510) 238-6675
 Email: giwamoto@oaklandca.gov

(510) 238-3854
 FAX (510) 238-6739
 TDD(510) 238- 3254

C10: SE Alarm
 Attn.: Hamid
 (925) 478-5707

Plan Review
 Comments:

1568 Madison
 Oakland, CA
 Fire Alarm

OFD # 2020-38896
 Date: 06.23.2020

APPROVED WITH COMMENTS

1. Verify and note if this is the only work being done at property; if other work being done, obtain building permit.
2. Contractor to provide means to meet future adaptability requirements per CFC Section 907.5.2.3.3
3. Verify, common areas including restrooms/bathrooms shall have a sound level at least 15 dB above the average ambient sound level or 5 dB above the maximum sound level having a duration of at least 60 seconds, whichever is greater per NFPA 72 – 18.4.3.
4. Verify, duct systems and air handlers (handling over 2,000 cfm) shall interconnect with fire alarm control panel. Ref.: 2016 City Ord. 13401, amended Section 904.11.7.
5. Verify, conduct field test for conformance with CFC Section 510 if radio repeater needs to be installed for effective fire crew responder communications at site premises: Ref.: 2019 CFC Section 510: 5- SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE

510.1 Emergency responder radio coverage in new buildings (Or existing buildings per OMC 13401 CFC 1103.2)

All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved radio coverage system.
 2. Where it is determined by the fire code official that the radio coverage system is not needed.
 3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.
6. Conduct acceptance tests and provide documentation.

Ref.: 2016 NFPA 72 Section 907.7 Acceptance tests and completion. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72.

907.7.1 Single- and multiple-station alarm devices. When the installation of the alarm devices is complete, each device and interconnecting wiring for multiple-station alarm devices shall be tested in accordance with the smoke alarm provisions of NFPA 72.

907.7.2 Record of completion. A record of completion in accordance with NFPA 72 verifying that the system has been installed and tested in accordance with the approved plans and specifications shall be provided.

- Fire alarm records shall be accessible to fire crew, authorized personnel: Ref.: NFPA 72, Section 7.7:

7.7.2 Document Accessibility.

7.7.2.1 With every new system, a documentation cabinet shall be installed at the system control unit or at another approved location at the protected premises.

7.7.2.2* All record documentation shall be stored in the documentation cabinet.

7.7.2.3 Where the documentation cabinet is not in the same location as the system control unit, its location shall be identified at the system control unit.

7.7.2.4 The documentation cabinet shall be prominently labeled SYSTEM RECORD DOCUMENTS.

7.7.2.5 The contents of the cabinet shall be accessible by authorized personnel only.

7. Verify, obtain 5-year certification of the installed fire alarm system per CFC 901.6, CCR Title 19. Inspection, testing and maintenance. Fire detection, alarm, extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained or removed. Upon disruption or diminishment of the fire protective qualities of such equipment, material or systems, immediate action shall be instituted to effect a reestablishment of such equipment, material or systems to their original normal and operational condition.
8. Observe fire safety during demolition and construction work per 2019 CFC Chapter 33.
9. Notify the Oakland Fire Department Dispatch Center at (510) 444-3322 for temporary shutdown and reactivation of the fire alarm systems during tenant improvement work.
10. C10 and general contractor shall leave a copy of the Building Permit job card for the City's inspectors to verify the building permit, and for the Fire Inspector to provide comments and observations on the progress of completion of the fire alarm system work. A separate OFD Form supplements the Building Permit job card.
11. The issuance of a permit does not allow violation of any applicable codes. Compliance is the ultimate responsibility of the permit applicant, the designer, and the owner. Ref.: 2016 CFC Section 105.4.4. Installation subject to 2016 NFPA 72, subject to field inspection.
12. Maintain one stamped copy of approved plans on job site. Call (510) 236-3462 or email FPBReceptionist@oaklandca.gov to schedule inspections or visit our office in-person, at least 72 hours prior, to arrange witness of acceptance and functional tests.
13. As required by Section 105.3.7 of Chapter 15.12 of the Oakland Municipal Code: "I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted. I further certify that I am the owner of the property involved in this permit or that I am fully authorized by the owner to access the property and perform the work authorized by this permit."

SYSTEM RECORD OF COMPLETION

*This form is to be completed by the system installation contractor at the time of system acceptance and approval.
It shall be permitted to modify this form as needed to provide a more complete and/or clear record.
Insert N/A in all unused lines.*

Attach additional sheets, data, or calculations as necessary to provide a complete record.

Form Completion Date: 09/01/2021 Supplemental Pages Attached: _____

1. PROPERTY INFORMATION

Name of property: Meridian Management Group
Address: 1568 Madison St. Oakland, CA, 94612
Description of property: Commercial
Name of property representative: Joanne Edlin
Address: 1145 Bush St. San Francisco, CA 94109
Phone: 415.819.5996 Fax: _____ E-mail: _____

2. INSTALLATION, SERVICE, TESTING, AND MONITORING INFORMATION

Installation contractor: SECURITY ENGINEERS, INC
Address: 1457 SOS Drive Walnut Creek, California 94597
Phone: (925) 478-5707 Fax: (925) 231-1826 E-mail: info@securityengineers.com
Service organization: SECURITY ENGINEERS, INC
Address: 1457 SOS Drive Walnut Creek, California 94597
Phone: _____ Fax: _____ E-mail: info@securityengineers.com
Testing organization: Same as above
Address: _____
Phone: _____ Fax: _____ E-mail: _____
Effective date for test and inspection contract: _____
Monitoring organization: Rapidweb
Address: 400 West Division St, Syracuse, NY 13204
Phone: (888) 932-3822 # 8193 Fax: _____ E-mail: _____
Account number: CC-131056 Phone line 1: N/A Phone line 2: N/A
Means of transmission: Radio Signal/Cellular
Entity to which alarms are retransmitted: _____ Phone: _____

3. DOCUMENTATION

On-site location of the required record documents and site-specific software: _____

4. DESCRIPTION OF SYSTEM OR SERVICE

This is a: New system Modification to existing system Permit number: 2021-03430
NFPA 72 edition: _____

4.1 Control Unit

Manufacturer: Silent Knight Model number: 6808

4.2 Software and Firmware

Firmware revision number: _____

4.3 Alarm Verification

This system does not incorporate alarm verification.

Number of devices subject to alarm verification: _____ Alarm verification set for _____ seconds

SYSTEM RECORD OF COMPLETION (continued)

5. SYSTEM POWER

5.1 Control Unit

5.1.1 Primary Power

Input voltage of control panel: 120 V AC Control panel amps: 20
 Overcurrent protection: Type: _____ Amps: 20
 Branch circuit disconnecting means location: _____ Number: _____

5.1.2 Secondary Power

Type of secondary power: Battery
 Location, if remote from the plant: Lead Acid
 Calculated capacity of secondary power to drive the system:
 In standby mode (hours): 24 In alarm mode (minutes): 5

5.2 Control Unit

- This system does not have power extender panels
- Power extender panels are listed on supplementary sheet A

6. CIRCUITS AND PATHWAYS

Pathway Type	Dual Media Pathway	Separate Pathway	Class	Survivability Level
Signaling Line			B	
Device Power			B	
Initiating Device			B	
Notification Appliances			B	
Other (specify):				

7. REMOTE ANNUNCIATORS

Type	Location

8. INITIATING DEVICES

Type	Quantity	Addressable or Conventional	Alarm or Supervisory	Sensing Technology
Manual Pull Stations	6	Addressable		
Smoke Detectors	17	Addressable		
Direct Smoke Detectors				
Heat Detectors	3	Addressable		
Gas Detectors				
Waterflow Switches				
Tamper Switches				

SYSTEM RECORD OF COMPLETION (continued)

9. NOTIFICATION APPLIANCES

Type	Quantity	Description
Audible	36	
Visible	2	
Combination Audible and Visible	12	

10. SYSTEM CONTROL FUNCTIONS

Type	Quantity
Hold-Open Door Releasing Devices	5
HVAC Shutdown	
Fire/Smoke Dampers	
Door Unlocking	
Elevator Recall	
Elevator Shunt Trip	

11. INTERCONNECTED SYSTEMS

- This system does not have interconnected systems.
- Interconnected systems are listed on supplementary sheet

12. CERTIFICATION AND APPROVALS

12.1 System Installation Contractor

This system as specified herein has been installed according to all NFPA standards cited herein.

Signed: [Signature] Printed name: Hamid Hashemi Date: 9/1/21
 Organization: Security Engineers, Inc. Title: President Phone: (925) 478 5707

12.2 System Operational Test

This system as specified herein has tested according to all NFPA standards cited herein.

Signed: [Signature] Printed name: Hamid Hashemi Date: 9/1/21
 Organization: Security Engineers, Inc. Title: President Phone: (925) 478 5707

12.3 Acceptance Test

Date and time of acceptance test: _____
 Installing contractor representative: Security Engineers, Inc
 Testing contractor representative: Security Engineers, Inc
 Property representative: _____
 AHJ representative: [Signature] OFD 9/1/21



Oakland Fire Department, Fire Prevention Bureau
 250 Frank H. Ogawa Plaza, Ste. 3341
 Oakland, CA 94612-2032



(510) 238-3851
 TTY (510) 238-6884

Report of Fire Inspection

Date 2/5/2020
 MERIDIAN MANAGEMENT
 JULIA APARTMENTS LP
 614 GRAND AVE #206
 OAKLAND, CA 94612

Facility / Site Location
 1568 MADISON ST
 OAKLAND CA 94612

Pursuant to OMC Sec. 15.12, a Fire/Life Safety inspection was conducted on 2/5/2020 at the site location which found the facility to be Non-Compliant with City of Oakland fire regulations. In accordance with CFC 104.5 you are hereby ordered to immediately correct all upon receipt of this notice. Failure to comply with this lawful order may result in a citation to appear in Municipal Court, plus additional fees and civil penalties.

Deficiency	Deficiency Status
Corrective Action	Location
1103.7.6 1103.7.6 Group R-2. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.	Required
<i>FIRE ALARM REQUIRED FOR BUILDING TYPE. PROOF HAS BEEN PROVIDED THAT THE INSTALLATION IS IN PROGRESS BY THE MANAGEMENT COMPANY.</i>	ENTIRE BUILDING
1104.16.5.1 1104.16.5.1 Examination. Fire escape stairways and balconies shall be examined for structural adequacy and safety in accordance with Section 1104.16.5 by a registered design professional or others acceptable to the fire code official every 5 years, or as required by the fire code official. An inspection report shall be submitted to the fire code official after such examination.	Required
<i>PROVIDE PROOF OF FIRE ESCAPE CERTIFICATIONS</i>	FIRE ESCAPES

Provide proof of abatement of fire escapes by March 6, 2020 via email. A physical inspection may be required if proof of abatement is not provided by noted date.

Should you have any questions, please call (510) 238-2388 or email Aball@oaklandca.gov.

Sincerely,
 Ball, Adam, Inspector
 Oakland Fire Department

Inspection Ref # 2019-73948

Oakland Fire Department
 Fire Prevention Bureau
 250 Frank H. Ogawa Plaza, Ste 3341
 Oakland, CA 94612
 510-238-3851



Fire Inspection Report (Cont.)

Narrative/Additional Comments

Residential Commercial



For Official Use Only

Start Time: 10:30 End Time: 11:00
 Occ Class: PE Batt. #
 Company # 12 Total Job Time:

Address: 15418 SOMMERSON St Business Name: MENDOCINO MGMT

Contact Name: JOHANNA EDEW Owner/Mgr Bus. Phone # 415-819-5836 Fax#

Billing Address: 614 SOMMERSON St Ste 206 City: OAKLAND State: CA 94612

Contact Name: Phone # Fax# Email Address:

Insp.: 1st 2nd 3rd Other Insp. Date: 2/5/20 Insp. Type: Annual Insp. Ref. #: 23978

Contact Made/Inspection Permission Granted: Yes No

Code	Deficiency/Comment
1103	FIRE ALARM REQUIRED for building type (in process of being) via email
1104	Provide proof of current certification for fire escapes
	Provide proof of APARTMENT within 30 days for fire escapes.
	AVAIL @ OAKLAND.CA.GOV

In accordance with the California Fire Code Section 104.5 you are hereby ordered to correct all above noted violations immediately upon receipt of this notice. An inspection to determine if you have complied with this order will be conducted on or about 2/15/20. Failure to comply with this lawful order may result in a citation to appear in Municipal Court, plus additional fines, fees, and civil penalties. If you have questions, contact the undersigned inspector.

Owner/Mgr Name (print): JOHANNA EDEW Signature: JOHANNA EDEW Date: 2/5/20

Inspector Name (print): A. BALL Inspector Signature: A. BALL Contact No. 238-2396

FIRE ALARM SUPPLIER
SECURITY ENGINEERS, INC.
1457 SOS DRIVE
WALNUT CREEK, CA 94597
TEL: (925) 478-5707
FAX: (925) 231-1826
CA LIC #: 681875 C-10
UL UUFX FILE NO: S35823
UL UUFX File NO: S25137
WWW.SECURITYENGINEERS.COM
INFO@SECURITYENGINEERS.COM

1568 MADISON ST.
OAKLAND, CA 94612
NEW FIRE ALARM SYSTEM



NEW FIRE ALARM SYSTEM
1568 MADISON ST.
OAKLAND, CA 94612

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WALNUT CREEK, CA 94597
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SYMBOL DESIGNATOR
FA0 - COVER
FA1 - FLOOR PLANS
FA2 - RISE DIAGRAMS
FA3 - CALCULATIONS
FA4 - DETAILS

SCALE: NONE
PROJECT: 1568 MADISON ST.
CREATED: 04/08/2008
DRAWN: BARRON
DATE: 05/21/08

DRAWING TITLE
FIRE ALARM SYSTEM
SYSTEM
COVER SHEET

FA-0.01

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAKLAND AND CALIFORNIA.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE) AND THE NATIONAL FIRE ALARM CODE (NFPA 72).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE) AND THE NATIONAL FIRE ALARM CODE (NFPA 72).
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16. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE) AND THE NATIONAL FIRE ALARM CODE (NFPA 72).
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18. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE) AND THE NATIONAL FIRE ALARM CODE (NFPA 72).
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE) AND THE NATIONAL FIRE ALARM CODE (NFPA 72).
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE) AND THE NATIONAL FIRE ALARM CODE (NFPA 72).

SYMBOL SCHEDULE

FA-01	COVER SHEET
FA-101	1ST FLOOR PLAN / DEVICE LAYOUT
FA-102	2ND FLOOR PLAN / DEVICE LAYOUT
FA-103	3RD FLOOR PLAN / DEVICE LAYOUT
FA-104	RISE DIAGRAM
FA-201	CALCULATIONS
FA-301	CALCULATIONS
FA-401	FIRE ALARM CONTROL UNIT AND COLLARS DETAIL
FA-402	DEVICE DETAIL
FA-403	INSTALLATION DETAIL

STYLE/CIRCUIT DESIGNATIONS

PER NFPA 72-10.1.2.1.1
SIC - CLASS 1
SIC - CLASS 2

SCOPE OF WORK

THE SCOPE OF THIS PROJECT IS TO PROVIDE A NEW AUTOMATIC FIRE ALARM SYSTEM FOR 1568 MADISON ST, OAKLAND, CA 94612.

- 1. PROVIDE AND INSTALL THE FOLLOWING:
 - (a) 100 AMP SERVICE PANEL
 - (b) 100 AMP SERVICE PANEL
 - (c) 100 AMP SERVICE PANEL
 - (d) 100 AMP SERVICE PANEL
 - (e) 100 AMP SERVICE PANEL
 - (f) 100 AMP SERVICE PANEL
 - (g) 100 AMP SERVICE PANEL
 - (h) 100 AMP SERVICE PANEL
 - (i) 100 AMP SERVICE PANEL
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 - (v) 100 AMP SERVICE PANEL
 - (w) 100 AMP SERVICE PANEL
 - (x) 100 AMP SERVICE PANEL
 - (y) 100 AMP SERVICE PANEL
 - (z) 100 AMP SERVICE PANEL
- 2. PROVIDE AND INSTALL THE FOLLOWING:
 - (a) 100 AMP SERVICE PANEL
 - (b) 100 AMP SERVICE PANEL
 - (c) 100 AMP SERVICE PANEL
 - (d) 100 AMP SERVICE PANEL
 - (e) 100 AMP SERVICE PANEL
 - (f) 100 AMP SERVICE PANEL
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- 3. PROVIDE AND INSTALL THE FOLLOWING:
 - (a) 100 AMP SERVICE PANEL
 - (b) 100 AMP SERVICE PANEL
 - (c) 100 AMP SERVICE PANEL
 - (d) 100 AMP SERVICE PANEL
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 - (f) 100 AMP SERVICE PANEL
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 - (v) 100 AMP SERVICE PANEL
 - (w) 100 AMP SERVICE PANEL
 - (x) 100 AMP SERVICE PANEL
 - (y) 100 AMP SERVICE PANEL
 - (z) 100 AMP SERVICE PANEL

SYMBOLS LIST

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
FA0	COVER	FA1	FLOOR PLANS
FA1	FLOOR PLANS	FA2	RISE DIAGRAMS
FA2	RISE DIAGRAMS	FA3	CALCULATIONS
FA3	CALCULATIONS	FA4	DETAILS

BUILDING INFORMATION

FIRE ALARM SYSTEM
SECURITY ENGINEERS, INC.
1457 SOS DRIVE
WALNUT CREEK, CA 94597
TEL: (925) 478-5707
FAX: (925) 231-1826
CA LIC #: 681875 C-10
UL UUFX FILE NO: S35823
UL UUFX File NO: S25137
WWW.SECURITYENGINEERS.COM
INFO@SECURITYENGINEERS.COM

**DESIGNER: MARK HARRIS
ALARM DESIGNER: 800-318-5118**

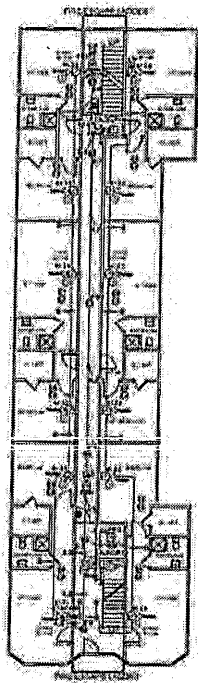
**INSTALLATION CONTRACTOR:
1568 MADISON ST, OAKLAND, CA 94612
TEL: (925) 478-5707
FAX: (925) 231-1826**

DATE: 05/21/08

VICINITY MAP

FIRE ALARM SYSTEM OPERATION MATRIX

DEVICE	1ST FLOOR	2ND FLOOR	3RD FLOOR	CONTROL UNIT
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FIRE ALARM 2ND LEVEL DEVICE LAYOUT
SCALE: 1/4" = 1'-0"

SYMBOL	DESCRIPTION
F101	1st FLOOR
F102	2nd FLOOR
F103	3rd FLOOR
F104	4th FLOOR
F105	5th FLOOR
F106	6th FLOOR
F107	7th FLOOR
F108	8th FLOOR
F109	9th FLOOR
F110	10th FLOOR
F111	11th FLOOR
F112	12th FLOOR
F113	13th FLOOR
F114	14th FLOOR
F115	15th FLOOR
F116	16th FLOOR
F117	17th FLOOR
F118	18th FLOOR
F119	19th FLOOR
F120	20th FLOOR
F121	21st FLOOR
F122	22nd FLOOR
F123	23rd FLOOR
F124	24th FLOOR
F125	25th FLOOR
F126	26th FLOOR
F127	27th FLOOR
F128	28th FLOOR
F129	29th FLOOR
F130	30th FLOOR
F131	31st FLOOR
F132	32nd FLOOR
F133	33rd FLOOR
F134	34th FLOOR
F135	35th FLOOR
F136	36th FLOOR
F137	37th FLOOR
F138	38th FLOOR
F139	39th FLOOR
F140	40th FLOOR
F141	41st FLOOR
F142	42nd FLOOR
F143	43rd FLOOR
F144	44th FLOOR
F145	45th FLOOR
F146	46th FLOOR
F147	47th FLOOR
F148	48th FLOOR
F149	49th FLOOR
F150	50th FLOOR
F151	51st FLOOR
F152	52nd FLOOR
F153	53rd FLOOR
F154	54th FLOOR
F155	55th FLOOR
F156	56th FLOOR
F157	57th FLOOR
F158	58th FLOOR
F159	59th FLOOR
F160	60th FLOOR
F161	61st FLOOR
F162	62nd FLOOR
F163	63rd FLOOR
F164	64th FLOOR
F165	65th FLOOR
F166	66th FLOOR
F167	67th FLOOR
F168	68th FLOOR
F169	69th FLOOR
F170	70th FLOOR
F171	71st FLOOR
F172	72nd FLOOR
F173	73rd FLOOR
F174	74th FLOOR
F175	75th FLOOR
F176	76th FLOOR
F177	77th FLOOR
F178	78th FLOOR
F179	79th FLOOR
F180	80th FLOOR
F181	81st FLOOR
F182	82nd FLOOR
F183	83rd FLOOR
F184	84th FLOOR
F185	85th FLOOR
F186	86th FLOOR
F187	87th FLOOR
F188	88th FLOOR
F189	89th FLOOR
F190	90th FLOOR
F191	91st FLOOR
F192	92nd FLOOR
F193	93rd FLOOR
F194	94th FLOOR
F195	95th FLOOR
F196	96th FLOOR
F197	97th FLOOR
F198	98th FLOOR
F199	99th FLOOR
F200	100th FLOOR

GENERAL NOTES:

- 1. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 2. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 3. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 4. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 5. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 6. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 7. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 8. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 9. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 10. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

SYMBOL	DESCRIPTION
F101	1st FLOOR
F102	2nd FLOOR
F103	3rd FLOOR
F104	4th FLOOR
F105	5th FLOOR
F106	6th FLOOR
F107	7th FLOOR
F108	8th FLOOR
F109	9th FLOOR
F110	10th FLOOR
F111	11th FLOOR
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F113	13th FLOOR
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F121	21st FLOOR
F122	22nd FLOOR
F123	23rd FLOOR
F124	24th FLOOR
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F128	28th FLOOR
F129	29th FLOOR
F130	30th FLOOR
F131	31st FLOOR
F132	32nd FLOOR
F133	33rd FLOOR
F134	34th FLOOR
F135	35th FLOOR
F136	36th FLOOR
F137	37th FLOOR
F138	38th FLOOR
F139	39th FLOOR
F140	40th FLOOR
F141	41st FLOOR
F142	42nd FLOOR
F143	43rd FLOOR
F144	44th FLOOR
F145	45th FLOOR
F146	46th FLOOR
F147	47th FLOOR
F148	48th FLOOR
F149	49th FLOOR
F150	50th FLOOR
F151	51st FLOOR
F152	52nd FLOOR
F153	53rd FLOOR
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F156	56th FLOOR
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F158	58th FLOOR
F159	59th FLOOR
F160	60th FLOOR
F161	61st FLOOR
F162	62nd FLOOR
F163	63rd FLOOR
F164	64th FLOOR
F165	65th FLOOR
F166	66th FLOOR
F167	67th FLOOR
F168	68th FLOOR
F169	69th FLOOR
F170	70th FLOOR
F171	71st FLOOR
F172	72nd FLOOR
F173	73rd FLOOR
F174	74th FLOOR
F175	75th FLOOR
F176	76th FLOOR
F177	77th FLOOR
F178	78th FLOOR
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F180	80th FLOOR
F181	81st FLOOR
F182	82nd FLOOR
F183	83rd FLOOR
F184	84th FLOOR
F185	85th FLOOR
F186	86th FLOOR
F187	87th FLOOR
F188	88th FLOOR
F189	89th FLOOR
F190	90th FLOOR
F191	91st FLOOR
F192	92nd FLOOR
F193	93rd FLOOR
F194	94th FLOOR
F195	95th FLOOR
F196	96th FLOOR
F197	97th FLOOR
F198	98th FLOOR
F199	99th FLOOR
F200	100th FLOOR

KEYED SHEET NOTES:

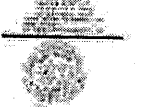
- 1. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 2. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 3. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 4. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 5. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 6. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 7. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 8. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 9. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE CALIFORNIA FIRE ALARM CODE (CALIFORNIA FIRE ALARM CODE).
- 10. ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

DEVICE ADDRESS LEGEND:



**FIRE ALARM SYSTEM
 1568 MADISON ST.
 OAKLAND, CA 94612**

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/10/10
2	ISSUED FOR PERMITTING	10/10/10
3	ISSUED FOR PERMITTING	10/10/10
4	ISSUED FOR PERMITTING	10/10/10
5	ISSUED FOR PERMITTING	10/10/10
6	ISSUED FOR PERMITTING	10/10/10
7	ISSUED FOR PERMITTING	10/10/10
8	ISSUED FOR PERMITTING	10/10/10
9	ISSUED FOR PERMITTING	10/10/10
10	ISSUED FOR PERMITTING	10/10/10

SHEET DESIGNATIONS
FAB - COVER
FAD - FLOOR PLANS
FAS - RISE DIAGRAM
FAT - CALCULATIONS
FAX - DETAILS

SCALE: 1/4" = 1'-0"
 PERMIT: 10/10/10
 TRACER: 10/10/10
 DATE: 10/10/10

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

FA-1.02

NEW FIRE ALARM SYSTEM
 1528 MADISON ST.
 OAKLAND, CA 94612

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

SYMBOL	DESCRIPTION
[Symbol]	Fire Alarm Control Panel
[Symbol]	Manual Pull Station
[Symbol]	Photo Eye Detector
[Symbol]	Heat Detector
[Symbol]	Smoke Detector
[Symbol]	Water Flow Detector
[Symbol]	Pressure Switch
[Symbol]	Relay
[Symbol]	Terminal Block
[Symbol]	Control Line
[Symbol]	Alarm Line
[Symbol]	Initiation Line
[Symbol]	Notification Appliance Line
[Symbol]	Power Line

GENERAL NOTES:

- All work shall conform to the latest edition of the National Fire Alarm Code (NFPA 72).
- The system shall be installed in accordance with the manufacturer's instructions.
- The system shall be tested and certified by a qualified testing agency.
- The system shall be maintained in accordance with the manufacturer's instructions.
- The system shall be inspected and approved by the local authority having jurisdiction.

CABLE LEGEND:

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	

KEYED SHEET NOTES:

- See sheet [Number] for [Description].
- See sheet [Number] for [Description].
- See sheet [Number] for [Description].
- See sheet [Number] for [Description].
- See sheet [Number] for [Description].



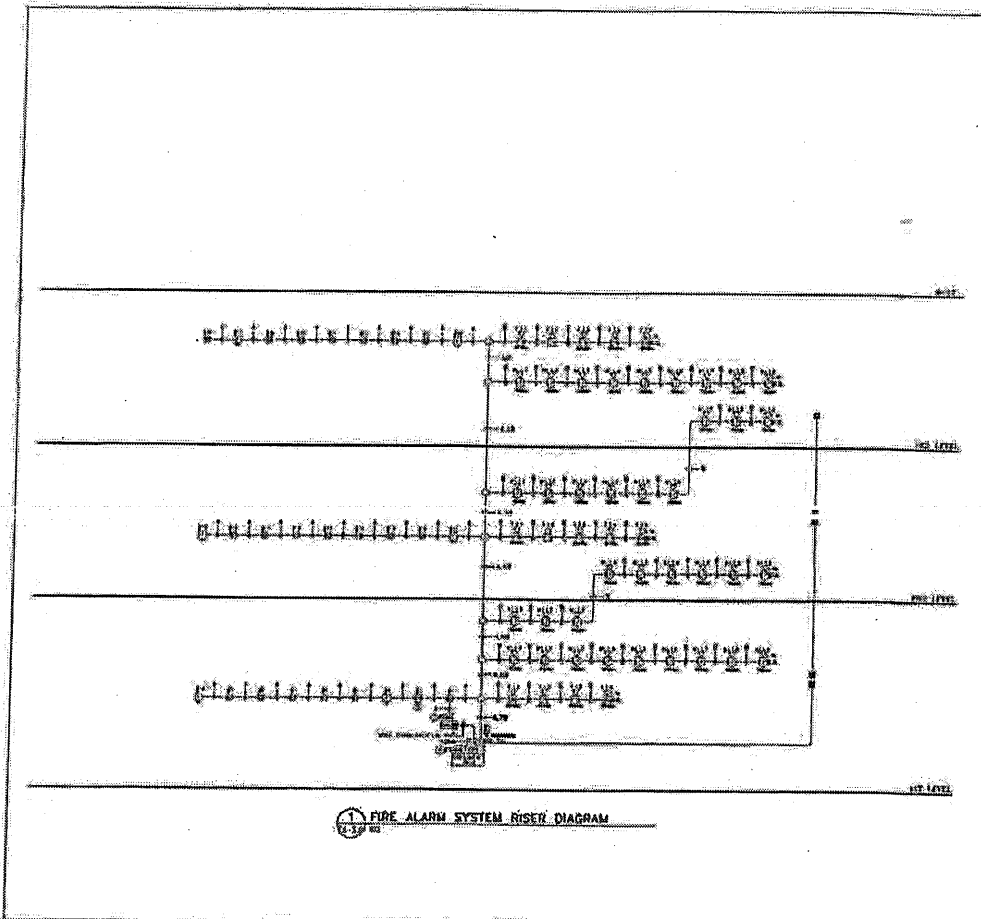
REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

SCALE: Study
PROPERTY: Fire Alarm Co. of
OWNER: [Name]
DATE: 8-24-1992

DRAWING TITLE:
 FIRE ALARM
 SYSTEM
 RISEN DIAGRAM

DATE: 8-24-1992
FA-2.0



FIRE ALARM SYSTEM RISEN DIAGRAM

FCPS CALCULATIONS

FCPS CALCULATIONS			
Item	Description	Unit	Quantity
SECTION 1 - FIRE ALARMS			
1.1	Fire Alarm Control Panel (FACP)	1	1
1.2	Manual Pull Station	1	1
1.3	Photo Eye Detector	1	1
1.4	Heat Detector	1	1
1.5	Smoke Detector	1	1
1.6	Sounder	1	1
1.7	Strobe Light	1	1
1.8	Control Panel	1	1
1.9	Control Panel	1	1
1.10	Control Panel	1	1
1.11	Control Panel	1	1
1.12	Control Panel	1	1
1.13	Control Panel	1	1
1.14	Control Panel	1	1
1.15	Control Panel	1	1
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1.19	Control Panel	1	1
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1.22	Control Panel	1	1
1.23	Control Panel	1	1
1.24	Control Panel	1	1
1.25	Control Panel	1	1
1.26	Control Panel	1	1
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1.28	Control Panel	1	1
1.29	Control Panel	1	1
1.30	Control Panel	1	1
1.31	Control Panel	1	1
1.32	Control Panel	1	1
1.33	Control Panel	1	1
1.34	Control Panel	1	1
1.35	Control Panel	1	1
1.36	Control Panel	1	1
1.37	Control Panel	1	1
1.38	Control Panel	1	1
1.39	Control Panel	1	1
1.40	Control Panel	1	1
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1.81	Control Panel	1	1
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1.89	Control Panel	1	1
1.90	Control Panel	1	1
1.91	Control Panel	1	1
1.92	Control Panel	1	1
1.93	Control Panel	1	1
1.94	Control Panel	1	1
1.95	Control Panel	1	1
1.96	Control Panel	1	1
1.97	Control Panel	1	1
1.98	Control Panel	1	1
1.99	Control Panel	1	1
2.00	Control Panel	1	1

NEW FIRE ALARM SYSTEM
1000 MADISON ST
COLUMBUS, OH 43212

DATE: 10/15/10
BY: [Signature]



Item	Description	Unit	Quantity
1	Fire Alarm Control Panel	1	1
2	Manual Pull Station	1	1
3	Photo Eye Detector	1	1
4	Heat Detector	1	1
5	Smoke Detector	1	1
6	Sounder	1	1
7	Strobe Light	1	1

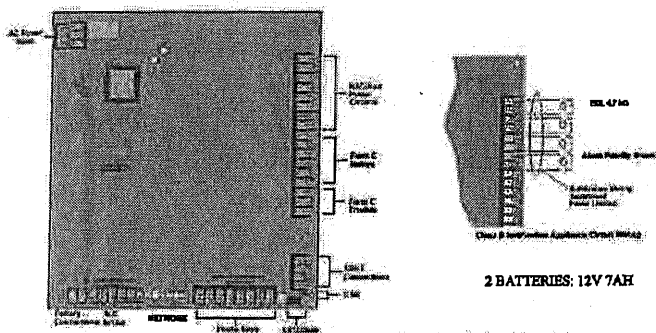
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1 - [Description]
2 - [Description]
3 - [Description]
4 - [Description]

DATE: 10/15/10
PROJECT: [Project Name]
SHEET: [Sheet Number]
OF: [Total Sheets]

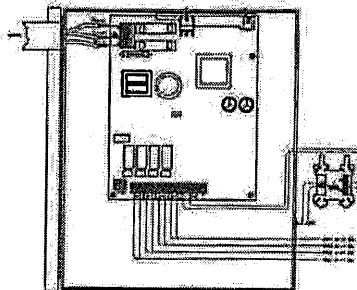
DRAWING TITLE:
FIRE ALARM
SYSTEM
CALCULATIONS

REV: 3.02

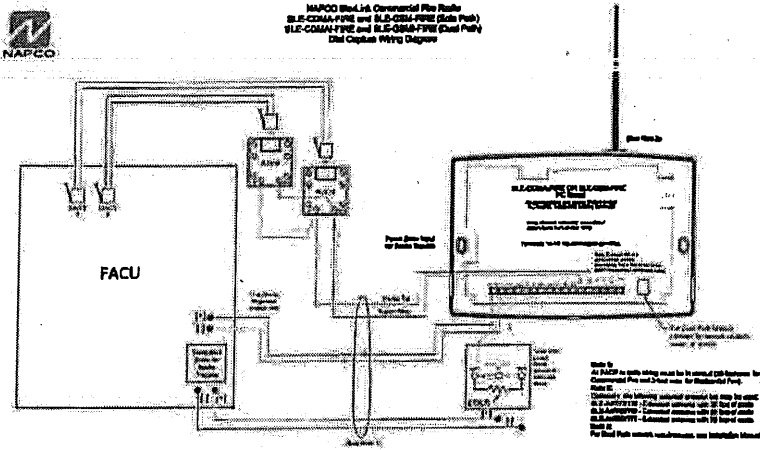
6808 FACU DETAILS



5496 REMOTE POWER SUPPLY DETAIL



FIRE ALARM CELLULAR DIALER DETAILS



NAFCO SLS-COM-1-FIRE
SLS-COM-2-FIRE (Dual Path)
SLS-COM-3-FIRE and SLS-COM-4-FIRE (Dual Path)

FIRE ALARM SYSTEM
1883 MADISON ST.
OAKLAND, CA 94612

Model: FA-4.01
Date: 10/15/88
By: [Signature]



UL 588
FACU



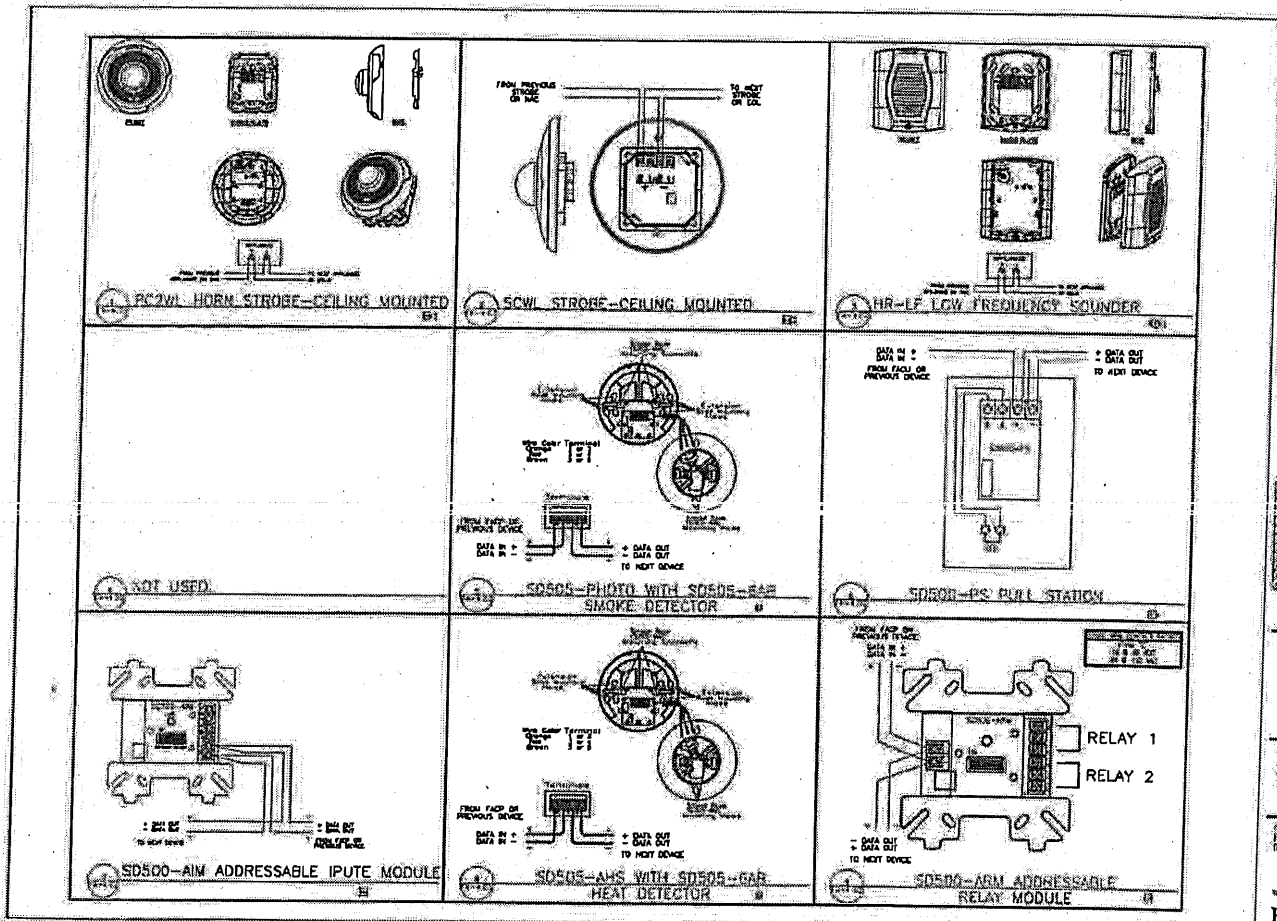
Item	Description	Quantity
1	FACU	1
2	5496 Remote Power Supply	1
3	Cellular Dialer	1
4	Relay	1
5	Switch	1

KEY: NONE
FACU - COVER
FACU - RACK PLATE
FACU - WIRE DIAGRAM
FACU - CALIBRATION
FACU - DETAIL

DATE: 10/15/88
BY: [Signature]

FA-4.01
FIRE ALARM SYSTEM
CONTROL PANEL AND
CELLULAR DIALER

FA-4.01



SMV FIRE ALARM SYSTEM
1500 HAZENON ST.
DANFORTH, CA 94017

RECEIVED SE

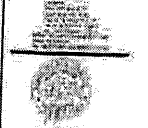
THEY PROXIMATED
100 - C-011
101 - C-012
102 - C-013
103 - C-014
104 - C-015

SMV FIRE ALARM SYSTEM
1500 HAZENON ST.
DANFORTH, CA 94017

NO. 2331 MEX.
FA-4.02

NEW FIRE ALARM SYSTEM
 1300 MADISON ST.
 OAKLAND, CA 94612

PROJECT NO. FA-4.03
 DATE: 11/21/78
 DRAWING NO. 11/21/78
 SHEET NO. 11/21/78



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/21/78
2	ISSUED FOR PERMITS	11/21/78
3	ISSUED FOR PERMITS	11/21/78
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6	ISSUED FOR PERMITS	11/21/78
7	ISSUED FOR PERMITS	11/21/78
8	ISSUED FOR PERMITS	11/21/78
9	ISSUED FOR PERMITS	11/21/78
10	ISSUED FOR PERMITS	11/21/78

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REVISIONS:
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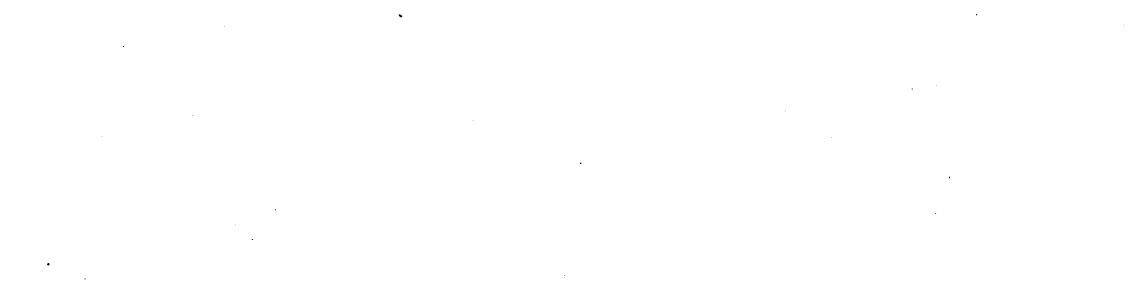
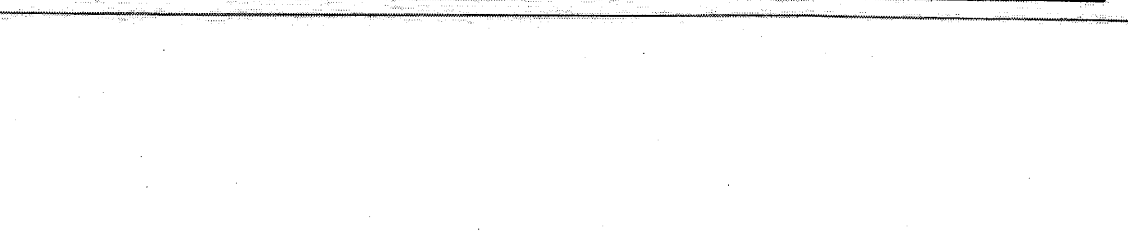
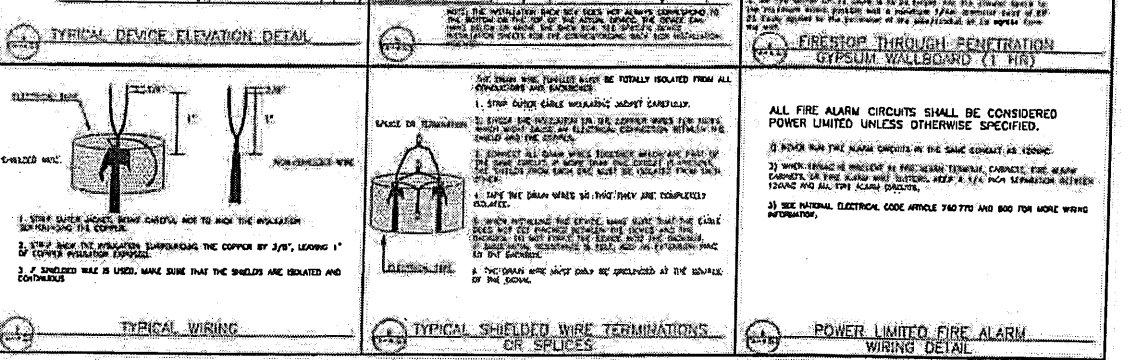
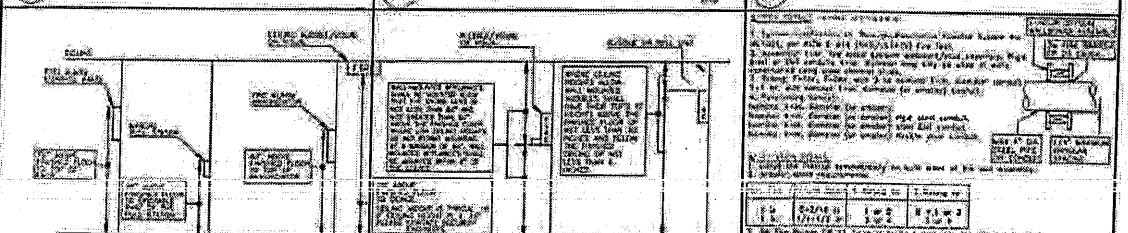
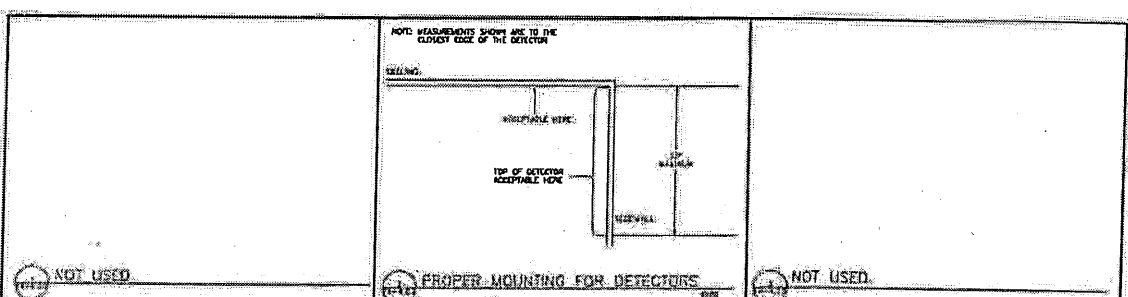
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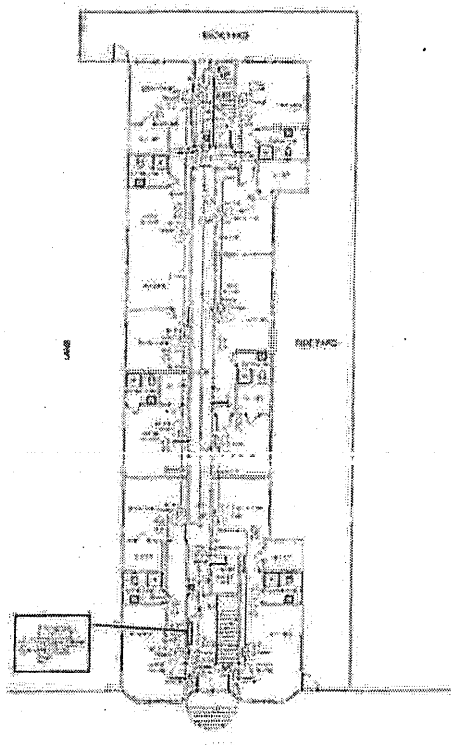
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1 - FIRE ALARM 1ST FLOOR DEVICE LAYOUT

NO.	DESCRIPTION
1	1000
2	1000
3	1000
4	1000
5	1000
6	1000
7	1000
8	1000
9	1000
10	1000
11	1000
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38	1000
39	1000
40	1000
41	1000
42	1000
43	1000
44	1000
45	1000
46	1000
47	1000
48	1000
49	1000
50	1000

GENERAL NOTES:

1. ALL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE NATIONAL ELECTRICAL CODE (NEC).

2. ALL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

3. ALL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

4. ALL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE DESIGNER'S INTENT.

CABLE LEGEND:

NO.	DESCRIPTION
1	1000
2	1000
3	1000
4	1000
5	1000
6	1000
7	1000
8	1000
9	1000
10	1000
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40	1000
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42	1000
43	1000
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50	1000

KEYED SHEET NOTES:

1. ALL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM CODE (NFPA 72) AND THE NATIONAL ELECTRICAL CODE (NEC).

2. ALL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

3. ALL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

4. ALL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE DESIGNER'S INTENT.

DEVICE ADDRESS LEGEND:

NO.	DESCRIPTION
1	1000
2	1000
3	1000
4	1000
5	1000
6	1000
7	1000
8	1000
9	1000
10	1000
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40	1000
41	1000
42	1000
43	1000
44	1000
45	1000
46	1000
47	1000
48	1000
49	1000
50	1000

1588 MADISON ST
OAKLAND, CA 94612

1588 MADISON ST
OAKLAND, CA 94612



NO.	DESCRIPTION
1	1000
2	1000
3	1000
4	1000
5	1000
6	1000
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1588 MADISON ST
OAKLAND, CA 94612

1588 MADISON ST
OAKLAND, CA 94612

1588 MADISON ST
OAKLAND, CA 94612

1588 MADISON ST
OAKLAND, CA 94612

NEW USE VETERANS
1461 MADISON ST
OAKLAND, CA 94612

FCPS CALCULATIONS

FCPS CALCULATIONS			
Line	Code	Description	Amount
BASE SALARY			
1		Base Salary	10000
2		Step	2000
3		Grade	1500
4		Allowance	500
5		Total	13000
PERIODIC PAYMENTS			
6		13th Month	13000
7		Summer	13000
8		Winter	13000
9		Total	39000
EMPLOYER CONTRIBUTIONS			
10		Medicare	1000
11		Social Security	2000
12		Health Insurance	500
13		Dental Insurance	300
14		Vision Insurance	200
15		Total	4000
EMPLOYEE CONTRIBUTIONS			
16		Medicare	1000
17		Social Security	2000
18		Health Insurance	500
19		Dental Insurance	300
20		Vision Insurance	200
21		Total	4000
TOTAL			
22		Base Salary	13000
23		Periodic Payments	39000
24		Employer Contributions	4000
25		Employee Contributions	4000
26		Total	60000

NEW USE VETERANS
1461 MADISON ST
OAKLAND, CA 94612



Line	Code	Description	Amount
27		Total	60000

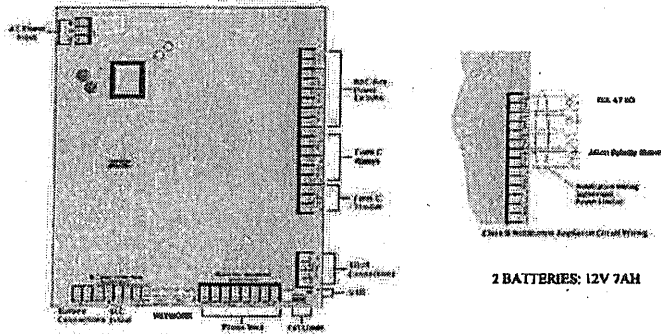
LIBERTY EDUCATIONAL
744 - CIVIL
745 - FLOWERS
746 - BAKER
747 - CALCULATIONS
748 - LOST

NEW USE VETERANS
1461 MADISON ST
OAKLAND, CA 94612

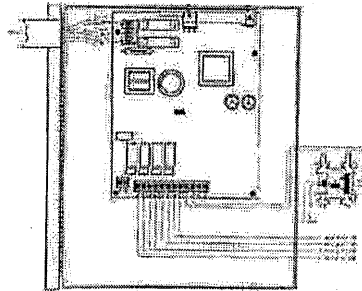
NEW USE VETERANS
1461 MADISON ST
OAKLAND, CA 94612

NEW USE VETERANS
1461 MADISON ST
OAKLAND, CA 94612

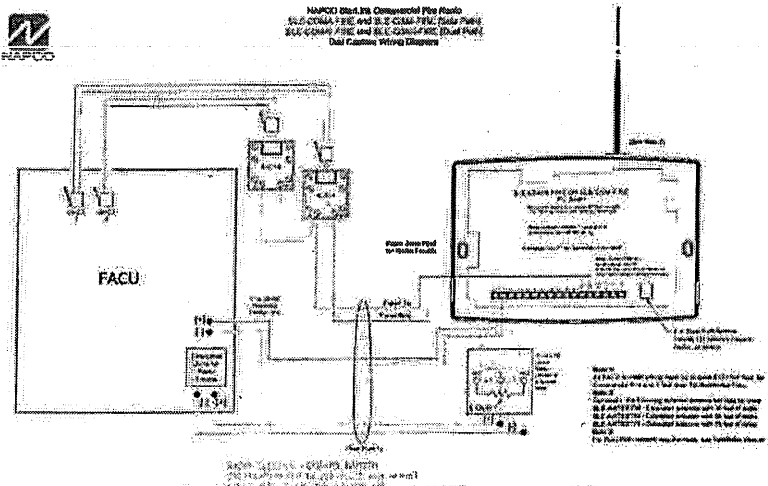
6808 FACU DETAILS



5496 REMOTE POWER SUPPLY DETAIL



FIRE ALARM BELL ALAR DIALER DETAILS



NOTICE TO THE ALARM SYSTEM
1000 HOURS
MAY 1974

FOR MORE INFORMATION
CONTACT THE
FACU UNIT

5E
5E

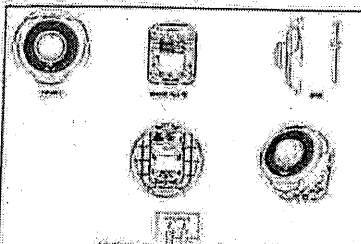
NO.	DESCRIPTION	DATE
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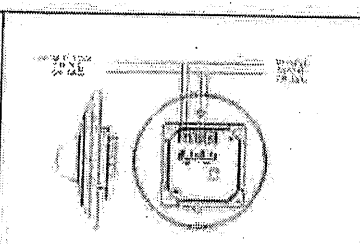
FOR MORE INFORMATION
CONTACT THE
FACU UNIT

5E
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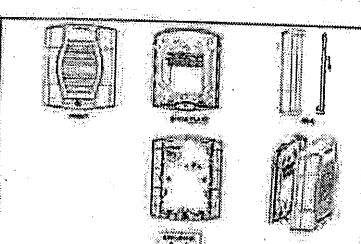
FA-4.01



SD500-HORN-STROBE-CEILING MOUNTED

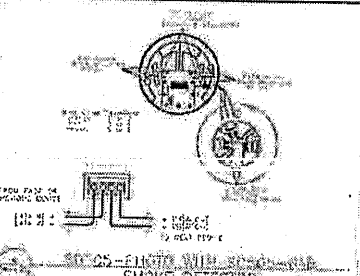


SD500-STROBE-CEILING MOUNTED

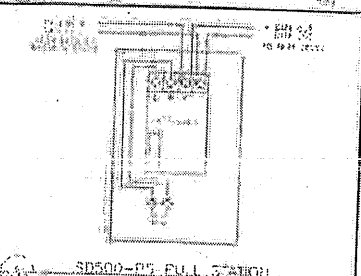


SD500-STROBE-PULL STATION

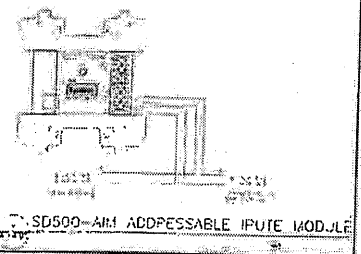
NOT USED



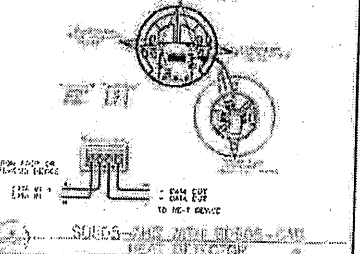
SD500-SMoke WITH ADDRESSABLE
SMOKE DETECTOR



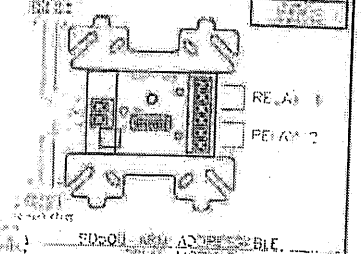
SD500-PULL STATION



SD500-AM ADDRESSABLE INPUT MODULE



SD500-AM ADDRESSABLE
SMOKE DETECTOR



SD500-AM ADDRESSABLE
RELAY MODULE

FA-4 FIRE ALARM SYSTEM
1548 MADISON ST
OAKLAND, CA 94612

MODEL: FA-4
DATE: 10/10/83
DRAWN: JAS
CHECKED: JAS

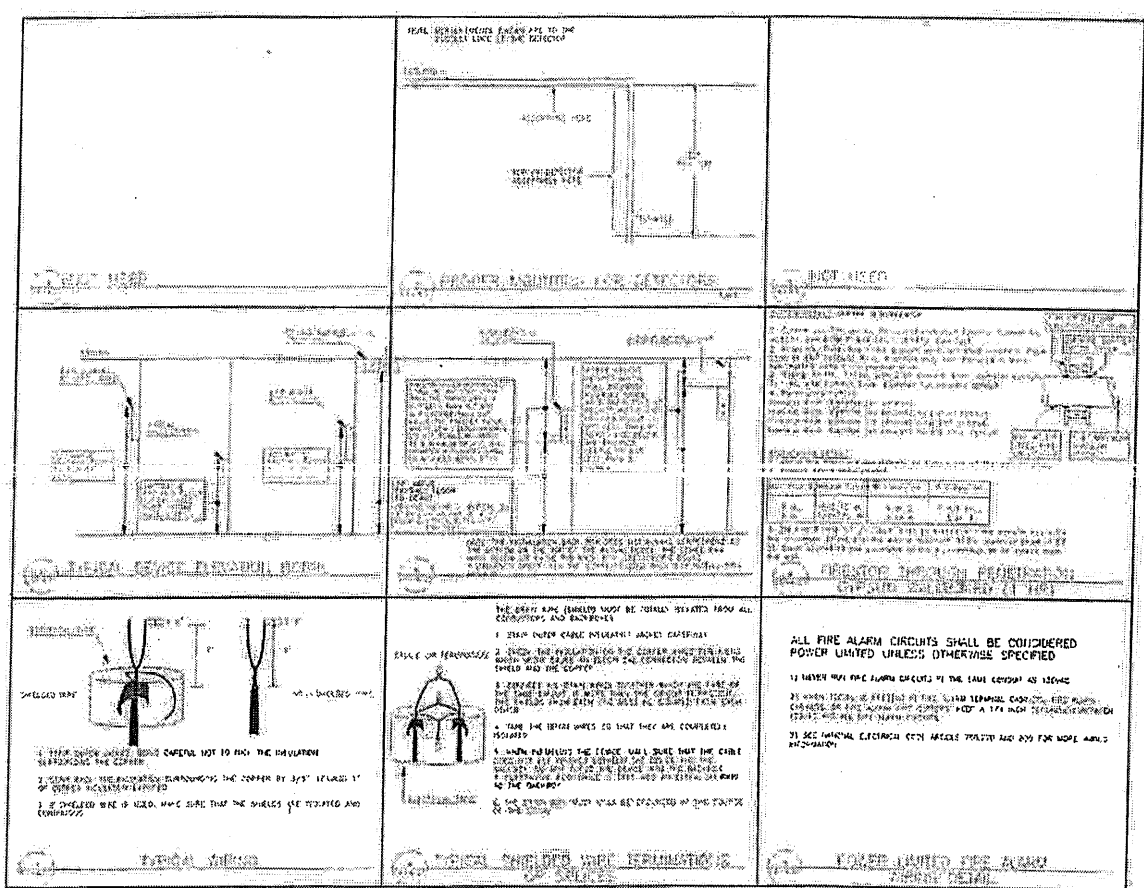


Table with columns for Part No., Description, Qty., and Remarks. The table is mostly empty.

REVISIONS:
REV. NO. DATE BY
1 10/10/83 JAS

NOTES:
1. SEE DRAWING FOR DIMENSIONS
2. SEE DRAWING FOR MATERIALS
3. SEE DRAWING FOR FINISHES
4. SEE DRAWING FOR TOLERANCES

FA-4.02



FIRE ALARM SYSTEM
 1000 MALDEN ST.
 BOSTON, MASS. 02148
 (617) 552-1111
 (617) 552-1112
 (617) 552-1113
 (617) 552-1114
 (617) 552-1115
 (617) 552-1116
 (617) 552-1117
 (617) 552-1118
 (617) 552-1119
 (617) 552-1120
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 (617) 552-1123
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 (617) 552-1125
 (617) 552-1126
 (617) 552-1127
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 (617) 552-1193
 (617) 552-1194
 (617) 552-1195
 (617) 552-1196
 (617) 552-1197
 (617) 552-1198
 (617) 552-1199
 (617) 552-1200

Invoices & Checks

Expense Distribution

Property=0149 AND Vendor=7000322 AND mm/yy=01/2021-08/2021

Account Code - Name	Control	Property	Invoice #	Date	Period	Amount	Unpaid Amount	Check #	Date	Remarks
6620 - Special Renovation										
7000322 - SECURITY ENGINEERS INC	P-528701	0149	SE4260841	5/10/2021	05-2021	4,124.00	0.00	901	5/21/2021	GL:6600
7000322 - SECURITY ENGINEERS INC	P-529594	0149	SE4260841-2	5/10/2021	05-2021	3,289.00	0.00	904	5/28/2021	
7000322 - SECURITY ENGINEERS INC	P-533879	0149	SE4260944	6/14/2021	06-2021	9,867.00	0.00	917	6/28/2021	
7000322 - SECURITY ENGINEERS INC	P-542409	0149	SE4260992	6/24/2021	08-2021	20,414.00	0.00	945	8/26/2021	Fire Alarm Installation
7000322 - SECURITY ENGINEERS INC	P-542410	0149	SE4261081	8/23/2021	08-2021	3,695.50	0.00	946	8/26/2021	Fire Alarm Installation
Total 6620 - Special Renovation						41,389.50	0.00			
						41,389.50	0.00			

Security Engineers Inc.
 1457 SOS Drive
 Walnut Creek, CA 94597
 Lic # 681875

Invoice

Date	Invoice #
5/10/2021	SE4260841

Bill To
Meridian Management Group 1145 Bush St, San Francisco, CA 94109-5919

Site Address
The Madison Street Apartments 1568 Madison St Oakland, CA 94612-4555

Terms
Net 30

Description	Est Amt	Prior %	Curr %	Total %	Prior Amt	Amount
Installation - Fire Alarm System Based on contract signed in 12/27/2019	32,890.00		10.00%	10.00%		3,289.00
Design And Engineering	1,850.00		100.00%	100.00%		1,850.00
Permit Fee by City	2,274.00		100.00%	100.00%		2,274.00

<i>Thank you for your business.</i>	Total	\$7,413.00
Please mail payment to : Security Engineers, Inc. PO BOX 1166 Alamo, CA 94507	Payments/Credits	\$0.00
	Balance Due	\$7,413.00

Security Engineers Inc.
 1457 SOS Drive
 Walnut Creek, CA 94597
 Lic # 681875

Invoice

Date	Invoice #
5/10/2021	SE4260841

Bill To
Meridian Management Group 1145 Bush St, San Francisco, CA 94109-5919

Site Address
The Madison Street Apartments 1568 Madison St Oakland, CA 94612-4555

Terms
Net 30

Description	Est Amt	Prior %	Curr %	Total %	Prior Amt	Amount
Installation - Fire Alarm System Based on contract signed in 12/27/2019	32,890.00		0.00%	0.00%		0.00
Design And Engineering	1,850.00		100.00%	100.00%		1,850.00
Permit Fee by City	2,274.00		100.00%	100.00%		2,274.00
		149				

Thank you for your business.

Please mail payment to :

Security Engineers, Inc.
 PO BOX 1166
 Alamo, CA 94507

Total	\$4,124.00
Payments/Credits	\$0.00
Balance Due	\$4,124.00

000087

Security Engineers Inc.
 1457 SOS Drive
 Walnut Creek, CA 94597
 Lic # 681875

Invoice

Date	Invoice #
6/1/2021	SE4260892

PAID
 06/02/2021

Bill To
Meridian Management Group 1145 Bush St, San Francisco, CA 94109-5919

Site Address
The Madison Street Apartments 1568 Madison St Oakland, CA 94612-4555

Terms	Account #
Net 30	

Description	Est Amt	Prior %	Curr %	Total %	Prior Amt	Amount
Installation - Fire Alarm System Based on contract signed in 12/27/2019	32,890.00		10.00%	10.00%		3,289.00
Design And Engineering	1,850.00	100.00%	0.00%	100.00%	1,850.00	0.00
Permit Fee by City	2,274.00	100.00%	0.00%	100.00%	2,274.00	0.00
----- CHANGE ORDER ----- May 11, 2021 > Increased price of Permit from \$0.00 to \$2,274.00. Changed description of Permit. (+\$2,274.00) Total change to estimate +\$2,274.00						

Thank you for your business.

Please mail payment to :

 Security Engineers, Inc.
 PO BOX 1166
 Alamo, CA 94507

Balance Due	\$0.00
--------------------	--------



Security Engineers Inc.
 1457 SOS Drive
 Walnut Creek, CA 94597
 Lic # 681875

Invoice

Date	Invoice #
6/14/2021	SE4260944

Bill To
Meridian Management Group 1145 Bush St. San Francisco, CA 94109-5919

Site Address
The Madison Street Apartments 1568 Madison St Oakland, CA 94612-4555

Terms	Account #
Net 30	

Description	Est Amt	Prior %	Curr %	Total %	Prior Amt	Amount
Installation - Fire Alarm System Based on contract signed in 12/27/2019	32,890.00	10.00%	30.00%	40.00%	3,289.00	9,867.00
Design And Engineering	1,850.00	100.00%	0.00%	100.00%	1,850.00	0.00
Permit Fee by City	2,274.00	100.00%	0.00%	100.00%	2,274.00	0.00
----- CHANGE ORDER ----- May 11, 2021 - Increased price of Permit from \$0.00 to \$2,274.00. Changed description of Permit. (+\$2,274.00) Total change to estimate +\$2,274.00						

149 RECEIVED JUN 23 2021 MERIDIAN MGMT GROUP

Thank you for your business. **Total** **\$9,867.00**

Please mail payment to :
Security Engineers, Inc.
PO BOX 1166
Alamo, CA 94507

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND OR WHITE PAPER

JULIA APARTMENTS LP on MADISION
 MERIDIAN MANAGEMENT GROUP
 TRUST ACCOUNT
 1145 BUSH STREET
 SAN FRANCISCO, CA 94109

First Republic Bank
 1699 Van Ness Avenue
 San Francisco, CA 94109
 11-8168/3210

904

05/28/2021 \$3,289.00***

**** THREE THOUSAND TWO HUNDRED EIGHTY NINE AND 00/100 DOLLARS

TO THE ORDER OF

SECURITY ENGINEERS INC
 P.O. BOX 1166
 ALAMO, CA 94507

#000904#

06/04/2021 904 \$3,289.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND OR WHITE PAPER

JULIA APARTMENTS LP on MADISION
 MERIDIAN MANAGEMENT GROUP
 TRUST ACCOUNT
 1145 BUSH STREET
 SAN FRANCISCO, CA 94109

First Republic Bank
 1699 Van Ness Avenue
 San Francisco, CA 94109
 11-8168/3210

901

05/21/2021 \$4,124.00***

**** FOUR THOUSAND ONE HUNDRED TWENTY FOUR AND 00/100 DOLLARS

TO THE ORDER OF

SECURITY ENGINEERS INC
 P.O. BOX 1166
 ALAMO, CA 94507

#000901#

06/03/2021 901 \$4,124.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND OR WHITE PAPER

JULIA APARTMENTS LP on MADISION
 MERIDIAN MANAGEMENT GROUP
 TRUST ACCOUNT
 1145 BUSH STREET
 SAN FRANCISCO, CA 94109

First Republic Bank
 1699 Van Ness Avenue
 San Francisco, CA 94109
 11-8166/3210

917

06/28/2021 \$9,867.00***

**** NINE THOUSAND EIGHT HUNDRED SIXTY SEVEN AND 00/100 DOLLARS

TO THE ORDER OF

SECURITY ENGINEERS INC
 P.O. BOX 1166
 ALAMO, CA 94507

#000917#

07/01/2021 917 \$9,867.00

000090

Security Engineers Inc.
 1457 SOS Drive
 Walnut Creek, CA 94597
 Lic # 681875

Invoice

Date	Invoice #
6/24/2021	SE4260992

Bill To
Meridian Management Group 1145 Bush St, San Francisco, CA 94109-5919

Site Address
The Madison Street Apartments 1568 Madison St Oakland, CA 94612-4555

Terms	Account #
Net 30	

Description	Est Amt	Prior %	Curr %	Total %	Prior Amt	Amount
Installation - Fire Alarm System Based on contract signed in 12/27/2019	32,890.00	40.00%	50.00%	90.00%	13,156.00	16,445.00
Design And Engineering	1,850.00	100.00%	0.00%	100.00%	1,850.00	0.00
Permit Fee by City	2,274.00	100.00%	0.00%	100.00%	2,274.00	0.00
Permit Re-Stamp Fee						310.50
Change Order - Door Holders	4,065.00		90.00%	90.00%		3,658.50

Thank you for your business.

Please mail payment to :

Security Engineers, Inc.
PO BOX 1166
Alamo, CA 94507

Balance Due \$20,414.00 ✓

Security Engineers Inc.

1457 SOS Drive
Walnut Creek, CA 94597
Lic # 681875

Invoice

Date	Invoice #
8/23/2021	SE4261081

Bill To
Meridian Management Group 1145 Bush St, San Francisco, CA 94109-5919

Site Address
The Madison Street Apartments 1568 Madison St Oakland, CA 94612-4555

Terms	Account #
Net 30	

Description	Est Amt	Prior %	Curr %	Total %	Prior Amt	Amount
Installation - Fire Alarm System Based on contract signed in 12/27/2019	32,890.00	90.00%	10.00%	100.00%	29,601.00	3,289.00
Design And Engineering	1,850.00	100.00%	0.00%	100.00%	1,850.00	0.00
Permit Fee by City	2,274.00	100.00%	0.00%	100.00%	2,274.00	0.00
Change Order - Door Holders	4,065.00	90.00%	10.00%	100.00%	3,658.50	406.50

Thank you for your business.

Please mail payment to :

Security Engineers, Inc.
PO BOX 1166
Alamo, CA 94507

Balance Due

\$3,695.50

000092

JULIA APARTMENTS LP on MADISION
MERIDIAN MANAGEMENT GROUP
TRUST ACCOUNT
1145 BUSH STREET
SAN FRANCISCO, CA 94109

First Republic Bank
1699 Van Ness Avenue
San Francisco, CA 94109
11-81663210

945

08/26/2021 \$20,414.00**

**** TWENTY THOUSAND FOUR HUNDRED FOURTEEN AND 00/100 DOLLARS

TO THE ORDER OF

SECURITY ENGINEERS INC
P.O. BOX 1166
ALAMO, CA 94507



⑈000945⑈

09/01/2021 945 \$20,414.00

JULIA APARTMENTS LP on MADISION
MERIDIAN MANAGEMENT GROUP
TRUST ACCOUNT
1145 BUSH STREET
SAN FRANCISCO, CA 94109

First Republic Bank
1699 Van Ness Avenue
San Francisco, CA 94109
11-81663210

946

08/26/2021 \$3,695.50***

**** THREE THOUSAND SIX HUNDRED NINETY FIVE AND 50/100 DOLLARS

TO THE ORDER OF

SECURITY ENGINEERS INC
P.O. BOX 1166
ALAMO, CA 94507



⑈000946⑈

09/01/2021 946 \$3,695.50

000093

Meridian Management Group
1145 Bush Street
SAN FRANCISCO, CA 94109
TEL. 415-434-9700 FAX. 415-782-3833

Date: September 15, 2021

To: Julia Apartments, LP on Madison

SUPERVISION FEE

FIRE ALARM UPGRADE

Building Code: 149MAD

Address: 1568 Madison Street, Oakland, CA

Refer to cover sheet, checklist, invoices, contract, expense reports, pictures and drawings

TOTAL \$ 41,389.50

According to the Management Agreement, Owner shall pay Agent for coordination of major projects a seven percent (7%) coordination and supervision fee based on the total amount of monies expended when greater than \$5,000. Seven (7.0%) percent of \$ 41,389.50 equals \$ 2,897.26

TOTAL FEE FOR ABOVE: \$ 2,897.26

Please make check payable to Meridian Management Group and reference the address on the check. Thank you very much.

000094

Current Date: June 28, 2023
 Account Number: [REDACTED]
 Capture Date: October 04, 2021
 Item Number: [REDACTED]
 Posted Date: October 04, 2021
 Posted Item Number: [REDACTED]
 Amount: 2,897.26
 Record Type: Debit

MERIDIAN MANAGEMENT GROUP TRUST ACCT FOR
 JULIA APARTMENTS LP
 (MADISON)
 1145 BUSH STREET
 SAN FRANCISCO CA 94109

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

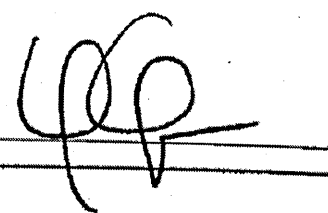

<p>JULIA APARTMENTS LP on MADISON MERIDIAN MANAGEMENT GROUP TRUST ACCOUNT 1145 BUSH STREET SAN FRANCISCO, CA 94109</p>	<p>First Republic Bank 1699 Van Ness Avenue San Francisco, CA 94109 11-8186/3210</p>	<p>967</p>
---	---	------------

09/29/2021 \$2,897.26***


**** TWO THOUSAND EIGHT HUNDRED NINETY SEVEN AND 26/100 DOLLARS

TO THE ORDER OF

MERIDIAN MANAGEMENT GROUP
 1145 BUSH STREET
 SAN FRANCISCO, CA 94109

⑈000967⑈ [REDACTED] [REDACTED]

Security Features included.  Details on back.

For Deposit Only

1. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

2. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

3. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

4. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

5. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

6. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

7. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

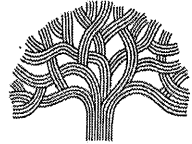
8. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

9. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

10. This space is reserved for the depositor's use only. It is not to be used for any other purpose.

000095

Tenant Notices



CITY OF OAKLAND

CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA
94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

NOTICE TO TENANTS OF PROPERTY OWNER PETITION

ATTENTION: IMMEDIATE ACTION REQUIRED

If you are receiving this NOTICE together with a completed PROPERTY OWNER PETITION form, it means that the owner of your unit has filed a case against you with the Oakland Rent Adjustment Program ("RAP") (commonly referred to as the "Rent Board").

➤ **YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**

➤ TO RESPOND:

- 1) Complete a **TENANT RESPONSE** form found on the RAP website.
(<https://www.oaklandca.gov/services/respond-to-an-owner-petition-for-the-rent-adjustment-program>)
- 2) Serve a copy of your **TENANT RESPONSE** form on the owner (or the owner's representative) by mail or personal delivery.
- 3) Complete a **PROOF OF SERVICE** form (which is attached to the Response form and also available as a stand-alone document) and provide a copy to the owner (or owner's representative) together with your **TENANT RESPONSE** form.
- 4) Submit your **TENANT RESPONSE** form and completed **PROOF OF SERVICE*** form to RAP through RAP's online portal, via email, or by mail.

**Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the owner has been served with a copy.*

DOCUMENT REVIEW: There may be additional documents that were submitted in support of the owner petition that were not provided to you (see "DOCUMENTATION IN EXCESS OF 25 PAGES" on page 9 of the petition). All documents are available for review at RAP. You may also request paper copies from the owner in your TENANT RESPONSE. The owner must then provide them to you within 10 days.

FOR ASSISTANCE: Contact a RAP Housing Counselor at (510) 238-3721 or by email at RAP@oaklandca.gov. Additional information is also available on the RAP website and on the TENANT RESPONSE form.

FAQ

Q. When does this increase go into effect?

A. Per the city of Oakland's Emergency Moratorium Info Sheet published on 5/20/2023, "For tenants whose units are covered by the Oakland Rent Adjustment Ordinance (Oakland rent control), the moratorium prohibits rent increases above the Consumer Price Index (CPI) amount unless required to provide a fair return (following a petition and approval from the Rent Adjustment Program). This provision will remain in effect until June 30, 2024."

Q. Why is this being submitted now if rent increases cannot be implemented until July 1, 2024?

A. Completed capital improvement projects have a 24-month period after the completion date to be submitted for a capital improvement passthrough. The rent moratorium end date does not grant any extension to this 24-month window.

Q. Why are only some units selected for the increase?

A. Only units with a move-in date prior to the start date of the capital improvement project are eligible for the passthrough.

Q. How is the amount of passthrough decided?

A. The city of Oakland provides a capital improvement passthrough calculator to be used by anyone submitting a passthrough. A copy of the Oakland capital improvement calculation has been provided.

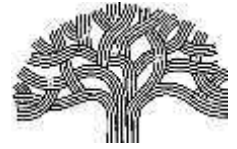
For any additional questions, please contact the Rent Adjustment Program directly by phone or email at the following:

(510) 238-3721

rap@oaklandca.gov

Capital Improvement Calculator
 City of Oakland Rent Adjustment Program

IMPROVEMENTS BENEFITING ALL UNITS BUILDING WIDE										
								Petition Date		7/5/23
								Number of Residential Units		18
IMPROVEMENT OR REPAIR	DATE PERMIT OBTAINED (or date started if permit not required)	DATE COMPLETED	FULL COST	ALLOWABLE PASS THROUGH (70%)	ALLOWABLE PASS THROUGH PER UNIT	Imputed Interest	Amortization Period (years)	Allowable Monthly Amortized Cost For Building (70%)	Allowable Amortized Cost per Unit	Date Validation (2 years ago max)
Fire Alarm Installation	5/10/2021	09/03/21	\$44,286.76	\$31,000.73	\$1,722.26	3.211%	10	\$302.37	\$16.80	OK
Subtotal (with weighted averages)				\$31,000.73	\$1,722.26	3.211%	10	\$302.37	\$16.80	
Place X in cell B19 if property is mixed use.										
Residential square footage										
Other use square footage										
Percent residential use										
Total Cost Per Unit Allocated to Residential Units					\$1,722.26	3.211%	10		\$16.80	



NOTICE OF INCOMPLETE OWNER PETITION

CASE NUMBER: L23-0037

CASE NAME: Julia Apartments LP v. Tenants

PROPERTY ADDRESS: 1568 Madison Street, Oakland, CA

The Rent Adjustment Program (hereinafter “RAP”) received a *Property Owner Petition for Approval of Rent Increase* from you on July 05, 2023.

To be complete and considered filed, a petition by a property owner must include the following:¹

- a. Proof of payment of the City of Oakland Business License Tax;
- b. Proof of payment of the Rent Program Service Fee;²
- c. Evidence that the Owner has provided the RAP Notice to all Tenants affected by the petition or response.³
 - i. Evidence of service of written notice of the existence and scope of the rent adjustment program on the tenant in each affected covered unit in the building prior to the petition being filed;
 - ii. After July 1, 2023, evidence of registration with the Rent Adjustment Program as provided in O.M.C. [8.22.510](#) for each affected covered unit in the building prior to the petition or response being filed.
- d. A substantially completed petition on the form prescribed by the RAP signed under oath;
- e. For a rent increase, organized documentation clearly showing the rent increase justification and detailing the calculations to which the documentation pertains. For an exemption, organized documentation showing your right to the exemption.
- f. For all owner petitions, the Owner must provide proof of service by first class mail or in person of the petition and any supporting documents on the tenants of all units affected by the petition. (Note that if the supporting documents exceed 25 pages, the Owner is not required to serve the supporting documents on the affected tenants provided that the

¹ See O.M.C. § 8.22.090 (B).

² See O.M.C. § 8.22.500.

³ This can be done initially by affirming that all notices have been sent but may require additional evidence if the statement is contested.

owner petition was served as required and the petition or attachment indicates that the additional documents are or will be available at the RAP and that the Owner will provide copies of the supporting documents to the tenant upon written request within 10 days.)

The petition which you attempted to file was incomplete. The chart below indicates what is missing from your filing:

Name of Document	Needed
Notice to Tenants of Property Owner Petition Page was not affixed to the front of the Petition served on the Tenants.	
Proof of service of the petition (and attachments where required) by first class mail or in person on all tenants in units affected by the petition.	
Proof of Business Tax Certificate	X
Proof of payment of the RAP Fee	
Evidence that the RAP Notice was provided to all tenants affected by petition; [1]	X
Evidence of registration with the Rent Adjustment Program as provided in O.M.C. 8.22.510 for each affected covered unit in the building prior to the petition or response being filed;	X
Petition was not completed or signed under oath	
For a rent increase; organized documentation showing the justification and detailing calculations.	
For a Certificate of Exemption, organized documentation showing the right to the exemption	

You have 30 days from the date of the mailing of this letter to provide a completed petition. If you do not do so, your petition will be dismissed. Since your petition is not complete, the RAP is unable to accept the petition and any hearing scheduled will be postponed, if scheduled to take place in less than 30 days.

If you have questions or concerns, consult the undersigned by email or phone. The email address is bjackson@oakandca.gov, and the telephone number is 510-238-6415.

Dated: August 17, 2023

Brittni Jackson
 City of Oakland
 Rent Adjustment Program

PROOF OF SERVICE

Case Number: L23-0037

Case Name: Julia Apartments LP v. Tenants

I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612.

Today, I served the attached documents listed below by placing a true copy in a City of Oakland mail collection receptacle for mailing on the below date at 250 Frank H. Ogawa Plaza, Oakland, California, addressed to:

Documents Included

Notice of Incomplete Owner Petition

Owner

Julia Apartments LP
1717 Powell Street Suite 300
San Francisco, CA 94133

Owner Representative

Flynn Investments Inc.
1717 Powell Street Suite 300
San Francisco, CA 94133

Tenant

Cesar Ocon
1568 Madison Street Unit 17
Oakland, CA 94612

Tenant

Charles Strauss
1568 Madison Street Unit 5
Oakland, CA 94612

Tenant

Elizabeth Freeman
1568 Madison Street Unit 15
Oakland, CA 94612

Tenant

Franklin Cheng
1568 Madison Street Unit 1
Oakland, CA 94612

Tenant

Jacob Oliver Schak
1568 Madison Street Unit 14
Oakland, CA 94612

000102

Tenant


Jessica Blanco
1568 Madison Street Unit 12
Oakland, CA 94612

Tenant

Joshua Rosenberg
1568 Madison Street Unit 11
Oakland, CA 94612

I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first class postage thereon fully prepaid in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **August 17, 2023** in Oakland, California.



Brittni Jackson
Oakland Rent Adjustment Program

From: [Evan Darragh](#)
To: [Jackson, Brittni](#)
Subject: Julia Apartments LP v Tenants Case Number L23-0037 Notice of Incomplete Petition
Date: Monday, August 28, 2023 12:08:52 PM
Attachments: [149MAD - Fire Alarm CIP Notice of Incomplete Petition.pdf](#)
[149MAD Business Tax Certificate-20231231.pdf](#)
[149MAD - Oakland Unit Registration.pdf](#)
[149MAD - Notice to Tenants of Oakland Residential RAP.pdf](#)

You don't often get email from evan@flynninv.com. [Learn why this is important](#)

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello,

We have received the attached notice of incomplete owner petition regarding case number L23-0037. Please see the attached copies of the current business tax certificate, proof of unit registration, and evidence that the RAP notice has been provided to all affected tenants. Please forward to the hearing officer for review.

Thank you,

Evan Darragh
Team Project and Data Coordinator
FLYNN INVESTMENTS
1717 Powell Suite 300 | San Francisco, CA 94133
Office: 415-773-0825

000104

CITY OF OAKLAND
BUSINESS TAX CERTIFICATE

**ACCOUNT
NUMBER**
00194260

The issuing of a Business Tax Certificate is for revenue purposes only. It does not relieve the taxpayer from the responsibility of complying with the requirements of any other agency of the City of Oakland and/or any other ordinance, law or regulation of the State of California, or any other governmental agency. The Business Tax Certificate expires on December 31st of each year. Per Section 5.04.190(A), of the O.M.C. you are allowed a renewal grace period until March 1st the following year.

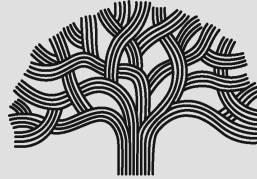
DBA JULIA APARTMENTS LP

BUSINESS LOCATION 1568 MADISON ST
OAKLAND, CA 94612-4555

BUSINESS TYPE O2 Rental - Residential Property

EXPIRATION DATE

12/31/2023



Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to:
<https://www.dca.ca.gov/publications>



JULIA APARTMENTS LP
ISABELLE MAZZONI
1717 POWELL ST STE 300
SAN FRANCISCO, CA 94133-2823

A BUSINESS TAX CERTIFICATE
IS REQUIRED FOR EACH
BUSINESS LOCATION AND IS
NOT VALID FOR ANY OTHER
ADDRESS.

ALL OAKLAND BUSINESSES
MUST OBTAIN A VALID
ZONING CLEARANCE TO
OPERATE YOUR BUSINESS
LEGALLY. RENTAL OF REAL
PROPERTY IS EXCLUDED
FROM ZONING.

PUBLIC INFORMATION ABOVE
THIS LINE TO BE
CONSPICUOUSLY POSTED!

000105

Unit Site Address	Unit Name	Unit Type	Year Unit Created	Status	Occupancy Type	Initial Rent	Items	Current Rent	Occupancy Start Date	Date of Most Rent	Amount of Most	Services Provided	Amount of Secur	Number of Occu	Tenant Name 1	Tenant Email 1	Tenant phone 1	Tenant Name 2	Tenant Email 2	Reason Previous	Date Previous To	Number of Bedr	Number of Bathr	Water Metering	Electricity Metering	Gas Metering	
1568 MADISON ST OAKLAND CA 94612 US	1	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 975.00		\$ 1,108.76	12/17/2011	10/01/2018	\$ 0.00	Water, Refuse/R	\$ 1,000.00	1	Franklin Cheng	yoshane@gmail		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	2	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 1,950.00		\$ 1,950.00	06/18/2021		\$ 0.00	Water, Refuse/R	\$ 2,050.00	2	Diana Sogurner	diana.sogurner@		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	3	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 1,950.00		\$ 1,950.00	08/28/2021		\$ 0.00	Water, Refuse/R	\$ 2,050.00	2	Rafael Jasso Ven	rafaeljasso@7@		Cristina Soto	sotocristina@7@	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	4	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 1,795.00		\$ 1,848.85	06/01/2019	06/01/2023	\$ 53.85	Water, Refuse/R	\$ 1,795.00	1	Lean Paris	lparis@gmail.c		Unknown	Unknown	Unknown		Studio	1	1	Master metered	Individually Metered	Individually Metered
1568 MADISON ST OAKLAND CA 94612 US	5	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 995.00		\$ 1,131.51	10/22/2011	09/01/2018	\$ 0.00	Water, Refuse/R	\$ 995.00	1	Charles Strauss	char.strauss@gn		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	6	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 2,400.00		\$ 2,472.00	11/25/2021	12/01/2022	\$ 72.00	Water, Refuse/R	\$ 2,350.00	2	Dominique Simp	dominiquequimp		Karlisle Sandoval	karlissejiah@gm	Unknown		2	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	7	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 1,950.00		\$ 1,950.00	01/15/2022	03/01/2023	\$ 0.00	Water, Refuse/R	\$ 2,050.00	1	Lillian Carrell	lcarrell@berkele		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	8	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 1,950.00		\$ 1,950.00	01/01/2022	01/01/2023	\$ 0.00	Water, Refuse/R	\$ 2,050.00	1	Tyler Koenic	tylerkoenic@7@		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	9	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 1,950.00		\$ 1,950.00	07/15/2022		\$ 0.00	Water, Refuse/R	\$ 2,050.00	2	Miles Freeman	milesfreeman@		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	11	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 2,150.00		\$ 2,150.00	01/01/2020	01/01/2023	\$ 0.00	Water, Refuse/R	\$ 1,750.00	1	Joshua Rosenber	jrosenber@7@		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	14	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 2,295.00		\$ 2,295.00	01/14/2020	03/01/2023	\$ 0.00	Water, Refuse/R	\$ 2,295.00	1	Jacob Oliver Sha	soback@gmail.c		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	15	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 2,100.00		\$ 2,100.00	09/13/2020	10/01/2022	\$ 0.00	Water, Refuse/R	\$ 1,950.00	1	Elizabeth Freema	lizfreeman@7@		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	16	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 1,950.00		\$ 1,950.00	01/01/2022	01/01/2023	\$ 0.00	Water, Refuse/R	\$ 2,350.00	1	Lillian Byrd	lillianbyrd@7@		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	17	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 2,395.00		\$ 2,395.00	03/01/2018	01/01/2023	\$ 0.00	Water, Refuse/R	\$ 2,495.00	1	Cesar Ocon	cesaroon11@7@		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	10	Multifamily Prop	1923	Non-Exempt	Vacant - Available fo				04/13/2023											Unknown		1	1				
1568 MADISON ST OAKLAND CA 94612 US	12	Multifamily Prop	1923	Non-Exempt	Tenant	\$ 945.00		\$ 991.10	06/17/2000	09/01/2017	\$ 0.00	Water, Refuse/R	\$ 1,200.00	1	Jessica Blanco	noemal@email.u		Unknown	Unknown	Unknown		1	1	Master metered	Individually Metered	Individually Metered	
1568 MADISON ST OAKLAND CA 94612 US	12A	Multifamily Prop	1923	Non-Exempt	Vacant - Available fo				05/15/2023											Unknown		1	1				
1568 MADISON ST OAKLAND CA 94612 US	18	Multifamily Prop	1923	Non-Exempt	Vacant - Available fo				05/15/2023											Unknown		1	1				

CITY OF OAKLAND

Evan Darragh

My Dashboard

Overview

Parcel Number : 008063001400 | Site Address : 1568 MADISON ST OAKLAND CA 94612 US | Year Built : 1923 | Assessor Total Unit Count : 18 | Total Units Added : 18 | Property Status : Registration Completed

← Back

My Cases

Case Number	Created On Entity	Case Type	Created On	Updated Date	Status
RR2023-7345972	APN: 008063001400	Rent Registry	04/05/2023 10:21 AM	06/27/2023 10:49 AM	Registration Completed

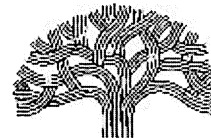
10 items per page
1-1 of 1 items

RECEIVED

149 MAD

AUG 19 2023

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5313 • OAKLAND, CALIFORNIA 94612-2034

Housing and Community Development Department
Rent Adjustment Program

TEL. (510) 238-3721
FAX (510) 238-6181
CA Relay Service 711

NOTICE OF INCOMPLETE OWNER PETITION

CASE NUMBER: L23-0037

CASE NAME: Julia Apartments LP v. Tenants

PROPERTY ADDRESS: 1568 Madison Street, Oakland, CA

The Rent Adjustment Program (hereinafter "RAP") received a *Property Owner Petition for Approval of Rent Increase* from you on July 05, 2023.

To be complete and considered filed, a petition by a property owner must include the following:¹

- a. Proof of payment of the City of Oakland Business License Tax;
- b. Proof of payment of the Rent Program Service Fee;²
- c. Evidence that the Owner has provided the RAP Notice to all Tenants affected by the petition or response.³
 - i. Evidence of service of written notice of the existence and scope of the rent adjustment program on the tenant in each affected covered unit in the building prior to the petition being filed;
 - ii. After July 1, 2023, evidence of registration with the Rent Adjustment Program as provided in O.M.C. 8.22.510 for each affected covered unit in the building prior to the petition or response being filed.
- d. A substantially completed petition on the form prescribed by the RAP signed under oath;
- e. For a rent increase, organized documentation clearly showing the rent increase justification and detailing the calculations to which the documentation pertains. For an exemption, organized documentation showing your right to the exemption.
- f. For all owner petitions, the Owner must provide proof of service by first class mail or in person of the petition and any supporting documents on the tenants of all units affected by the petition. (Note that if the supporting documents exceed 25 pages, the Owner is not required to serve the supporting documents on the affected tenants provided that the

¹ See O.M.C. § 8.22.090 (B).

² See O.M.C. § 8.22.500.

³ This can be done initially by affirming that all notices have been sent but may require additional evidence if the statement is contested.

000107

owner petition was served as required and the petition or attachment indicates that the additional documents are or will be available at the RAP and that the Owner will provide copies of the supporting documents to the tenant upon written request within 10 days.)

The petition which you attempted to file was incomplete. The chart below indicates what is missing from your filing:

Name of Document	Needed
Notice to Tenants of Property Owner Petition Page was not affixed to the front of the Petition served on the Tenants.	
Proof of service of the petition (and attachments where required) by first class mail or in person on all tenants in units affected by the petition.	
Proof of Business Tax Certificate	X
Proof of payment of the RAP Fee	
Evidence that the RAP Notice was provided to all tenants affected by petition; [1]	X
Evidence of registration with the Rent Adjustment Program as provided in O.M.C. 8.22.510 for each affected covered unit in the building prior to the petition or response being filed;	X
Petition was not completed or signed under oath	
For a rent increase; organized documentation showing the justification and detailing calculations.	
For a Certificate of Exemption, organized documentation showing the right to the exemption	

You have 30 days from the date of the mailing of this letter to provide a completed petition. If you do not do so, your petition will be dismissed. Since your petition is not complete, the RAP is unable to accept the petition and any hearing scheduled will be postponed, if scheduled to take place in less than 30 days.

If you have questions or concerns, consult the undersigned by email or phone. The email address is bjackson@oakandca.gov, and the telephone number is 510-238-6415.

Dated: August 17, 2023

Brittini Jackson
 City of Oakland
 Rent Adjustment Program

PROOF OF SERVICE

Case Number: L23-0037

Case Name: Julia Apartments LP v. Tenants

I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612.

Today, I served the attached documents listed below by placing a true copy in a City of Oakland mail collection receptacle for mailing on the below date at 250 Frank H. Ogawa Plaza, Oakland, California, addressed to:

Documents Included

Notice of Incomplete Owner Petition

Owner

Julia Apartments LP
1717 Powell Street Suite 300
San Francisco, CA 94133

Owner Representative

Flynn Investments Inc.
1717 Powell Street Suite 300
San Francisco, CA 94133

Tenant

Cesar Ocon
1568 Madison Street Unit 17
Oakland, CA 94612

Tenant

Charles Strauss
1568 Madison Street Unit 5
Oakland, CA 94612

Tenant

Elizabeth Freeman
1568 Madison Street Unit 15
Oakland, CA 94612

Tenant

Franklin Cheng
1568 Madison Street Unit 1
Oakland, CA 94612

Tenant

Jacob Oliver Schak
1568 Madison Street Unit 14
Oakland, CA 94612

000109

Tenant

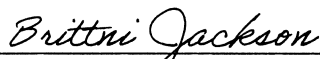
Jessica Blanco
1568 Madison Street Unit 12
Oakland, CA 94612

Tenant

Joshua Rosenberg
1568 Madison Street Unit 11
Oakland, CA 94612

I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first class postage thereon fully prepaid in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **August 17, 2023** in Oakland, California.



Brittni Jackson
Oakland Rent Adjustment Program



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**

250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

For Rent Adjustment Program date stamp.

PROOF OF SERVICE

NOTE: YOU ARE REQUIRED TO SERVE A COPY OF YOUR PETITION OR RESPONSE (PLUS ANY ADDITIONAL DOCUMENTS) ON THE OPPOSING PARTIES.

- Use this PROOF OF SERVICE form to indicate the date and manner in which service took place, as well as the person(s) served.
- Provide a copy of this PROOF OF SERVICE form to the opposing parties together with the document(s) served.
- File the completed PROOF OF SERVICE form with the Rent Adjustment Program together with the document you are filing and any attachments you are serving.
- Please number sequentially all additional documents provided to the RAP.

PETITIONS FILED WITHOUT A PROOF OF SERVICE WILL BE CONSIDERED INCOMPLETE AND MAY BE DISMISSED.

I served a copy of: 1. NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM
(insert name of document served)
 And Additional Documents

and (write number of attached pages) _____ attached pages (not counting the Petition or Response served or the Proof of Service) to each opposing party, whose name(s) and address(es) are listed below, by one of the following means (check one):

- a. United States mail. I enclosed the document(s) in a sealed envelope or package addressed to the person(s) listed below and at the address(es) below and deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.
- b. Deposited it with a commercial carrier, using a service at least as expeditious as first class mail, with all postage or charges fully prepaid, addressed to each opposing party as listed below.
- c. Personal Service. (1) By Hand Delivery: I personally delivered the document(s) to the person(s) at the address(es) listed below; or (2) I left the document(s) at the address(es) with some person not younger than 18 years of age.

PERSON(S) SERVED:

Name	Franklin Cheng
Address	1568 Madison Street Unit 01
City, State, Zip	Oakland, CA 94612

Name	Charles Strauss
Address	1568 Madison Street Unit 05
City, State, Zip	Oakland, CA 94612

Name	Joshua Rosenberg
Address	1568 Madison Street Unit 11
City, State, Zip	Oakland, CA 94612

Name	Jessica Blanco
Address	1568 Madison Street Unit 12
City, State, Zip	Oakland, CA 94612

Name	Jacob Oliver Schak
Address	1568 Madison Street Unit 14
City, State, Zip	Oakland, CA 94612

Name	Elizabeth Freeman
Address	1568 Madison Street Unit 15
City, State, Zip	Oakland, CA 94612

Name	Cesar Ocon
Address	1568 Madison Street Unit 17
City, State, Zip	Oakland, CA 94612

Name	
Address	
City, State, Zip	

To serve more than 8 people, copy this page as many times as necessary and insert in your proof of service document. If you are only serving one person, you can use just the first and last page.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and the documents were served on 08/28/2023 (insert date served).

Evan Darragh
PRINT YOUR NAME

Evan Darragh
SIGNATURE

8/28/2023
DATE

NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program (“RAP”) that limits rent increases (Chapter 8.22 of the Oakland Municipal Code) and covers most residential rental units built before 1983. For more information on which units are covered, contact the RAP office.
- **Tenancy Registration Required.** Starting in 2023, the tenancy data for this unit must be **registered annually with RAP**. In 2023, the deadline to register is **July 3, 2023**. Starting in 2024, the annual deadline to register is **March 1**. Please note that if your tenancy began after March 1, the owner will not be required to register until the following year. Failure to register a tenancy with RAP by March 1 will disallow an owner from: 1) filing a rent increase petition, 2) serving a rent increase, and/or 3) answering a tenant petition. Failure to register is also an affirmative defense in most eviction actions even if the owner has “just cause” to evict.
- Starting on February 1, 2017, an owner must petition the RAP for any rent increase that is more than the annual general rent increase (“CPI increase”) or allowed “banked” rent increases. These include, but are not limited to, capital improvements and operating expense increases. For these types of rent increases, the owner may raise your rent only after a hearing officer has approved the increase. No annual rent increase may exceed the maximum increase which changes annually with a 10% cap. You have a right to contest the proposed rent increase by responding to the owner’s petition.
- **Contesting a Rent Increase:** You can file a petition with the RAP to contest unlawful rent increases or decreased housing services. To contest a rent increase, you must file a petition (1) within ninety (90) days of the notice of rent increase if the owner also provided this Notice to Tenants with the notice of rent increase; or (2) within 120 days of the notice of rent increase if this Notice to Tenants was not given with the notice of rent increase. If the owner did not give this Notice to Tenants at the beginning of your tenancy, you must file a petition within ninety (90) days of first receiving this Notice to Tenants. Information. The petition forms are available from the website at [Rent Adjustment Program Petition and Response Forms](#).
- If you contest a rent increase, you must pay your rent with the contested increase until you file a petition. If the increase is approved and you did not pay the increase, you will owe the amount of the increase retroactive to the effective date of increase.
- Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22) which limit the grounds for evictions in covered units. For more information contact the RAP office.
- Oakland charges owners a Rent Program Service Fee per unit per year. If the fee is paid on time, the owner is entitled to get half of the fee from you. Tenants in subsidized units are not required to pay the tenant portion of the fee.
- Oakland has a Tenant Protection Ordinance (“TPO”) to deter harassing behaviors by landlords and to give tenants legal recourse in instances where they are subjected to harassing behavior by landlords (O.M.C. 8.22.600).
- The owner ___ is ___ is not permitted to set the initial rent on this unit without limitations (such as pursuant to the Costa-Hawkins Act). If the owner is not permitted to set the initial rent without limitation, the rent in effect when the prior tenant vacated was _____.

TENANTS’ SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or IS NOT permitted in Unit _____, the unit you intend to rent.
- Smoking (circle one) IS or IS NOT permitted in other units of your building. (If both smoking and non-smoking units exist in tenant’s building, attach a list of units in which smoking is permitted.)
- There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at _____.

I received a copy of this notice on _____ (Date) _____ (Tenant’s signature)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。
La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

住宅租金調整分部的租客通知書

- 屋崙(奧克蘭)市的租金調整分部(RAP)旨在限制租金調漲(屋崙(奧克蘭)市政法規 8.22 章),且主要是針對建於 1983 年以前大多數的出租住宅單位。若要了解哪些單位在本分部限制範圍內,請聯絡 RAP 辦事處。
- **租賃資料登記要求。**從 2023 年開始,業主必須為該單位的租賃資料每年向 RAP 登記。在 2023 年,登記截止日期為 2023 年 7 月 3 日。從 2024 年開始,每年的登記截止日期為 3 月 1 日。請注意,如果您的租約是在 3 月 1 日之後生效的,業主將可以延至到下一年才需要登記。如果業主沒有在 3 月 1 日之前向 RAP 按時登記租賃資料,業主無法:1) 提出租金調漲呈請,2) 實行租金調漲,和/或 3) 回應租戶的呈請書。即使業主有“正當迫遷理由”驅逐房客,若業主沒有登記租賃資料,在大多數的驅逐行動中,將會成為租戶訴訟中抗辯的理由。
- 從 2017 年 2 月 1 日起,如果租金調漲幅度超出一般租金年度漲幅(「CPI 漲幅」)或允許的「租金調整存放」漲幅,業主就必須向 RAP 請呈加租。調漲原因可包括但不限於固定資產整修和營運支出增加。對於這些類型的租金調漲方案,業主必須在聽證官同意調漲後才能提高您的租金。任何租金年漲幅不得超過每年最變動且最多 10% 的漲幅。如果不同意建議的租金調幅,您有權對業主的請呈提出抗辯。
- **對租金調漲提出抗辯:**您可以租金調漲違法或者住房服務縮為由,向 RAP 請呈抗辯。如果您要對租金調漲提出抗辯,(1) 且業主隨同這份「租客通知書」一併提供租金調漲通知,則您必須在收到租金調漲通知後九十(90)天內提出請呈;(2) 但業主未隨這份「租客通知書」提供租金調漲通知,則您必須在收到租金調整通知書後的 120 天內提出請呈。如果業主在租期一開始時沒有提供這份租客通知,您就必須在第一次收到這份租客通知後的九十(90)天內提出請願。若需要請願書表格,可上網站 [Rent Adjustment Program Petition and Response Forms](#) (租金調整分部請呈書和回應表格) 取得。
- 如果您對租金調漲有異議,在提出請呈之前,您仍必須支付所要抗辯的調漲租金。若調漲金額獲准但您並未支付,您將積欠從調漲生效日期算起的調漲金額。
- 屋崙(奧克蘭)市的驅逐管制規則(屋崙(奧克蘭)市政法規 8.22 中的「迫遷需要有正當理由和發規»)對所管制單位的驅逐理由設有限制。若要瞭解更多資訊,請聯絡 RAP 辦公室。
- 屋崙(奧克蘭)市政府每年會向業主收取每個出租單位的「租金分部服務費」(Rent Program Service Fee)。若業主準時支付這筆費用,就有權向您收取一半費用。受補助單位的租客無需支付該費用的租客部分。
- 屋崙(奧克蘭)市的租客保護條例(Tenant Protection Ordinance, TPO)旨在遏阻業主的騷擾行為,並且在租客受業主騷擾的情況下賦予租客法律追索權(屋崙(奧克蘭)市政法規 8.22.600)。
- 業主 ___ 得以 ___ 不得對本單位設下毫無限制的起租租金(例如根據 Costa-Hawkins 法理規定)。如果業主不得設下毫無限制的起租租金,則前任房客遷出後生效的租金是 _____。

針對租客的吸煙政策聲明

- 住房單位 _____ (您有意承租的單位)「允許」或「不允許」吸煙(圈選一項)。
- 您所住建築物中的其他單位「允許」或「不允許」吸煙(圈選一項)。(若租客所住的建築物中同時包含可吸煙和不可吸煙的單位,應附上一張可吸煙單位列表。
- 本建築物「有」或「沒有」指定的戶外吸煙區(圈選一項)。該吸煙區位於 _____。

我於 _____ 收到本通知書 _____
(日期) (租客簽名)

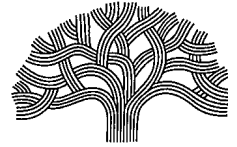
AVISO A LOS INQUILINOS DEL RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland tiene un Programa de Ajustes en el Alquiler (“RAP”) que limita los aumentos en el alquiler (Capítulo 8.22 del Código Municipal de Oakland) y cubre a la mayoría de las unidades residenciales en alquiler construidas antes de 1983. Para obtener más información sobre las viviendas cubiertas, contacte a la oficina del RAP.
- **Es obligatorio registrar alquileres.** A partir del **2023**, los datos del alquiler de esta vivienda deben **registrarse anualmente con RAP**. En el 2023, la fecha límite para el registro es el **3 de julio de 2023**. A partir del 2024, la fecha límite anual para el registro es el **1º de marzo**. Por favor tenga presente que si su alquiler comenzó después del 1º de marzo, el propietario no tendrá la obligación de registrarlo hasta el año siguiente. En caso de no registrar un alquiler con RAP a más tardar el 1º de marzo, el propietario quedará descalificado para: 1) presentar una petición de aumento del alquiler, 2) notificar un aumento del alquiler y/o 3) responder a una petición del inquilino. La falta de tal registro también es una defensa afirmativa en la mayoría de las acciones de desalojo incluso si el propietario tiene una “causa justa” de desalojo.
- A partir del 1.º de febrero de 2017, un propietario debe presentar una petición ante el RAP para todo aumento en el alquiler que sea mayor que el aumento general anual en el alquiler (“aumento CPI”) o para todo aumento del alquiler “guardado” que esté permitido. Estos incluyen, entre otros, mejoras de capital y aumentos en los gastos operativos. En lo que respecta a este tipo de aumentos, el propietario puede aumentar su alquiler sólo después de que un funcionario de audiencia haya autorizado el incremento. Ningún aumento anual en el alquiler podrá exceder el aumento máximo que cambia de manera anual con un 10 % de capitalización. Usted tiene derecho a disputar el aumento en el alquiler propuesto respondiendo a la petición del propietario.
- **Cómo disputar un aumento en el alquiler:** Puede presentar una petición ante el RAP para disputar aumentos ilícitos en el alquiler o la disminución de servicios en la vivienda. Para disputar el aumento en el alquiler, debe presentar una petición (1) en un plazo de (90) días a partir de la fecha del aviso de aumento en el alquiler si el propietario también proporcionó este Aviso a los Inquilinos con la notificación del aumento en el alquiler; o (2) en un plazo de 120 días a partir de la fecha de recepción del aviso de aumento en el alquiler si este Aviso a los Inquilinos no fue entregado con la notificación de aumento en el alquiler. Si el propietario no entregó este Aviso a los Inquilinos al inicio del periodo de arrendamiento, usted deberá presentar una solicitud en un plazo de (90) días a partir de la fecha en que recibió por primera vez este Aviso a los Inquilinos. Información. Encontrará los formularios de petición disponibles en el sitio web, donde dice [Rent Adjustment Program Petition and Response Forms](#) “Formularios de Petición y Respuesta del Programa de Ajustes en el Alquiler”.
- Si usted disputa un aumento en el alquiler, debe pagar su alquiler con el aumento disputado hasta que presente la petición. Si el aumento es aprobado y usted no lo pagó, adeudará la suma del incremento retroactivo a la fecha de inicio de vigencia del aumento.
- Oakland tiene controles de desalojo (Ordenanza y Reglamentos de Desalojo por Causa Justa, O.M.C. 8.22) que limitan los motivos de desalojo en las viviendas cubiertas. Para obtener más información contacte a la oficina RAP.
- Oakland cobra a los propietarios una Tarifa de Servicio del Programa de Ajustes en el Alquiler por vivienda al año. Si la tarifa se paga a tiempo, el propietario tiene derecho a cobrar la mitad del costo de esta tarifa al inquilino. No se requiere que los inquilinos de viviendas subsidiadas paguen la parte de la tarifa que correspondería al inquilino.
- Oakland posee una Ordenanza de Protección al Inquilino (Tenant Protection Ordinance, “TPO”) para impedir el comportamiento abusivo por parte de los propietarios y para ofrecer a los inquilinos recursos legales en instancias donde hayan sido víctimas de comportamiento abusivo por parte de los propietarios (O.M.C. 8.22.600).
- El propietario tiene no tiene permitido establecer el alquiler inicial de esta unidad sin limitaciones (por ejemplo, de conformidad con la Ley Costa-Hawkins). Si el propietario no tiene permitido establecer el alquiler inicial sin limitaciones, el alquiler vigente cuando el inquilino anterior desalojó la vivienda era de .

INFORMACIÓN PARA LOS INQUILINOS SOBRE LAS POLÍTICAS PARA FUMADORES

- Fumar (encierre en un círculo) ESTÁ o NO ESTÁ permitido en la Unidad _____, la unidad que usted pretende alquilar.
- Fumar (encierre en un círculo) ESTÁ o NO ESTÁ permitido en otras unidades de su edificio. (Si hay disponibilidad de ambas unidades, para fumadores y no fumadores, en el edificio del inquilino, adjunte una lista de las unidades en donde se permite fumar).
- (Encierre en un círculo) HAY o NO HAY un área designada al aire libre para fumar. Se encuentra en _____.

Recibí una copia de este aviso el _____ (Fecha) _____ (Firma del inquilino)



ADMINISTRATIVE DECISION

CASE NUMBER L23-0037

CASE NAME: Julia Apartments LP v. Tenants

PROPERTY ADDRESS: 1568 Madison Street
Oakland, CA

PARTIES: Flynn Investments Inc., Owner’s Agent

SUMMARY OF DECISION

The Owner’s petition is denied.

INTRODUCTION

Reason for Administrative decision: An Administrative Decision is a decision issued without a hearing. The purpose of a hearing is to allow the parties to present testimony and other evidence to allow the resolution of disputes of material fact. However, in this case, sufficient uncontested facts have been presented to issue a decision without a hearing, and no material facts are disputed. Therefore, an administrative decision, without a hearing, is being issued.

BACKGROUND

On July 5, 2023, the Owner filed the petition herein. The petition requested approval of a rent increase on the grounds of capital improvements made to the subject property. The petition was completed under penalty of perjury and did not state that the Owner (or a previous owner) had given the City of Oakland’s Notice

to Tenants of Residential Rent Adjustment Program to the tenants in each affected unit by the petition, did not provide a Business Tax Certificate, proof of payment of the RAP Fee, and did not provide evidence of registration with the Rent Adjustment Program.

On August 17, 2023, the petitioner was served with a Notice of Incomplete Petition, and the petitioner was given 35 days to file the necessary documents to complete the petition.¹ The Owner provided a copy of the Business Tax Certificate, evidence of Registration with the Rent Adjustment Program, and evidence of service of the RAP Notice to the affected tenants on August 28, 2023.

RATIONALE FOR ADMINISTRATIVE DECISION

The Rent Adjustment Ordinance (Ordinance) requires an owner to serve the Notice to Tenants of the Rent Adjustment Program (RAP Notice) at the start of a tenancy² and together with any notice of rent increase or change in the terms of a tenancy.³ Likewise, the Ordinance requires an owner filing a petition seeking a rent increase to provide evidence of a current City Business License, evidence of payment of the Rent Adjustment Program Service Fee, evidence of registration with the Rent Adjustment Program, and evidence of service of written notice of the existence and scope of the rent adjustment program on the tenant in each affected covered unit in the building prior to the petition being filed. Effective September 21, 2016, Owners are required to provide a RAP Notice in the following languages: English, Spanish, and Chinese.⁴

The Owner has the burden of proving service of the Notice. Failure of an Owner to provide the required notice may be cured if the Owner gives the notice at least six months prior to serving the rent increase notice on the tenant or at least six months prior to filing a petition.

The Owner's Agent herein filed the petition on July 5, 2023, signed under the penalty of perjury. The Owner provided a copy of the Business Tax Certificate, evidence of Registration with the Rent Adjustment Program, and evidence of service of the RAP Notice to the affected tenants on August 28, 2023. Therefore,

¹ O.M.C. §8.22.090(B)(1) requires, inter alia, evidence of possession of a current City business license, evidence of payment of the rent adjustment program service fee, and evidence of registration with the Rent Adjustment Program.

² O.M.C. § 8.22.060(A)

³ O.M.C. § 8.22.070(H)(1)(A)

⁴ RAP Notices in the required languages are provided by the Rent Adjustment Program.

the service of written notice of the existence and scope of the rent adjustment program on the tenant in each affected covered unit in the building was not completed before the petition was filed as required. Therefore, the Owner must wait six months from the service to file a petition.

Accordingly, the earliest date the Owner can file a petition is December 3, 2023. Therefore, the petition herein is incomplete and cannot proceed. As such, the petition is denied.

Accordingly, the earliest date the Owner can file a petition is December 5, 2023. Therefore, the petition herein filed on July 5, 2023, prior to the service of the RAP Notice, cannot proceed. As such, the petition is denied.

ORDER

1. Petition L23-0037 is denied.
2. The Remote Settlement Conference and Hearing, scheduled for September 11, 2023, is canceled.

Right to Appeal: **This decision is the final decision of the Rent Adjustment Program Staff.** Either party may appeal this decision by filing a properly completed appeal using the form provided by the Rent Adjustment Program. The appeal must be received within twenty (20) calendar days after service of the decision. The date of service is shown on the attached Proof of Service. If the Rent Adjustment Office is closed on the last day to file, the appeal may be filed on the next business day.



Dated: September 22, 2023

Élan Consuella Lambert
Hearing Officer
Rent Adjustment Program

PROOF OF SERVICE
Case Number L23-0037

I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612.

Today, I served the attached documents listed below by placing a true copy in a City of Oakland mail collection receptacle for mailing on the below date at 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California, addressed to:

Documents Included

Administrative Decision

Owner

Julia Apartments LP
1717 Powell Street Suite 300
San Francisco, CA 94133

Owner Representative

Flynn Investments Inc.
1717 Powell Street Suite 300
San Francisco, CA 94133

Tenant

Cesar Ocon
1568 Madison Street Unit 17
Oakland, CA 94612

Tenant

Charles Strauss
1568 Madison Street Unit 5
Oakland, CA 94612

Tenant

Elizabeth Freeman
1568 Madison Street Unit 15
Oakland, CA 94612

Tenant

Franklin Cheng
1568 Madison Street Unit 1
Oakland, CA 94612

Tenant

Jacob Oliver Schak
1568 Madison Street Unit 14
Oakland, CA 94612

Tenant

Jessica Blanco
1568 Madison Street Unit 12
Oakland, CA 94612

Tenant

Joshua Rosenberg
1568 Madison Street Unit 11
Oakland, CA 94612

I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first class postage thereon fully prepaid in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **September 26, 2023** in Oakland, CA.



Brittini Jackson
Oakland Rent Adjustment Program



CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

For Rent Adjustment Program date stamp.

APPEAL

Appellant's Name Julia Apartments, LP	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant
Property Address (Include Unit Number) 1568 Madison Street Oakland, CA 94612	
Appellant's Mailing Address (For receipt of notices) 1717 Powell St. Suite 300 San Francisco, CA 94123	Case Number L23-0037
	Date of Decision appealed 10/03/2023
Name of Representative (if any) Evan Darragh	Representative's Mailing Address (For notices) 1717 Powell St. Suite 300 San Francisco, CA 94123

Please select your ground(s) for appeal from the list below. As part of the appeal, an explanation must be provided responding to each ground for which you are appealing. Each ground for appeal listed below includes directions as to what should be included in the explanation.


- 1) There are math/clerical errors that require the Hearing Decision to be updated. *(Please clearly explain the math/clerical errors.)*
- 2) Appealing the decision for one of the grounds below (required):
 - a) The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations, or prior decisions of the Board. *(In your explanation, you must identify the Ordinance section, Regulation or prior Board decision(s) and describe how the description is inconsistent.)*
 - b) The decision is inconsistent with decisions issued by other Hearing Officers. *(In your explanation, you must identify the prior inconsistent decision and explain how the decision is inconsistent.)*
 - c) The decision raises a new policy issue that has not been decided by the Board. *(In your explanation, you must provide a detailed statement of the issue and why the issue should be decided in your favor.)*
 - d) The decision violates federal, state, or local law. *(In your explanation, you must provide a detailed statement as to what law is violated.)*
 - e) The decision is not supported by substantial evidence. *(In your explanation, you must explain why the decision is not supported by substantial evidence found in the case record.)*

- f) I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim. (In your explanation, you must describe how you were denied the chance to defend your claims and what evidence you would have presented. Note that a hearing is not required in every case. Staff may issue a decision without a hearing if sufficient facts to make the decision are not in dispute.)
- g) The decision denies the Owner a fair return on the Owner's investment. (You may appeal on this ground only when your underlying petition was based on a fair return claim. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.)
- h) Other. (In your explanation, you must attach a detailed explanation of your grounds for appeal.)

Supporting documents (in addition to this form) must *not* exceed 25 pages, and must be received by the Rent Adjustment Program, along with a proof of service on the opposing party, within 15 days of the filing of this document. Only the first 25 pages of submissions from each party will be considered by the Board, subject to Regulations 8.22.010(A)(4). Please number attached pages consecutively. Number of pages attached: 20.

• You must serve a copy of your appeal on the opposing parties, or your appeal may be dismissed. • I declare under penalty of perjury under the laws of the State of California that on October 3, 2023, I placed a copy of this form, and all attached pages, in the United States mail or deposited it with a commercial carrier, using a service at least as expeditious as first-class mail, with all postage or charges fully prepaid, addressed to each opposing party as follows:

Name	Seven separate units.
Address	See proof of service form.
City, State Zip	
Name	
Address	
City, State Zip	

	10/3/23
--	---------

SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE

DATE

IMPORTANT INFORMATION:

This Appeal must be received by the Rent Adjustment Program, 250 Frank Ogawa Plaza, Suite 5313, Oakland, California 94612, not later than 5:00 P.M. on the 20th calendar day after the date the decision was mailed to you as shown on the proof of service attached to the decision. If the last day to file is a weekend or holiday, the time to file the document is extended to the next business day.

- Appeals filed late without good cause will be dismissed.
- You must provide all the information required, or your appeal cannot be processed and may be dismissed.
- **Any response to the appeal by the responding party must be received by the Rent Adjustment Program, along with a proof of service on appealing party, within 15 days of service of the service of the appeal if the party was personally served. If the responding party was served the appeal by mail, the party must file the response within 20 days of the date the appeal was mailed to them.**
- There is no form for the response, but the entire response is limited to 25 pages or less.
- The Board will not consider new claims. All claims, except jurisdictional issues, must have been made in the petition, response, or at the hearing.
- The Board will not consider new evidence at the appeal hearing without specific approval.
- You must sign and date this form or your appeal will not be processed.
- The entire case record is available to the Board, but sections of audio recordings that you want the Board to review must be pre-designated to Rent Adjustment Staff.



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**

250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

For Rent Adjustment Program date stamp.

PROOF OF SERVICE

NOTE: YOU ARE REQUIRED TO SERVE A COPY OF YOUR PETITION OR RESPONSE (PLUS ANY ADDITIONAL DOCUMENTS) ON THE OPPOSING PARTIES.

- Use this PROOF OF SERVICE form to indicate the date and manner in which service took place, as well as the person(s) served.
- Provide a copy of this PROOF OF SERVICE form to the opposing parties together with the document(s) served.
- File the completed PROOF OF SERVICE form with the Rent Adjustment Program together with the document you are filing and any attachments you are serving.
- Please number sequentially all additional documents provided to the RAP.

PETITIONS FILED WITHOUT A PROOF OF SERVICE WILL BE CONSIDERED INCOMPLETE AND MAY BE DISMISSED.

I served a copy of:

Appeal Form

(insert name of document served)

And Additional Documents

and (write number of attached pages 20 attached pages (not counting the Petition or Response served or the Proof of Service) to each opposing party, whose name(s) and address(es) are listed below, by one of the following means (check one):

- a. United States mail. I enclosed the document(s) in a sealed envelope or package addressed to the person(s) listed below and at the address(es) below and deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.
- b. Deposited it with a commercial carrier, using a service at least as expeditious as first class mail, with all postage or charges fully prepaid, addressed to each opposing party as listed below.
- c. Personal Service. (1) By Hand Delivery: I personally delivered the document(s) to the person(s) at the address(es) listed below; or (2) I left the document(s) at the address(es) with some person not younger than 18 years of age.

PERSON(S) SERVED:

Name	Franklin Cheng
Address	1568 Madison Street Unit 01
City, State, Zip	Oakland, CA 94612

Name	Charles Strauss
Address	1568 Madison Street Unit 05
City, State, Zip	Oakland, CA 94612

Name	Joshua Rosenberg
Address	1568 Madison Street Unit 11
City, State, Zip	Oakland, CA 94612

Name	Jessica Blanco
Address	1568 Madison Street Unit 12
City, State, Zip	Oakland, CA 94612

Name	Jacob Oliver Schak
Address	1568 Madison Street Unit 14
City, State, Zip	Oakland, CA 94612

Name	Elizabeth Freeman
Address	1568 Madison Street Unit 15
City, State, Zip	Oakland, CA 94612

Name	Cesar Ocon
Address	1568 Madison Street Unit 17
City, State, Zip	Oakland, CA 94612

Name	
Address	
City, State, Zip	

To serve more than 8 people, copy this page as many times as necessary and insert in your proof of service document. If you are only serving one person, you can use just the first and last page.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and the documents were served on 10/03/2023 (insert date served).

Evan Darragh

PRINT YOUR NAME

Evan Darragh

SIGNATURE

10/03/2023

DATE

Julia Apartments, LP

1568 Madison St. Oakland, CA 94612

APPEAL TO ADMINISTRATIVE DECISION FOR CASE NUMBER L23-0037

Tuesday October 3, 2023

To: Élan Consuella Lambert
250 Frank H. Ogawa Plaza Suite 5313
Oakland, CA 94612

Dear Élan Consuella Lambert,

I have received your administrative decision for case number L23-0037. While filling out this petition I followed all instructions to the best of my knowledge and believe what I have submitted is a complete and legitimate petition. I have not yet experienced a case hearing with the Oakland Rent Adjustment Program, and I was hopeful to have one with this petition and learn the process as well as everything that would be needed from me.

Additionally, prior to submitting the capital improvement petition for case number L23-0043 to the hearings unit, I emailed the petition and supporting documents to the Oakland Rent Adjustment Program for review by a hearing counselor to receive confirmation of completeness. On Thursday July 20, 2023, I received an email from housing counselor Christina Gutierrez confirming the petition had been properly completed. I have attached a copy of that email for your review. The petition I submitted for case number L23-0037 was assembled and filled out in the same fashion as the petition submitted for case number L23-0043 and because of this I was under the impression that I was correctly and properly filing this petition.

However, after reviewing the decision, I now understand the particulars of what is being asked from us. I can confirm that all tenants have been provided with a copy of the Oakland RAP Notice prior to moving into their unit. Please see the attached RAP Notices provided to all affected tenants prior to their move in date.

Thank you,

Evan Darragh
Property Owner Representative
Julia Apartments, LP

q00129

Evan Darragh

From: Gutierrez, Christina <CGutierrez2@oaklandca.gov>
Sent: Thursday, July 20, 2023 9:24 AM
To: Rent Adjustment Program
Cc: Evan Darragh
Subject: RE: Property Owner Petition for Approval of Rent Increase

Hello, I have reviewed the petition for completeness and can confirm it has been completed properly. Thank you.

Christina Gutierrez (she/her)
Housing Counselor
Rent Adjustment Program
City of Oakland - Housing and Community Development
510-701-8641 | cell phone
250 Oscar Grant Plaza, Oakland, CA 94612
<https://www.oaklandca.gov/rap>

Click the link below for upcoming Rent Adjustment Program Workshops:
[City of Oakland | Rent Adjustment Program Workshops \(oaklandca.gov\)](https://www.oaklandca.gov/rap)

From: Rent Adjustment Program <RAP@oaklandca.gov>
Sent: Tuesday, July 18, 2023 12:31 PM
To: Gutierrez, Christina <CGutierrez2@oaklandca.gov>
Subject: Fwd: Property Owner Petition for Approval of Rent Increase

Best,
The Rent Adjustment Program
Department of Housing and Community Development
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
Phone: (510) 238-3721
Fax: (510) 238-6181
RAP@oaklandca.gov
www.oaklandca.gov/RAP
Workshop Schedule for 2023: <https://www.oaklandca.gov/resources/rent-adjustment-program-workshops>

From: Evan Darragh <Evan@flynninv.com>
Sent: Tuesday, July 18, 2023 12:09:48 PM
To: Rent Adjustment Program <RAP@oaklandca.gov>
Cc: Isabelle Mazzoni <isabelle@flynninv.com>
Subject: Property Owner Petition for Approval of Rent Increase

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello,

I would like to request a review of the attached capital improvement petition prior to submission to the hearings unit. Please let me know of any comments or suggestions.

Thank you,

Evan Darragh
Team Project and Data Coordinator
FLYNN INVESTMENTS
1717 Powell Suite 300 | San Francisco, CA 94133
Office: 415-773-0825



CITY OF OAKLAND
 P.O. BOX 70243, OAKLAND, CALIFORNIA 94612-0243

Community and Economic Development Agency
 Rent Adjustment Program

(510) 238-3721
 FAX (510) 238-6181
 TDD (510) 238-3254

NOTICE TO TENANTS OF RESIDENTIAL RENT ADJUSTMENT PROGRAM

- The City of Oakland has a Residential Rent Adjustment Program ("RAP") (Chapter 8.22 of the Oakland Municipal Code) that covers most residential rental units built before 1983. It does not apply to units rented under section 8, most single family dwellings and condominiums and some other types of units. For more information on which units are covered, call the RAP office. This Program limits rent increases and some changes in terms of tenancy for covered residential rental property in Oakland.
- You have a right to file a petition with the RAP to contest a rent increase that is greater than the annual general rent increase (the CPI increase). A landlord can increase rent more than the CPI rate, but with some limits, for: capital improvements, operating expense increases, debt service, and deferred annual rent increases. You can also complain about other violations of the Rent Adjustment Ordinance. The landlord must provide you with a written summary of the reasons for any increase greater than the CPI rate if you request one in writing.
- If there is a decrease in the housing services provided to you, this may be considered an increase in your rent. A decrease in housing service includes substantial problems with the condition of a unit.
- To contest a rent increase, you must file a petition with the RAP using the Rent Program's form, within sixty (60) days after first receiving written notice of the RAP or within sixty (60) days of receiving a notice of rent increase or change in terms of tenancy, whichever is later. You can obtain information and the petition forms from the Rent Adjustment Program office or online at <http://www.oaklandnet.com/government/hcd/rentboard/tenant.html>
- If you contest a rent increase, you must pay your rent, with the contested increase, until you file a petition. After you file your petition, you may pay only the portion of the increase due to the CPI Rent Adjustment percentage if the CPI increase amount has been stated on the notice of rent increase. If it has **not** been stated separately, you may pay only the rent you were paying before the notice of rent increase. If the increase is approved and you did not pay the increase as noticed, you will owe the amount of the increase retroactive to the date it would have been effective under the notice.
- Eviction controls are in effect in the City of Oakland (the Just Cause for Eviction Ordinance, O.M.C. 8.22.200, et seq.). You cannot be arbitrarily evicted if your rental unit is covered by the Just Cause for Eviction Ordinance. For more information call the Rent Adjustment Office.

Oakland charges landlords a Rent Program Service Fee of \$30 per unit per year. If the landlord pays the fee on time, the landlord is entitled to get half of the fee (\$15) per unit from you. The \$15 you pay for the annual fee is not part of the rent.

The Nuisance Eviction Ordinance (O.M.C. Chapter 8.23) may require that a tenant who commits or permits certain illegal acts in the Rental Unit or on the land on which the unit is located or in the common areas of the rental complex **must** be evicted. If the owner does not evict, the City Attorney may do so.

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or **IS NOT** permitted in Unit 1, the unit you plan to rent.
- Smoking (circle one) IS or IS NOT permitted in other units of your building. (If both smoking and non-smoking units exist in the tenant's building, attach a list of units in which smoking is permitted.)
- Smoking is PROHIBITED in all common areas, both indoors and outdoors.
- There (circle one) IS or **IS NOT** a designated outdoor smoking area. It is located at _____.

I received a copy of this notice on 12/15/2011

[Signature]

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510)238-3721 索取副本。
 La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.
 Baun Thoang Baun quyeàn lôji của ngòõpi thuaã trong Oakland naøy cuõng còu baeng tieang Vieãt. Neã còu
 moät baun sao, xin goii (510) 238-3721.



P.O. BOX 70243, OAKLAND, CA 94612-2043
 Department of Housing and Community Development
 Rent Adjustment Program

TEL (510) 238-3721
 FAX (510) 238-6181
 TDD (510) 238-3254

NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program ("RAP") that limits rent increases (Chapter 8.22 of the Oakland Municipal Code) and covers most residential rental units built before 1983. It does not apply to subsidized units, most single family dwellings, condominiums and some other types of units. For more information on which units are covered, contact the RAP office.
- You have a right to file a petition with the RAP to contest a rent increase that is greater than the annual general rent increase ("CPI increase"). An owner can increase rent more than the CPI rate, but with limits, for: capital improvements, operating expense increases, and deferred annual rent increases ("banking"). No annual rent increase may exceed 10%. The owner must provide you with a written summary of the reasons for any increase greater than the CPI rate if you request one in writing. If the owner decreases your housing services, this may be an increase in your rent. Decreased housing services include substantial problems with the condition of a unit.
- To contest a rent increase, you must file a petition with the RAP within sixty (60) days of whichever is later: (1) the date the owner served the rent increase notice; or (2) the date you first received this Notice To Tenants. Information and the petition forms are available from the RAP office: 250 Frank H. Ogawa Plaza, 6th Fl., Oakland, CA 94612 or: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>
- If you contest a rent increase, you must pay your rent with the contested increase until you file a petition. After your petition is filed, if the rent increase notice separately states the amount of the CPI rate, you have to pay your rent plus the CPI increase. If the CPI rate has **not** been stated separately, you may pay the rent you were paying before the rent increase notice. If the increase is approved and you did not pay it you will owe the amount of the increase retroactive to the effective date of increase.
- Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22) which limit the grounds for evictions in covered units. For more information contact the RAP office.
- Oakland charges owners a Rent Program Service Fee per unit per year. If the fee is paid on time, the owner is entitled to get half of the fee from you. Your payment for the annual fee is not part of the rent. Tenants in subsidized units are not required to pay the tenant portion of the fee.
- Oakland has a Tenant Protection Ordinance ("TPO") to deter harassing behaviors by landlords and to give tenants legal recourse in instances where they are subjected to harassing behavior by landlords (O.M.C. 8.22.600). (City Council Ordinance No. 13265 C.M.S.)

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS **IS NOT** permitted in Apt 1, the unit you intend to rent.
- Smoking (circle one) IS or IS NOT permitted in other units of your building. (If both smoking and non-smoking units exist in tenant's building, attach a list of units in which smoking is permitted.)
- There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at .

I received a copy of this notice on _____
 (Date) (Tenant's signature)

CITY OF OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Department of Housing and Community Development
Rent Adjustment Program

TEL (510) 238-3721
FAX (510) 238-6181
TDD (510) 238-3254

NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program ("RAP") that limits rent increases...
Starting on February 1, 2017, an owner must petition the RAP for any rent increase...
Contesting a Rent Increase: You can file a petition with the RAP to contest unlawful rent increases...
If you contest a rent increase, you must pay your rent with the contested increase until you file a petition...
Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22)...
Oakland charges owners a Rent Program Service Fee per unit per year...
Oakland has a Tenant Protection Ordinance ("TPO") to deter harassing behaviors by landlords...
The owner X is ___ is not permitted to set the initial rent on this unit without limitations...

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or IS NOT permitted in Unit 5, the unit you intend to rent.
Smoking (circle one) IS or IS NOT permitted in other units of your building.
There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at N/A.

I received a copy of this notice on _____ (Date) _____ (Tenant's signature)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510)238-3721索取副本。
La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.



CITY OF OAKLAND

P.O. BOX 70243, OAKLAND, CALIFORNIA 94612-0243

Community and Economic Development Agency
Rent Adjustment Program

(510) 238-3721
FAX (510) 238-3691
TDD (510) 238-3254

NOTICE TO TENANTS OF RESIDENTIAL RENT ADJUSTMENT PROGRAM

- The City of Oakland has a Residential Rent Adjustment Program ("RAP") (Chapter 8.22 of the Oakland Municipal Code) that covers most residential rental units built before 1983. It does not apply to units rented under section 8, most single family dwellings and condominiums and some other types of units. For more information on which units are covered, call the RAP office. This Program limits rent increases and some changes in terms of tenancy for covered residential rental property in Oakland.
- You have a right to file a petition with the RAP to contest a rent increase that is greater than the annual general rent increase (the CPI increase). A landlord can increase rent more than the CPI rate, but with some limits, for: capital improvements, operating expense increases, debt service, and deferred annual rent increases. You can also complain about other violations of the Rent Adjustment Ordinance. The landlord must provide you with a written summary of the reasons for any increase greater than the CPI rate if you request one in writing.
- If there is a decrease in the housing services provided to you, this may be considered an increase in your rent. A decrease in housing service includes substantial problems with the condition of a unit.
- To contest a rent increase, you must file a petition with the RAP using the Rent Program's form, within sixty (60) days after first receiving written notice of the RAP or within sixty (60) days of receiving a notice of rent increase or change in terms of tenancy, whichever is later. You can obtain information and the petition forms from the Rent Adjustment Program office or online at <http://www.oaklandnet.com/government/hcd/rentboard/tenant.html>
- If you contest a rent increase, you must pay your rent, with the contested increase, until you file a petition. After you file your petition, you may pay only the portion of the increase due to the CPI Rent Adjustment percentage if the CPI increase amount has been stated on the notice of rent increase. If it has not been stated separately, you may pay only the rent you were paying before the notice of rent increase. If the increase is approved and you did not pay the increase as noticed, you will owe the amount of the increase retroactive to the date it would have been effective under the notice.
- Eviction controls are in effect in the City of Oakland (the Just Cause for Eviction Ordinance, O.M.C. 8.22.200, et seq.). You cannot be arbitrarily evicted if your rental unit is covered by the Just Cause for Eviction Ordinance. For more information call the Rent Adjustment Office.

Oakland charges landlords a Rent Program Service Fee of \$30 per unit per year. If the landlord pays the fee on time, the landlord is entitled to get half of the fee (\$15) per unit from you. The \$15 you pay for the annual fee is not part of the rent.

The Nuisance Eviction Ordinance (O.M.C. Chapter 8.23) may require that a tenant who commits or permits certain illegal acts in the Rental Unit or on the land on which the unit is located or in the common areas of the rental complex must be evicted. If the owner does not evict, the City Attorney may do so.

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or IS NOT permitted in Unit 5, the unit you plan to rent.
- Smoking (circle one) IS or IS NOT permitted in other units of your building. (If both smoking and non-smoking units exist in the tenant's building, attach a list of units in which smoking is permitted.)
- Smoking is PROHIBITED in all common areas, both indoors and outdoors.
- There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at _____.

I received a copy of this notice on 15/10/11



此份屋崙 (奧克蘭) 市租客權利通知書附有中文版本。請致電 (510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

Bản Thông Báo quyền lợi của người thuê trong Oakland này cũng có bằng tiếng Việt. Để có một bản sao, xin gọi (510) 238-3721.

CITY OF OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Department of Housing and Community Development
Rent Adjustment Program

TEL (510) 238-3721
FAX (510) 238-6181
TDD (510) 238-3254

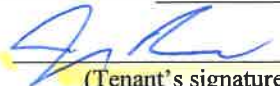
NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program (“RAP”) that limits rent increases (Chapter 8.22 of the Oakland Municipal Code) and covers most residential rental units built before 1983. For more information on which units are covered, contact the RAP office.
- Starting on February 1, 2017, an owner must petition the RAP for any rent increase that is more than the annual general rent increase (“CPI increase”) or allowed “banked” rent increases. These include capital improvements and operating expense increases. For these types of rent increases, the owner may raise your rent only after a hearing officer has approved the increase. No annual rent increase may exceed 10%. You have a right to contest the proposed rent increase by responding to the owner’s petition. You do not have to file your own petition.
- **Contesting a Rent Increase:** You can file a petition with the RAP to contest unlawful rent increases or decreased housing services. To contest a rent increase, you must file a petition (1) within ninety (90) days of the notice of rent increase if the owner also provided this Notice to Tenants with the notice of rent increase; or (2) within 120 days of the notice of rent increase if this Notice to Tenants was not given with the notice of rent increase. If the owner did not give this Notice to Tenants at the beginning of your tenancy, you must file a petition within ninety (90) days of first receiving this Notice to Tenants. Information and the petition forms are available from the RAP drop-in office at the Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6th Floor, Oakland and at: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- If you contest a rent increase, you must pay your rent with the contested increase until you file a petition. If the increase is approved and you did not pay the increase, you will owe the amount of the increase retroactive to the effective date of increase.
- Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22) which limit the grounds for evictions in covered units. For more information contact the RAP office.
- Oakland charges owners a Rent Program Service Fee per unit per year. If the fee is paid on time, the owner is entitled to get half of the fee from you. Tenants in subsidized units are not required to pay the tenant portion of the fee.
- Oakland has a Tenant Protection Ordinance (“TPO”) to deter harassing behaviors by landlords and to give tenants legal recourse in instances where they are subjected to harassing behavior by landlords (O.M.C. 8.22.600). (City Council Ordinance No. 13265 C.M.S.)
- The owner X is is not permitted to set the initial rent on this unit without limitations (such as pursuant to the Costa-Hawkins Act). If the owner is not permitted to set the initial rent without limitation, the rent in effect when the prior tenant vacated was N/A .

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or ~~IS NOT~~ permitted in Unit 11, the unit you intend to rent.
- Smoking (circle one) IS or ~~IS NOT~~ permitted in other units of your building. (If both smoking and non-smoking units exist in tenant’s building, attach a list of units in which smoking is permitted.)
- There (circle one) IS or ~~IS NOT~~ a designated outdoor smoking area. It is located at N/A .

I received a copy of this notice on December 10, 2019
(Date)


(Tenant’s signature)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。
La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

CIUDAD DE OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Departamento de Desarrollo Comunitario y Vivienda
Programa de Ajustes en el Alquiler

TEL. (510) 238-3721
FAX (510) 238-6181
TDD (510) 238-3254

AVISO A LOS INQUILINOS DEL PROGRAMA DE AJUSTES EN EL ALQUILER RESIDENCIAL

- Oakland tiene un Programa de Ajustes en el Alquiler (Rent Adjustment Program, RAP) que limita los aumentos en el alquiler (Capítulo 8.22 del Código Municipal de Oakland) y cubre a la mayoría de las unidades residenciales en alquiler construidas antes de 1983. Para más información sobre las viviendas cubiertas, contacte a la oficina del RAP.
- A partir del 1° de febrero de 2017, un propietario debe presentar una petición ante el RAP para todo aumento en el alquiler que sea mayor que el aumento general anual en el alquiler ("aumento CPI") o permitido que los aumentos en el alquiler sean "invertidos". Estos incluyen mejoras de capital y aumentos en los gastos operativos. En lo que respecta a este tipo de aumentos, el propietario puede aumentar su alquiler sólo después de que un funcionario de audiencia haya autorizado el incremento. Ningún aumento anual en el alquiler podrá exceder el 10%. Usted tiene derecho a disputar el aumento en el alquiler propuesto respondiendo a la petición del propietario. No es indispensable que usted presente su propia petición.
- **Cómo disputar un aumento en el alquiler:** Puede presentar una petición ante el RAP para disputar aumentos ilícitos en el alquiler o la disminución de servicios en la vivienda. Para disputar el aumento en el alquiler, debe presentar una petición (1) en un plazo de (90) días a partir de la fecha del aviso de aumento en el alquiler si el propietario también proporcionó este Aviso a los Inquilinos con la notificación del aumento en el alquiler; o (2) en un plazo de 120 días a partir de la fecha de recepción del aviso de aumento en el alquiler si este Aviso a los Inquilinos no fue entregado con la notificación de aumento en el alquiler. Si el propietario no entregó este Aviso a los Inquilinos al inicio del periodo de arrendamiento, deberá presentar una solicitud en un plazo de (90) días a partir de la fecha en que recibió por primera vez este Aviso a los Inquilinos. Encontrará información y formularios disponibles en la oficina del RAP en el Centro de Asistencia de Vivienda: 250 Frank H. Ogawa Plaza, 6° Piso, Oakland; también puede visitar: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- Si usted disputa un aumento en el alquiler, debe pagar su alquiler con el aumento disputado hasta que presente la petición. Si el aumento es aprobado y usted no lo pagó, adeudará la suma del incremento retroactivo a la fecha de inicio de vigencia del aumento.
- Oakland tiene controles de desalojo (Ordenanza de Desalojo por Causa Justa y Reglamentos, O.M.C. 8.22) que limitan los motivos de desalojo en las viviendas cubiertas. Para más información contacte la oficina RAP.
- Oakland les cobra a los propietarios una Tarifa de Servicio del Programa de Alquiler (Rent Program Service Fee) por vivienda al año. Si la tarifa se paga a tiempo, el propietario tiene derecho a cobrar la mitad del costo de esta tarifa al inquilino. No se requiere que los inquilinos de viviendas subsidiadas paguen la porción del inquilino de la tarifa.
- Oakland posee una Ordenanza de Protección al Inquilino (Tenant Protection Ordinance, TPO) para impedir el comportamiento abusivo por parte de propietarios y para ofrecerles a los inquilinos recursos legales en instancias donde han sido víctimas de comportamiento abusivo por parte de propietarios (O.M.C. 8.22.600). (Ordenanza del Concejo Municipal No. 13265 C.M.S.)
- El propietario X tiene no tiene permitido establecer el alquiler inicial de esta vivienda sin limitaciones (por ejemplo, de conformidad con la Ley Costa-Hawkins). Si el propietario no tiene permitido establecer el alquiler inicial sin limitaciones, el alquiler vigente cuando el inquilino anterior desalojó la vivienda era de N/A .

INFORMACIÓN A LOS INQUILINOS SOBRE LAS POLÍTICAS PARA FUMADORES

- Fumar (encierre en un círculo) ESTÁ o ~~NO ESTÁ~~ permitido en la Vivienda **11**, la vivienda que usted pretende alquilar.
- Fumar (encierre en un círculo) ESTÁ o ~~NO ESTÁ~~ permitido en otras viviendas de su edificio. (Si hay disponibilidad de ambas viviendas, fumador y no fumador, en el edificio del inquilino, adjunte una lista de las viviendas en donde se permite fumar.)
- (Encierre en un círculo), HAY o ~~NO HAY~~ un área designada al aire libre para fumar. Se encuentra en N/A.

Recibí una copia de este aviso el **December 10, 2019**

(Fecha)

(Firma del inquilino)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.



P.O. BOX 70243, OAKLAND, CA 94612-2043
 Department of Housing and Community Development
 Rent Adjustment Program

TEL (510) 238-3721
 FAX (510) 238-6181
 TDD (510) 238-3254

NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program ("RAP") that limits rent increases (Chapter 8.22 of the Oakland Municipal Code) and covers most residential rental units built before 1983. It does not apply to subsidized units, most single family dwellings, condominiums and some other types of units. For more information on which units are covered, contact the RAP office.
- You have a right to file a petition with the RAP to contest a rent increase that is greater than the annual general rent increase ("CPI increase"). An owner can increase rent more than the CPI rate, but with limits, for: capital improvements, operating expense increases, and deferred annual rent increases ("banking"). No annual rent increase may exceed 10%. The owner must provide you with a written summary of the reasons for any increase greater than the CPI rate if you request one in writing. If the owner decreases your housing services, this may be an increase in your rent. Decreased housing services include substantial problems with the condition of a unit.
- To contest a rent increase, you must file a petition with the RAP within sixty (60) days of whichever is later: (1) the date the owner served the rent increase notice; or (2) the date you first received this Notice To Tenants. Information and the petition forms are available from the RAP office: 250 Frank H. Ogawa Plaza, 6th Fl., Oakland, CA 94612 or: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>
- If you contest a rent increase, you must pay your rent with the contested increase until you file a petition. After your petition is filed, if the rent increase notice separately states the amount of the CPI rate, you have to pay your rent plus the CPI increase. If the CPI rate has **not** been stated separately, you may pay the rent you were paying before the rent increase notice. If the increase is approved and you did not pay it you will owe the amount of the increase retroactive to the effective date of increase.
- Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22) which limit the grounds for evictions in covered units. For more information contact the RAP office.
- Oakland charges owners a Rent Program Service Fee per unit per year. If the fee is paid on time, the owner is entitled to get half of the fee from you. Your payment for the annual fee is not part of the rent. Tenants in subsidized units are not required to pay the tenant portion of the fee.
- Oakland has a Tenant Protection Ordinance ("TPO") to deter harassing behaviors by landlords and to give tenants legal recourse in instances where they are subjected to harassing behavior by landlords (O.M.C. 8.22.600). (City Council Ordinance No. 13265 C.M.S.)

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS **IS NOT** permitted in Apt 124, the unit you intend to rent.
- Smoking (circle one) IS or IS NOT permitted in other units of your building. (If both smoking and non-smoking units exist in tenant's building, attach a list of units in which smoking is permitted.)
- There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at .

I received a copy of this notice on _____
 (Date) (Tenant's signature)

CITY OF OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Department of Housing and Community Development
Rent Adjustment Program

TEL (510) 238-3721
FAX (510) 238-6181
TDD (510) 238-3254

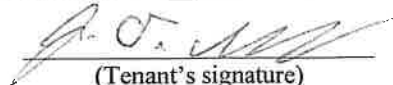
NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program (“RAP”) that limits rent increases (Chapter 8.22 of the Oakland Municipal Code) and covers most residential rental units built before 1983. For more information on which units are covered, contact the RAP office.
- Starting on February 1, 2017, an owner must petition the RAP for any rent increase that is more than the annual general rent increase (“CPI increase”) or allowed “banked” rent increases. These include capital improvements and operating expense increases. For these types of rent increases, the owner may raise your rent only after a hearing officer has approved the increase. No annual rent increase may exceed 10%. You have a right to contest the proposed rent increase by responding to the owner’s petition. You do not have to file your own petition.
- **Contesting a Rent Increase:** You can file a petition with the RAP to contest unlawful rent increases or decreased housing services. To contest a rent increase, you must file a petition (1) within ninety (90) days of the notice of rent increase if the owner also provided this Notice to Tenants with the notice of rent increase; or (2) within 120 days of the notice of rent increase if this Notice to Tenants was not given with the notice of rent increase. If the owner did not give this Notice to Tenants at the beginning of your tenancy, you must file a petition within ninety (90) days of first receiving this Notice to Tenants. Information and the petition forms are available from the RAP drop-in office at the Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6th Floor, Oakland and at: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- If you contest a rent increase, you must pay your rent with the contested increase until you file a petition. If the increase is approved and you did not pay the increase, you will owe the amount of the increase retroactive to the effective date of increase.
- Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22) which limit the grounds for evictions in covered units. For more information contact the RAP office.
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- The owner X is is not permitted to set the initial rent on this unit without limitations (such as pursuant to the Costa-Hawkins Act). If the owner is not permitted to set the initial rent without limitation, the rent in effect when the prior tenant vacated was N/A .

TENANTS’ SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or ~~IS NOT~~ permitted in Unit 14, the unit you intend to rent.
- Smoking (circle one) IS or ~~IS NOT~~ permitted in other units of your building. (If both smoking and non-smoking units exist in tenant’s building, attach a list of units in which smoking is permitted.)
- There (circle one) IS or ~~IS NOT~~ a designated outdoor smoking area. It is located at N/A .

I received a copy of this notice on January 14, 2020
(Date)


(Tenant’s signature)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。
La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.





P.O. BOX 70243, OAKLAND, CA 94612-2043
 Departamento de Desarrollo Comunitario y Vivienda
 Programa de Ajustes en el Alquiler

TEL. (510) 238-3721
 FAX (510) 238-6181
 TDD (510) 238-3254

AVISO A LOS INQUILINOS DEL PROGRAMA DE AJUSTES EN EL ALQUILER RESIDENCIAL

- Oakland tiene un Programa de Ajustes en el Alquiler (Rent Adjustment Program, RAP) que limita los aumentos en el alquiler (Capítulo 8.22 del Código Municipal de Oakland) y cubre a la mayoría de las unidades residenciales en alquiler construidas antes de 1983. Para más información sobre las viviendas cubiertas, contacte a la oficina del RAP.
- A partir del 1° de febrero de 2017, un propietario debe presentar una petición ante el RAP para todo aumento en el alquiler que sea mayor que el aumento general anual en el alquiler (“aumento CPI”) o permitido que los aumentos en el alquiler sean “invertidos”. Estos incluyen mejoras de capital y aumentos en los gastos operativos. En lo que respecta a este tipo de aumentos, el propietario puede aumentar su alquiler sólo después de que un funcionario de audiencia haya autorizado el incremento. Ningún aumento anual en el alquiler podrá exceder el 10%. Usted tiene derecho a disputar el aumento en el alquiler propuesto respondiendo a la petición del propietario. No es indispensable que usted presente su propia petición.
- **Cómo disputar un aumento en el alquiler:** Puede presentar una petición ante el RAP para disputar aumentos ilícitos en el alquiler o la disminución de servicios en la vivienda. Para disputar el aumento en el alquiler, debe presentar una petición (1) en un plazo de (90) días a partir de la fecha del aviso de aumento en el alquiler si el propietario también proporcionó este Aviso a los Inquilinos con la notificación del aumento en el alquiler; o (2) en un plazo de 120 días a partir de la fecha de recepción del aviso de aumento en el alquiler si este Aviso a los Inquilinos no fue entregado con la notificación de aumento en el alquiler. Si el propietario no entregó este Aviso a los Inquilinos al inicio del periodo de arrendamiento, deberá presentar una solicitud en un plazo de (90) días a partir de la fecha en que recibió por primera vez este Aviso a los Inquilinos. Encontrará información y formularios disponibles en la oficina del RAP en el Centro de Asistencia de Vivienda: 250 Frank H. Ogawa Plaza, 6° Piso, Oakland; también puede visitar: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- Si usted disputa un aumento en el alquiler, debe pagar su alquiler con el aumento disputado hasta que presente la petición. Si el aumento es aprobado y usted no lo pagó, adeudará la suma del incremento retroactivo a la fecha de inicio de vigencia del aumento.
- Oakland tiene controles de desalojo (Ordenanza de Desalojo por Causa Justa y Reglamentos, O.M.C. 8.22) que limitan los motivos de desalojo en las viviendas cubiertas. Para más información contacte la oficina RAP.
- Oakland les cobra a los propietarios una Tarifa de Servicio del Programa de Alquiler (Rent Program Service Fee) por vivienda al año. Si la tarifa se paga a tiempo, el propietario tiene derecho a cobrar la mitad del costo de esta tarifa al inquilino. No se requiere que los inquilinos de viviendas subsidiadas paguen la porción del inquilino de la tarifa.
- Oakland posee una Ordenanza de Protección al Inquilino (Tenant Protection Ordinance, TPO) para impedir el comportamiento abusivo por parte de propietarios y para ofrecerles a los inquilinos recursos legales en instancias donde han sido víctimas de comportamiento abusivo por parte de propietarios (O.M.C. 8.22.600). (Ordenanza del Concejo Municipal No. 13265 C.M.S.)
- El propietario X tiene no tiene permitido establecer el alquiler inicial de esta vivienda sin limitaciones (por ejemplo, de conformidad con la Ley Costa-Hawkins). Si el propietario no tiene permitido establecer el alquiler inicial sin limitaciones, el alquiler vigente cuando el inquilino anterior desalojó la vivienda era de N/A .

INFORMACIÓN A LOS INQUILINOS SOBRE LAS POLÍTICAS PARA FUMADORES

- Fumar (encierre en un círculo) ESTÁ ~~NO ESTÁ~~ permitido en la Vivienda 14, la vivienda que usted pretende alquilar.
- Fumar (encierre en un círculo) ESTÁ ~~NO ESTÁ~~ permitido en otras viviendas de su edificio. (Si hay disponibilidad de ambas viviendas, fumador y no fumador, en el edificio del inquilino, adjunte una lista de las viviendas en donde se permite fumar.)
- (Encierre en un círculo), HAY ~~NO HAY~~ un área designada al aire libre para fumar. Se encuentra en N/A.

Recibí una copia de este aviso el January 14, 2020

(Fecha)

(Firma del inquilino)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

CITY OF OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Department of Housing and Community Development
Rent Adjustment Program

TEL (510) 238-3721
FAX (510) 238-6181
TDD (510) 238-3254

NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program ("RAP") that limits rent increases...
Starting on February 1, 2017, an owner must petition the RAP for any rent increase...
Contesting a Rent Increase: You can file a petition with the RAP to contest unlawful rent increases...
If you contest a rent increase, you must pay your rent with the contested increase until you file a petition...
Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22)...
Oakland charges owners a Rent Program Service Fee per unit per year...
Oakland has a Tenant Protection Ordinance ("TPO") to deter harassing behaviors by landlords...
The owner X is ___ is not permitted to set the initial rent on this unit without limitations...

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or IS NOT permitted in Unit 15, the unit you intend to rent.
Smoking (circle one) IS or IS NOT permitted in other units of your building.
There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at N/A.

I received a copy of this notice on August 31, 2020 (Date)

DocuSigned by: [Signature]
Tenant's signature

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CIUDAD DE OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Departamento de Desarrollo Comunitario y Vivienda
Programa de Ajustes en el Alquiler

TEL. (510) 238-3721
FAX (510) 238-6181
TDD (510) 238-3254

AVISO A LOS INQUILINOS DEL PROGRAMA DE AJUSTES EN EL ALQUILER RESIDENCIAL

- Oakland tiene un Programa de Ajustes en el Alquiler (Rent Adjustment Program, RAP) que limita los aumentos en el alquiler (Capítulo 8.22 del Código Municipal de Oakland) y cubre a la mayoría de las unidades residenciales en alquiler construidas antes de 1983. Para más información sobre las viviendas cubiertas, contacte a la oficina del RAP.
- A partir del 1º de febrero de 2017, un propietario debe presentar una petición ante el RAP para todo aumento en el alquiler que sea mayor que el aumento general anual en el alquiler (“aumento CPI”) o permitido que los aumentos en el alquiler sean “invertidos”. Estos incluyen mejoras de capital y aumentos en los gastos operativos. En lo que respecta a este tipo de aumentos, el propietario puede aumentar su alquiler sólo después de que un funcionario de audiencia haya autorizado el incremento. Ningún aumento anual en el alquiler podrá exceder el 10%. Usted tiene derecho a disputar el aumento en el alquiler propuesto respondiendo a la petición del propietario. No es indispensable que usted presente su propia petición.
- **Cómo disputar un aumento en el alquiler:** Puede presentar una petición ante el RAP para disputar aumentos ilícitos en el alquiler o la disminución de servicios en la vivienda. Para disputar el aumento en el alquiler, debe presentar una petición (1) en un plazo de (90) días a partir de la fecha del aviso de aumento en el alquiler si el propietario también proporcionó este Aviso a los Inquilinos con la notificación del aumento en el alquiler; o (2) en un plazo de 120 días a partir de la fecha de recepción del aviso de aumento en el alquiler si este Aviso a los Inquilinos no fue entregado con la notificación de aumento en el alquiler. Si el propietario no entregó este Aviso a los Inquilinos al inicio del periodo de arrendamiento, deberá presentar una solicitud en un plazo de (90) días a partir de la fecha en que recibió por primera vez este Aviso a los Inquilinos. Encontrará información y formularios disponibles en la oficina del RAP en el Centro de Asistencia de Vivienda: 250 Frank H. Ogawa Plaza, 6º Piso, Oakland; también puede visitar: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- Si usted disputa un aumento en el alquiler, debe pagar su alquiler con el aumento disputado hasta que presente la petición. Si el aumento es aprobado y usted no lo pagó, adeudará la suma del incremento retroactivo a la fecha de inicio de vigencia del aumento.
- Oakland tiene controles de desalojo (Ordenanza de Desalojo por Causa Justa y Reglamentos, O.M.C. 8.22) que limitan los motivos de desalojo en las viviendas cubiertas. Para más información contacte la oficina RAP.
- Oakland les cobra a los propietarios una Tarifa de Servicio del Programa de Alquiler (Rent Program Service Fee) por vivienda al año. Si la tarifa se paga a tiempo, el propietario tiene derecho a cobrar la mitad del costo de esta tarifa al inquilino. No se requiere que los inquilinos de viviendas subsidiadas paguen la porción del inquilino de la tarifa.
- Oakland posee una Ordenanza de Protección al Inquilino (Tenant Protection Ordinance, TPO) para impedir el comportamiento abusivo por parte de propietarios y para ofrecerles a los inquilinos recursos legales en instancias donde han sido víctimas de comportamiento abusivo por parte de propietarios (O.M.C. 8.22.600). (Ordenanza del Concejo Municipal No. 13265 C.M.S.)
- El propietario X tiene no tiene permitido establecer el alquiler inicial de esta vivienda sin limitaciones (por ejemplo, de conformidad con la Ley Costa-Hawkins). Si el propietario no tiene permitido establecer el alquiler inicial sin limitaciones, el alquiler vigente cuando el inquilino anterior desalojó la vivienda era de N/A .

INFORMACIÓN A LOS INQUILINOS SOBRE LAS POLÍTICAS PARA FUMADORES

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- Fumar (encierre en un círculo) ESTÁ ~~o NO ESTÁ~~ permitido en otras viviendas de su edificio. (Si hay disponibilidad de ambas viviendas, fumador y no fumador, en el edificio del inquilino, adjunte una lista de las viviendas en donde se permite fumar.)
- (Encierre en un círculo), HAY ~~o NO HAY~~ un área designada al aire libre para fumar. Se encuentra en N/A.

Recibí una copia de este aviso el **August 31, 2020**

(Fecha)

(Firma del inquilino)

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CITY OF OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Department of Housing and Community Development
Rent Adjustment Program

TEL (510) 238-3721
FAX (510) 238-6181
TDD (510) 238-3254

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- Oakland has a Rent Adjustment Program ("RAP") that limits rent increases...
Starting on February 1, 2017, an owner must petition the RAP for any rent increase...
Contesting a Rent Increase: You can file a petition with the RAP to contest unlawful rent increases...
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Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22)...
Oakland charges owners a Rent Program Service Fee per unit per year...
Oakland has a Tenant Protection Ordinance ("TPO") to deter harassing behaviors by landlords...
The owner X is ___ is not permitted to set the initial rent on this unit without limitations...

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or IS NOT permitted in Unit 17, the unit you intend to rent.
Smoking (circle one) IS or IS NOT permitted in other units of your building.
There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at N/A.

I received a copy of this notice on

2/26/2018 (Date)

[Signature] (Tenant's signature)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510)238-3721索取副本。
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CIUDAD DE OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Departamento de Desarrollo Comunitario y Vivienda
Programa de Ajustes en el Alquiler

TEL. (510) 238-3721
FAX (510) 238-6181
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- A partir del 1° de febrero de 2017, un propietario debe presentar una petición ante el RAP para todo aumento en el alquiler que sea mayor que el aumento general anual en el alquiler (“aumento CPI”) o permitido que los aumentos en el alquiler sean “invertidos”. Estos incluyen mejoras de capital y aumentos en los gastos operativos. En lo que respecta a este tipo de aumentos, el propietario puede aumentar su alquiler sólo después de que un funcionario de audiencia haya autorizado el incremento. Ningún aumento anual en el alquiler podrá exceder el 10%. Usted tiene derecho a disputar el aumento en el alquiler propuesto respondiendo a la petición del propietario. No es indispensable que usted presente su propia petición.
- **Cómo disputar un aumento en el alquiler:** Puede presentar una petición ante el RAP para disputar aumentos ilícitos en el alquiler o la disminución de servicios en la vivienda. Para disputar el aumento en el alquiler, debe presentar una petición (1) en un plazo de (90) días a partir de la fecha del aviso de aumento en el alquiler si el propietario también proporcionó este Aviso a los Inquilinos con la notificación del aumento en el alquiler; o (2) en un plazo de 120 días a partir de la fecha de recepción del aviso de aumento en el alquiler si este Aviso a los Inquilinos no fue entregado con la notificación de aumento en el alquiler. Si el propietario no entregó este Aviso a los Inquilinos al inicio del periodo de arrendamiento, deberá presentar una solicitud en un plazo de (90) días a partir de la fecha en que recibió por primera vez este Aviso a los Inquilinos. Encontrará información y formularios disponibles en la oficina del RAP en el Centro de Asistencia de Vivienda: 250 Frank H. Ogawa Plaza, 6° Piso, Oakland; también puede visitar: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- Si usted disputa un aumento en el alquiler, debe pagar su alquiler con el aumento disputado hasta que presente la petición. Si el aumento es aprobado y usted no lo pagó, adeudará la suma del incremento retroactivo a la fecha de inicio de vigencia del aumento.
- Oakland tiene controles de desalojo (Ordenanza de Desalojo por Causa Justa y Reglamentos, O.M.C. 8.22) que limitan los motivos de desalojo en las viviendas cubiertas. Para más información contacte la oficina RAP.
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- El propietario X tiene _____ no tiene permitido establecer el alquiler inicial de esta vivienda sin limitaciones (por ejemplo, de conformidad con la Ley Costa-Hawkins). Si el propietario no tiene permitido establecer el alquiler inicial sin limitaciones, el alquiler vigente cuando el inquilino anterior desalojó la vivienda era de N/A.

INFORMACIÓN A LOS INQUILINOS SOBRE LAS POLÍTICAS PARA FUMADORES

- Fumar (encierre en un círculo) ESTÁ ~~NO ESTÁ~~ permitido en la Vivienda 17, la vivienda que usted pretende alquilar.
- Fumar (encierre en un círculo) ESTÁ ~~NO ESTÁ~~ permitido en otras viviendas de su edificio. (Si hay disponibilidad de ambas viviendas, fumador y no fumador, en el edificio del inquilino, adjunte una lista de las viviendas en donde se permite fumar.)
- (Encierre en un círculo), HAY ~~NO HAY~~ un área designada al aire libre para fumar. Se encuentra en N/A.

Recibí una copia de este aviso el _____
(Fecha) (Firma del inquilino)

此份屋崙 (奧克蘭) 市租客權利通知書附有中文版本。請致電 (510) 238-3721 索取副本。

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CHRONOLOGICAL CASE REPORT

Case No.: L23-0033

Case Name: 295 29th Street Owner LLC v. Tenants

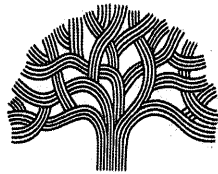
Property Address: 295 29th Street, Oakland, CA 94611

Parties: 295 29th Street Owner LLC (Owner)
Andrew VanSlyke (Owner Representative)
Kevin McEntee (Tenant)

OWNER APPEAL:

<u>Activity</u>	<u>Date</u>
Property Owner Petition filed	July 11, 2023
Tenant Response (McEntee) filed	August 25, 2023
Administrative Decision mailed	September 12, 2023
Property Owner Appeal filed	October 3, 2023

L23.0033 EL/BL



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**

250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

For Rent Adjustment Program date stamp.

Rec'd 7/11/23

PROPERTY OWNER PETITION FOR CERTIFICATE OF EXEMPTION

Please fill out this form as completely as you can. This form is for property owners to petition the Rent Adjustment Program ("RAP") for a Certificate of Exemption confirming permanent exempt status of their rental unit(s) from the jurisdiction of the Oakland Rent Adjustment Ordinance. Only dwelling units that are permanently exempt can be granted a Certificate of Exemption. A Certificate of Exemption is a final determination of exemption absent fraud or mistake. See Oakland Municipal Code ("O.M.C.") Section 8.22.030 for more information on exemptions. NOTE: A RAP hearing is required to grant a Certificate of Exemption, even if uncontested or irrefutable. Failure to provide required information may result in your petition being rejected or delayed. See the last pages of this petition packet ("Important Information Regarding Filing Your Petition") or the RAP website for more information. **CONTACT A HOUSING COUNSELOR TO REVIEW YOUR PETITION BEFORE SUBMITTING.** To make an appointment email RAP@oaklandca.gov.

Rental Unit Information

295 29th St 94611
Street Number Street Name Unit Number Zip Code

Is there more than one street address on the parcel? Yes No If yes, list all addresses: _____

Number of units on property: 91
Date acquired property: 12/19/2022

Case number(s) of any relevant prior Rent Adjustment case(s): _____

Property Owner Information

Justin Osler
First Name Last Name

Company/LLC/LP (if applicable): 295 29th Steet Owner LLC

Mailing address: 1970 Broaway suite 745 Oakland 94612

Primary Telephone: 415-429-6044 Other Telephone: _____ Email: Justin@themartingroup.com

Property Owner Representative (Check one): No Representative Attorney Non-attorney

Casey McManus
First Name Last Name Firm/Organization (if any)

Mailing Address: 1970 Broaway suite 745 Oakland 94612

Phone Number: 510-646-0401 Email: Casey@themartingroup.com

GENERAL FILING REQUIREMENTS

To file a petition, the property owner must be current on the following requirements and submit supporting documentation of compliance. Owner petitions that are submitted without proof of compliance with the below requirements will be considered incomplete.

Requirement	Documentation
<input checked="" type="checkbox"/> Current Oakland business license	Attach proof of payment of your most recent Oakland business license.
<input checked="" type="checkbox"/> Payment of Rent Adjustment Program service fee ("RAP Fee")	Attach proof of payment of the current year's RAP Fee for the subject property.
<input checked="" type="checkbox"/> Service of the required City form entitled "NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM" ("RAP Notice") on all tenants	<p>Attach a signed and dated copy of the <i>first</i> RAP Notice provided to the tenant(s) subject to this petition or check the appropriate box below*.</p> <p><input checked="" type="checkbox"/> I first provided tenant(s) with the RAP Notice on (date): <u>6/26/2023</u></p> <p><input type="checkbox"/> I have never provided a RAP Notice.</p> <p><input type="checkbox"/> I do not know if a RAP Notice was ever provided.</p> <p><small>*If Petition applies to multiple tenants, please provide this information on a separate sheet.</small></p>

GROUNDS FOR EXEMPTION

Select the basis for your claim of exemption from the list below. See column on the right for filing requirements and documentation to be submitted together with petition. Petitions that lack adequate supporting documentation may be dismissed without a hearing. To read Oakland's laws and regulations on exemptions, see Section 8.22.030 of the Rent Adjustment Ordinance and the corresponding Regulations, available here: www.oaklandca.gov/resources/read-the-oakland-rent-adjustment-program-ordinance.

GROUNDS	DESCRIPTION	REQUIREMENTS
<input checked="" type="checkbox"/> New Construction	The unit was newly constructed and a certificate of occupancy was issued for the unit on or after January 1, 1983. Only applies to units that were entirely newly constructed or created from a space that was formerly entirely non-residential.	<input checked="" type="checkbox"/> Attach copy of certificate of occupancy and any other supporting documentation.

OWNER VERIFICATION

(Required)

I/We declare under penalty of perjury pursuant to the laws of the State of California that everything I/we said in this Property Owner Petition is true and that all of the documents attached to the Petition are true copies of the originals.

Justin Osler
Property Owner 1 Signature

6/26/2023
Date

Property Owner 2 Signature

Date

DOCUMENTATION IN EXCESS OF 25 PAGES

- The documentation submitted in support of the Property Owner Petition exceeds 25 pages, and the owner is opting, as allowed by O.M.C. § 8.22.090 (B)(1)(f), to not serve the attachments on the affected tenant(s) unless requested. The owner understands and agrees that tenant(s) may request paper copies of all documents in the Tenant Response, and the owner must provide tenant(s) with the attachments within 10 days of any such request. The documents will also be available for review at the Rent Adjustment Program.

VACANT UNIT(S) AT PROPERTY

Check the box below if there are currently any vacant units at the property for which a certificate of exemption is sought. Although you are not required to serve a copy of your Petition on vacant units, if a vacant unit becomes occupied prior to the final resolution of the Petition, the new tenant(s) must be served with a copy of the Petition and given an opportunity to respond. You are also required to notify RAP immediately after the new tenant(s) move in.

- I/We certify that, as of the date of filing this Petition, the unit(s) at the property listed below are vacant. I/We understand that if said unit(s) becomes occupied prior to the final resolution of this Petition, I/we must notify RAP immediately and serve the new tenant(s) with a copy of the Petition, the enclosed "NOTICE TO TENANTS OF PROPERTY OWNER PETITION," and any other documents that I/we have filed.

The vacant units are: Rent roll attached, vacant units listed.

CONSENT TO ELECTRONIC SERVICE

(Highly Recommended)

Check the box below if you agree to have RAP staff and the OTHER PARTY/IES send you documents related to your case electronically. If you agree to electronic service, the RAP may send certain documents only electronically and not by first class mail.

- I/We consent to receiving notices and documents in this matter from the RAP and from the OTHER PARTY/IES electronically at the email address(es) provided in this response.

INTERPRETATION SERVICES

If English is not your primary language, you have the right to an interpreter in your primary language at the Rent Adjustment hearing session. You can request an interpreter by completing this section.

- I request an interpreter fluent in the following language at my Rent Adjustment proceeding:

- Spanish (Español)
 Cantonese (廣東話)
 Mandarin (普通话)
 Other: _____

-END OF PETITION-



CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA
94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

NOTICE TO TENANTS OF PROPERTY OWNER PETITION

ATTENTION: IMMEDIATE ACTION REQUIRED

If you are receiving this NOTICE together with a completed PROPERTY OWNER PETITION form, it means that the owner of your unit has filed a case against you with the Oakland Rent Adjustment Program ("RAP") (commonly referred to as the "Rent Board").

➤ **YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**

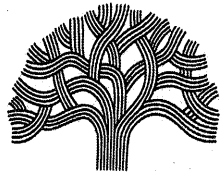
➤ TO RESPOND:

- 1) Complete a **TENANT RESPONSE** form found on the RAP website.
(<https://www.oaklandca.gov/services/respond-to-an-owner-petition-for-the-rent-adjustment-program>)
- 2) Serve a copy of your **TENANT RESPONSE** form on the owner (or the owner's representative) by mail or personal delivery.
- 3) Complete a **PROOF OF SERVICE** form (which is attached to the Response form and also available as a stand-alone document) and provide a copy to the owner (or owner's representative) together with your **TENANT RESPONSE** form.
- 4) Submit your **TENANT RESPONSE** form and completed **PROOF OF SERVICE*** form to RAP through RAP's online portal, via email, or by mail.

**Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the owner has been served with a copy.*

DOCUMENT REVIEW: There may be additional documents that were submitted in support of the owner petition that were not provided to you (see "DOCUMENTATION IN EXCESS OF 25 PAGES" on page 5 of the petition). All documents are available for review at RAP. You may also request paper copies from the owner in your TENANT RESPONSE. The owner must then provide them to you within 10 days.

FOR ASSISTANCE: Contact a RAP Housing Counselor at (510) 238-3721 or by email at RAP@oaklandca.gov. Additional information is also available on the RAP website and on the TENANT RESPONSE form.



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**

250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

For Rent Adjustment Program date stamp.

PROOF OF SERVICE

NOTE: YOU ARE REQUIRED TO SERVE A COPY OF YOUR PETITION (PLUS ANY ATTACHMENTS*) ON THE AFFECTED TENANT(S) PRIOR TO FILING YOUR PETITION WITH RAP. You must include a copy of the RAP form "NOTICE TO TENANTS OF OWNER PETITION" (the preceding page of this petition packet) and a completed PROOF OF SERVICE form together with your Petition.

**Exception for attachments exceeding 25 pages. See "Important Information Regarding Filing Your Petition."*

- 1) Use this PROOF OF SERVICE form to indicate the date and manner of service and the person(s) served.
- 2) Note: Email is not a form of allowable service on a party of a petition or response pursuant to the Ordinance.
- 3) Provide a completed copy of this PROOF OF SERVICE form to the person(s) being served together with the documents being served.
- 4) File a completed copy of this PROOF OF SERVICE form with RAP together with your Petition. Your Petition will not be considered complete until this form has been filed indicating that service has occurred.

On the following date: 7 / 11 / 23 I served a copy of (check all that apply):

- PROPERTY OWNER PETITION FOR CERTIFICATE OF EXEMPTION** plus 5 attached pages (number of pages attached to Petition not counting the Petition form, NOTICE TO TENANTS OF PROPERTY OWNER PETITION, or PROOF OF SERVICE)
- NOTICE TO TENANTS OF PROPERTY OWNER PETITION**
- Other: _____

by the following means (check one):

- United States Mail.** I enclosed the document(s) in a sealed envelope or package addressed to the person(s) listed below and at the address(es) below and deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.
- Personal Service.** I personally delivered the document(s) to the person(s) at the address(es) listed below or I left the document(s) at the address(es) with some person not younger than 18 years of age.

PERSON(S) SERVED:

Name	All Edson House Residents
Address	295 29th street
City, State, Zip	Oakland, CA 94611

///

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

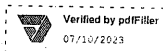
NOTE: If you need more space to list tenants you may attach additional copies of this page.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Jacarre Pete

PRINTED NAME

Jacarre Pete
SIGNATURE



7/11/2023
DATE SIGNED

IMPORTANT INFORMATION REGARDING FILING YOUR PETITION

TIME TO FILE YOUR PETITION

Your Property Owner Petition form must be received by the Rent Adjustment Program within the required time limit for filing in the Rent Adjustment Ordinance. RAP staff cannot grant an extension of time to file your petition.

CONTACT A HOUSING COUNSELOR TO REVIEW YOUR PETITION BEFORE SUBMITTING

To make an appointment, email RAP@oaklandca.gov or call (510) 238-3721. Although the Housing Resource Center is temporarily closed for drop-in services, assistance is available by email or telephone.

DOCUMENTS SUBMITTED IN SUPPORT OF PETITION

All attachments submitted together with your Petition (including proof of current business license, proof of payment of most recent RAP fee, and documentation in support of the requested rent increase) must be numbered sequentially. You may submit additional evidence in support of your Petition up to seven days before your hearing.¹ You must serve a copy of any documents filed with RAP on the other party and file a signed PROOF OF SERVICE form.

REMINDER: Once a petition and its attachments are submitted to the RAP, they become public records. Please redact any private information (such as social security numbers, bank account numbers, credit card numbers and similar financial data) from the documents you submit as part of this petition. If you have any questions, you may contact RAP staff by phone at (510) 238-3721 or by email at RAP@oaklandca.gov.

Additionally, all documents submitted to the RAP, including but not limited to emails, petitions, attachments, potential evidence, text messages, screenshots, etc., are a part of the file in your case and all parties to a case are entitled to have access to this information.

SERVICE ON TENANT(S)

You are required to serve ALL the following documents on the tenant(s) affected by your Petition:

1. Copy of RAP form entitled "NOTICE TO TENANTS OF OWNER PETITION" (*included in Petition packet and available on RAP website*).
2. Copy of completed Petition form and attachments (*exception for attachments in excess of 25 pages if owner selects this option*).
3. Completed and signed PROOF OF SERVICE form (*included in Petition packet and available on RAP website*).

You may serve tenant(s) by mail or personal delivery. A copy of the completed and signed PROOF OF SERVICE form must be submitted to RAP together with your Petition. Your Petition will not be considered complete until a signed PROOF OF SERVICE form is filed indicating that all tenants have been served. Note that you cannot serve a Petition by email, even if you have an agreement to electronic service between the parties, because the Ordinance requires service by mail or in person.

SERVICE ON VACANT UNIT(S)

You are not required to serve a copy of the Petition on vacant units. However, if any vacant unit becomes occupied prior to the final resolution of the Petition, you must serve the new tenant(s) in the same manner as described above and notify RAP immediately. If there are any vacancies at the time of filing, you must check the box under "VACANT UNIT(S) AT PROPERTY" on page 5 of the Petition.

¹ Note that certain documents are required to be submitted with the Petition. See Petition form for details.

DOCUMENTATION IN EXCESS OF 25 PAGES

If the documents submitted with your Petition exceed 25 pages, you may opt to not serve tenant(s) with all the attachments. Check the box under "DOCUMENTATION IN EXCESS OF 25 PAGES" on page 5 of the Petition. If a tenant requests copies of the documentation in their Tenant Response, you must provide them to the tenant within 10 days of receiving such request.

FILING YOUR PETITION

Although RAP normally does not accept filings by email or fax, RAP is temporarily accepting Petitions via email during the COVID-19 local state of emergency. You may also fill out and submit your Petition online through the RAP website or deliver the Petition to the RAP office by mail. If the RAP office is closed on the last day to file, the time to file is extended to the next day the office is open. If you send your Petition by mail, a postmark date does not count as the date it was received. Remember to file a PROOF OF SERVICE form together with your Petition.

Via email: hearingsunit@oaklandca.gov

Mail to: City of Oakland
Rent Adjustment Program
250 Frank H. Ogawa Plaza, Ste. 5313
Oakland, CA 94612-0243

File online: <https://www.oaklandca.gov/services/file-a-property-owner-petition>

In person: TEMPORARILY CLOSED
City of Oakland
Dalziel Building, 250 Frank H. Ogawa Plaza Suite
5313 Reception area
Use Rent Adjustment date-stamp to stamp your documents to verify timely delivery and place them in RAP self-service drop box.

AGREEMENT TO ELECTRONIC SERVICE

If you have agreed to electronic service from the RAP by signing the Consent to Electronic Service on page 4 of the petition, you have agreed to receive electronic service from the Rent Adjustment Program only, and not from the other parties to the case.

AFTER PETITION IS FILED

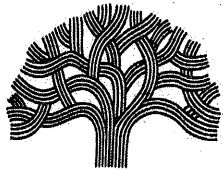
Tenant(s) have 30 days after service of the Petition to file a Response (35 days if served by mail). The tenant(s) must serve you with a copy of their Response form and any attachments filed with the Response. In most cases, RAP will schedule a hearing. You will be mailed a Notice of Hearing indicating the hearing date. If you are unable to attend the hearing, contact RAP as soon as possible. The hearing will only be postponed for good cause.

FILE/DOCUMENT REVIEW

Either party may contact RAP to review the case file and/or to request copies of any documents pertaining to the case at any time prior to the scheduled hearing.

FOR MORE INFORMATION

Additional information on the petition and hearing process is located on the RAP website and in the Residential Rent Adjustment Program Ordinance and Regulations (see Oakland Municipal Code 8.22.010 *et seq.*). You can also refer to the Guide on Oakland Rental Housing Law at <https://cao-94612.s3.amazonaws.com/documents/Guide-to-Oakland-Rental-Housing-Law-1.pdf> or contact a RAP Housing Counselor with questions at any time by emailing RAP@oaklandca.gov or calling (510) 238-3721.



CITY OF OAKLAND

CITY OF OAKLAND

RENT ADJUSTMENT PROGRAM

250 Frank H. Ogawa Plaza, Ste. 5313 Oakland, CA 94612-0243
(510) 238-3721

CA Relay Service 711

www.oaklandca.gov/RAP

SINGLE-FAMILY-HOME EXEMPTION CERTIFICATES

Information Sheet

April 2022

The Rent Adjustment Program (RAP) issues Certificates of Exemption for dwelling units that are permanently exempt from the Rent Adjustment Ordinance. RAP will NOT issue Certificates of Exemption for single-family homes any longer. However, in most cases, single-family homes (including houses and condominiums) will still be exempt from the Rent Adjustment Ordinance.

Under Oakland's Municipal Code, Chapter 8.22, Article I (*Rent Adjustment Ordinance*) Section 8.22.030, dwelling units exempt pursuant to the Costa-Hawkins Rental Housing Act (*California Civil Code, Section 1954.52*) are not covered units for purposes of the Rent Ordinance.

Although Costa-Hawkins does not expressly refer to single-family homes, it states that "an owner of residential real property may establish the initial and all subsequent rental rates for a dwelling or a unit about which the following is true...It is alienable separate from the title to any other dwelling unit..." (Emphasis added.) Thus, depending on the circumstances, a single-family home may or may not fall under this Costa-Hawkins exemption. For instance, if the property owner has, in fact, converted the single-family home into a multi-unit residential property by separately renting rooms (*Owens v. City of Oakland Housing, Residential Rent & Relocation Board, 49 Cal.App.5th 739 (2020)*), has converted the garage into a dwelling unit, or has built an ADU on the property, the single-family home loses its Costa-Hawkins exemption because it is no longer alienable separately from the title to any other dwelling unit.

Also, under O.M.C. Section 8.22.030(B)(1)(a), the Rent Stabilization Program may issue Certificates of Exemption. Certificates of Exemption are defined as a "determination by the Rent Adjustment Program that a dwelling unit or units qualify for an exemption and, therefore, are not covered units." However, a Certificate of Exemption may be granted only for dwelling units that are **permanently** exempt from the Rent Adjustment Ordinance as new construction, substantial rehabilitation, or by state law (Costa Hawkins).

Since single-family homes are subject to circumstantial changes that may alter their exempt status, the Rent Adjustment Program will no longer issue Certificates of Exemption for these buildings.

An owner of a property that qualifies under a single-family home or a condominium Costa-Hawkins exemption may still file a response to a tenant petition and receive a decision concluding that an exemption applies. However, a certificate of exemption will no longer be issued under those circumstances.

CITY OF OAKLAND
BUSINESS TAX CERTIFICATE

**ACCOUNT
NUMBER**
00252922

The issuing of a Business Tax Certificate is for revenue purposes only. It does not relieve the taxpayer from the responsibility of complying with the requirements of any other agency of the City of Oakland and/or any other ordinance, law or regulation of the State of California, or any other governmental agency. The Business Tax Certificate expires on December 31st of each year. Per Section 5.04.190(A), of the O.M.C. you are allowed a renewal grace period until March 1st the following year.

DBA

295 29TH STREET OWNER, LLC
295 29TH STREET OWNER LLC

BUSINESS LOCATION

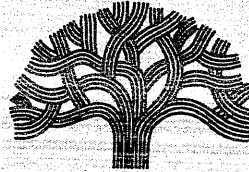
295 29TH ST
OAKLAND, CA 94611-5704

BUSINESS TYPE

O2 Rental - Residential Property



295 29TH STREET OWNER LLC
3715 NORTHSIDE PKWY NW STE 4-600
ATLANTA, GA 30327-2815



EXPIRATION DATE
12/31/2023

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to:
<https://www.dca.ca.gov/publications>

A BUSINESS TAX CERTIFICATE
IS REQUIRED FOR EACH
BUSINESS LOCATION AND IS
NOT VALID FOR ANY OTHER
ADDRESS.

ALL OAKLAND BUSINESSES
MUST OBTAIN A VALID
ZONING CLEARANCE TO
OPERATE YOUR BUSINESS
LEGALLY. RENTAL OF REAL
PROPERTY IS EXCLUDED
FROM ZONING.

PUBLIC INFORMATION ABOVE
THIS LINE TO BE
CONSPICUOUSLY POSTED!

000162



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA · 2ND FLOOR · OAKLAND, CA 94612

Planning and Building Department
www.oaklandca.gov

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

CERTIFICATE OF OCCUPANCY

Finalled on 2/16/2022

Permit Number: B1802764

Job Site Address: 295 29TH ST, Oakland, CA 94611

Parcel Number: 009 068503601

Project Description: New 7 story residential apartment development which will consist of 91 individual units with ground floor consisting of parking, lobby, and leasing office PLN17327

Related Permits: E1802402, E2101012, M1801498, P1801750

Owner Name and Address: OAKLAND 29 APARTMENTS LLC
950 TOWER LANE, FOSTER CITY, CA 94404

Building Use: Apartment > 5 Units

Type of Construction 1: IIIA - Combustible Construction; 2 Hour Exterior; 1-Hour Elsewhere

Type of Construction 2: IB - Noncombustible Construction; 2 Hour Fire Rating

Occupancy 1: R-2 Residential > 2 Units

Occupancy 2: S-2 Storage / Low Hazard

Number of Stories: 7 Number of Dwelling Units: 91

Fire Sprinklers Provided: Yes: X No: Reason for Fire Sprinklers: Building Code Requirement (Chapter 9)

Total Number of Parking Spaces 97 Design Occupant Load: 0
 CBC Edition: 2017 Ordinance: 13408

Building code Variances: N/A Zone: D-BV-4

SEE ATTACHED FLOOR PLAN

BUILDING OFFICIAL: Timothy Low
 THIS BUILDING HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE REFERENCED CODES AND ORDINANCES FOR THE OCCUPANCIES AND THE USES DESCRIBED ABOVE, AND OCCUPANCY OF THE PREMISES ONLY FOR SAID PURPOSES IS HEREBY AUTHORIZED.

THIS CERTIFICATE SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL, ALTER, OR SET ASIDE ANY OF THE PROVISIONS OR REQUIREMENTS OF ANY LAWS OR CITY OF OAKLAND ORDINANCES NOR SHALL SUCH ISSUANCE THEREAFTER PREVENT REQUIRING CORRECTIONS OF ERRORS OR OF VIOLATIONS OF SAID REGULATIONS, THIS CERTIFICATE IS NOT A LICENSE.

A re-issued certificate of occupancy is not a new certificate of occupancy for the purposes of exemption from any state or local law that provides protections to residential tenants such as rent control or eviction control

By: Tim Low Date Issued: 9/9/2022
 INSPECTION SERVICES MANAGER

Copies: Owner Assessor Microfilm *Business License



NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program (“RAP”) that limits rent increases (Chapter 8.22 of the Oakland Municipal Code) and covers most residential rental units built before 1983. For more information on which units are covered, contact the RAP office.
- **Tenancy Registration Required.** Starting in 2023, the tenancy data for this unit must be **registered annually with RAP**. In 2023, the deadline to register is **July 3, 2023**. Starting in 2024, the annual deadline to register is **March 1**. Please note that if your tenancy began after March 1, the owner will not be required to register until the following year. Failure to register a tenancy with RAP by March 1 will disallow an owner from: 1) filing a rent increase petition, 2) serving a rent increase, and/or 3) answering a tenant petition. Failure to register is also an affirmative defense in most eviction actions even if the owner has “just cause” to evict.
- Starting on February 1, 2017, an owner must petition the RAP for any rent increase that is more than the annual general rent increase (“CPI increase”) or allowed “banked” rent increases. These include, but are not limited to, capital improvements and operating expense increases. For these types of rent increases, the owner may raise your rent only after a hearing officer has approved the increase. No annual rent increase may exceed the maximum increase which changes annually with a 10% cap. You have a right to contest the proposed rent increase by responding to the owner’s petition.
- **Contesting a Rent Increase:** You can file a petition with the RAP to contest unlawful rent increases or decreased housing services. To contest a rent increase, you must file a petition (1) within ninety (90) days of the notice of rent increase if the owner also provided this Notice to Tenants with the notice of rent increase; or (2) within 120 days of the notice of rent increase if this Notice to Tenants was not given with the notice of rent increase. If the owner did not give this Notice to Tenants at the beginning of your tenancy, you must file a petition within ninety (90) days of first receiving this Notice to Tenants. Information. The petition forms are available from the website at [Rent Adjustment Program Petition and Response Forms](#).
- If you contest a rent increase, you must pay your rent with the ~~contested~~ increase until you file a petition. If the increase is approved and you did not pay the increase, you will owe the amount of the increase retroactive to the effective date of increase.
- Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22) which limit the grounds for evictions in covered units. For more information contact the RAP office.
- Oakland charges owners a Rent Program Service Fee per unit per year. If the fee is paid on time, the owner is entitled to get half of the fee from you. Tenants in subsidized units are not required to pay the tenant portion of the fee.
- Oakland has a Tenant Protection Ordinance (“TPO”) to deter harassing behaviors by landlords and to give tenants legal recourse in instances where they are subjected to harassing behavior by landlords (O.M.C. 8.22.600).
- The owner ___ is ___ is not permitted to set the initial rent on this unit without limitations (such as pursuant to the Costa-Hawkins Act). If the owner is not permitted to set the initial rent without limitation, the rent in effect when the prior tenant vacated was _____.

TENANTS’ SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or IS NOT permitted in Unit _____, the unit you intend to rent.
- Smoking (circle one) IS or IS NOT permitted in other units of your building. (If both smoking and non-smoking units exist in tenant’s building, attach a list of units in which smoking is permitted.)
- There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at _____.

I received a copy of this notice on _____ (Date) _____ (Tenant’s signature)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。
La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

住宅租金調整分部的租客通知書

- 屋崙(奧克蘭)市的租金調整分部(RAP)旨在限制租金調漲(屋崙(奧克蘭)市政法規 8.22 章),且主要是針對建於 1983 年以前大多數的出租住宅單位。若要了解哪些單位在本分部限制範圍內,請聯絡 RAP 辦事處。
- **租賃資料登記要求。**從 2023 年開始,業主必須為該單位的租賃資料每年向 RAP 登記。在 2023 年,登記截止日期為 2023 年 7 月 3 日。從 2024 年開始,每年的登記截止日期為 3 月 1 日。請注意,如果您的租約是在 3 月 1 日之後生效的,業主將可以延至到下一年才需要登記。如果業主沒有在 3 月 1 日之前向 RAP 按時登記租賃資料,業主無法:1) 提出租金調漲呈請,2) 實行租金調漲,和/或 3) 回應租戶的呈請書。即使業主有“正當迫遷理由”驅逐房客,若業主沒有登記租賃資料,在大多數的驅逐行動中,將會成為租戶訴訟中抗辯的理由。
- 從 2017 年 2 月 1 日起,如果租金調漲幅度超出一般租金年度漲幅(「CPI 漲幅」)或允許的「租金調整存放」漲幅,業主就必須向 RAP 請呈加租。調漲原因可包括但不限於固定資產整修和營運支出增加。對於這些類型的租金調漲方案,業主必須在聽證官同意調漲後才能提高您的租金。任何租金年漲幅不得超過每年最變動且最多 10% 的漲幅。如果不同意建議的租金調幅,您有權對業主的請呈提出抗辯。
- **對租金調漲提出抗辯:**您可以租金調漲違法或者住房服務縮為由,向 RAP 請呈抗辯。如果您要對租金調漲提出抗辯,(1)且業主隨同這份「租客通知書」一併提供租金調漲通知,則您必須在收到租金調漲通知後九十(90)天內提出請呈;(2)但業主未隨這份「租客通知書」提供租金調漲通知,則您必須在收到租金調整通知書後的 120 天內提出請呈。如果業主在租期一開始時沒有提供這份租客通知,您就必須在第一次收到這份租客通知後的九十(90)天內提出請願。若需要請願書表格,可上網站 [Rent Adjustment Program Petition and Response Forms](#) (租金調整分部請呈書和回應表格)取得。
- 如果您對租金調漲有異議,在提出請呈之前,您仍必須支付所要抗辯的調漲租金。若調漲金額獲准但您並未支付,您將積欠從調漲生效日期算起的調漲金額。
- 屋崙(奧克蘭)市的驅逐管制規則(屋崙(奧克蘭)市政法規 8.22 中的「迫遷需要有正當理由和發規」)對所管制單位的驅逐理由設有限制。若要瞭解更多資訊,請聯絡 RAP 辦公室。
- 屋崙(奧克蘭)市政府每年會向業主收取每個出租單位的「租金分部服務費」(Rent Program Service Fee)。若業主準時支付這筆費用,就有權向您收取一半費用。受補助單位的租客無需支付該費用的租客部分。
- 屋崙(奧克蘭)市的租客保護條例(Tenant Protection Ordinance, TPO)旨在遏阻業主的騷擾行為,並且在租客受業主騷擾的情況下賦予租客法律追索權(屋崙(奧克蘭)市政法規 8.22.600)。
- 業主 ___ 得以 ___ 不得對本單位設下毫無限制的起租租金(例如根據 Costa-Hawkins 法理規定)。如果業主不得設下毫無限制的起租租金,則前任房客遷出後生效的租金是 _____。

針對租客的吸煙政策聲明

- 住房單位 _____ (您有意承租的單位)「允許」或「不允許」吸煙(圈選一項)。
- 您所住建築物中的其他單位「允許」或「不允許」吸煙(圈選一項)。(若租客所住的建築物中同時包含可吸煙和不可吸煙的單位,應附上一張可吸煙單位列表。
- 本建築物「有」或「沒有」指定的戶外吸煙區(圈選一項)。該吸煙區位於 _____。

我於 _____ 收到本通知書
(日期) _____ (租客簽名)



AVISO A LOS INQUILINOS DEL RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland tiene un Programa de Ajustes en el Alquiler (“RAP”) que limita los aumentos en el alquiler (Capítulo 8.22 del Código Municipal de Oakland) y cubre a la mayoría de las unidades residenciales en alquiler construidas antes de 1983. Para obtener más información sobre las viviendas cubiertas, contacte a la oficina del RAP.
- **Es obligatorio registrar alquileres.** A partir del **2023**, los datos del alquiler de esta vivienda deben **registrarse anualmente con RAP**. En el 2023, la fecha límite para el registro es el **3 de julio de 2023**. A partir del 2024, la fecha límite anual para el registro es el **1° de marzo**. Por favor tenga presente que si su alquiler comenzó después del 1° de marzo, el propietario no tendrá la obligación de registrarlo hasta el año siguiente. En caso de no registrar un alquiler con RAP a más tardar el 1° de marzo, el propietario quedará descalificado para: 1) presentar una petición de aumento del alquiler, 2) notificar un aumento del alquiler y/o 3) responder a una petición del inquilino. La falta de tal registro también es una defensa afirmativa en la mayoría de las acciones de desalojo incluso si el propietario tiene una “causa justa” de desalojo.
- A partir del 1.º de febrero de 2017, un propietario debe presentar una petición ante el RAP para todo aumento en el alquiler que sea mayor que el aumento general anual en el alquiler (“aumento CPI”) o para todo aumento del alquiler “guardado” que esté permitido. Estos incluyen, entre otros, mejoras de capital y aumentos en los gastos operativos. En lo que respecta a este tipo de aumentos, el propietario puede aumentar su alquiler sólo después de que un funcionario de audiencia haya autorizado el incremento. Ningún aumento anual en el alquiler podrá exceder el aumento máximo que cambia de manera anual con un 10 % de capitalización. Usted tiene derecho a disputar el aumento en el alquiler propuesto respondiendo a la petición del propietario.
- **Cómo disputar un aumento en el alquiler:** Puede presentar una petición ante el RAP para disputar aumentos ilícitos en el alquiler o la disminución de servicios en la vivienda. Para disputar el aumento en el alquiler, debe presentar una petición (1) en un plazo de (90) días a partir de la fecha del aviso de aumento en el alquiler si el propietario también proporcionó este Aviso a los Inquilinos con la notificación del aumento en el alquiler; o (2) en un plazo de 120 días a partir de la fecha de recepción del aviso de aumento en el alquiler si este Aviso a los Inquilinos no fue entregado con la notificación de aumento en el alquiler. Si el propietario no entregó este Aviso a los Inquilinos al inicio del periodo de arrendamiento, usted deberá presentar una solicitud en un plazo de (90) días a partir de la fecha en que recibió por primera vez este Aviso a los Inquilinos. Información. Encontrará los formularios de petición disponibles en el sitio web, donde dice Rent Adjustment Program Petition and Response Forms “Formularios de Petición y Respuesta del Programa de Ajustes en el Alquiler”.
- Si usted disputa un aumento en el alquiler, debe pagar su alquiler con el aumento disputado hasta que presente la petición. Si el aumento es aprobado y usted no lo pagó, adeudará la suma del incremento retroactivo a la fecha de inicio de vigencia del aumento.
- Oakland tiene controles de desalojo (Ordenanza y Reglamentos de Desalojo por Causa Justa, O.M.C. 8.22) que limitan los motivos de desalojo en las viviendas cubiertas. Para obtener más información contacte a la oficina RAP.
- Oakland cobra a los propietarios una Tarifa de Servicio del Programa de Ajustes en el Alquiler por vivienda al año. Si la tarifa se paga a tiempo, el propietario tiene derecho a cobrar la mitad del costo de esta tarifa al inquilino. No se requiere que los inquilinos de viviendas subsidiadas paguen la parte de la tarifa que correspondería al inquilino.
- Oakland posee una Ordenanza de Protección al Inquilino (Tenant Protection Ordinance, “TPO”) para impedir el comportamiento abusivo por parte de los propietarios y para ofrecer a los inquilinos recursos legales en instancias donde hayan sido víctimas de comportamiento abusivo por parte de los propietarios (O.M.C. 8.22.600).
- El propietario tiene no tiene permitido establecer el alquiler inicial de esta unidad sin limitaciones (por ejemplo, de conformidad con la Ley Costa-Hawkins). Si el propietario no tiene permitido establecer el alquiler inicial sin limitaciones, el alquiler vigente cuando el inquilino anterior desalojó la vivienda era de .



INFORMACIÓN PARA LOS INQUILINOS SOBRE LAS POLÍTICAS PARA FUMADORES

- Fumar (encierre en un círculo) ESTÁ o NO ESTÁ permitido en la Unidad _____, la unidad que usted pretende alquilar.
- Fumar (encierre en un círculo) ESTÁ o NO ESTÁ permitido en otras unidades de su edificio. (Si hay disponibilidad de ambas unidades, para fumadores y no fumadores, en el edificio del inquilino, adjunte una lista de las unidades en donde se permite fumar).
- (Encierre en un círculo) HAY o NO HAY un área designada al aire libre para fumar. Se encuentra en _____.

Recibí una copia de este aviso el _____
(Fecha)

(Firma del inquilino)



CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA
94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

NOTICE TO TENANTS OF OWNER PETITION

ATTENTION: IMMEDIATE ACTION REQUIRED

If you are receiving this NOTICE together with a completed PROPERTY OWNER PETITION form, it means that the owner of your unit has filed a case against you with the Oakland Rent Adjustment Program ("RAP") (commonly referred to as the "Rent Board").

➤ **YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**

➤ TO RESPOND:

- 1) Complete a **TENANT RESPONSE** form found on the RAP website.
(<https://www.oaklandca.gov/services/respond-to-an-owner-petition-for-the-rent-adjustment-program>)
- 2) Serve a copy of your **TENANT RESPONSE** form on the owner (or the owner's representative) by mail or personal delivery.
- 3) Complete a **PROOF OF SERVICE** form (which is attached to the Response form and also available as a stand-alone document) and provide a copy to the owner (or owner's representative) together with your **TENANT RESPONSE** form.
- 4) Submit your **TENANT RESPONSE** form and completed **PROOF OF SERVICE*** form to RAP through RAP's online portal, via email, or by mail.

**Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the owner has been served with a copy.*

DOCUMENT REVIEW: There may be additional documents that were submitted in support of the owner petition that were not provided to you (see "DOCUMENTATION IN EXCESS OF 25 PAGES" on the petition). All documents are available for review at RAP. You may also request paper copies from the owner in your TENANT RESPONSE. The owner must then provide them to you within 10 days.

FOR ASSISTANCE: Contact a RAP Housing Counselor at (510) 238-3721 or by email at RAP@oaklandca.gov. Additional information is also available on the RAP website and on the TENANT RESPONSE form.

RentalAddress	RentalUnit	RentAmour	FirstName	MiddleNam	LastName	AddressLine1
295 29t th st	204		Breanna		Herron	295 29t th st ✓
295 29t th st	206		Adrianna		Torres	295 29t th st ✓
295 29t th st	208		Urviben		Shah	295 29t th st ✓
295 29t th st	210		J Douglas		Penn	295 29t th st ✓
295 29t th st	212		Haley		Gordon	295 29t th st ✓
295 29t th st	213		Abigail		Cruz	295 29t th st ✓
295 29t th st	214		Rabeea		Ali	295 29t th st ✓
295 29t th st	219		Joice		Maniego	295 29t th st ✓
295 29t th st	301		LaTresca		Porter	295 29t th st ✓
295 29t th st	302		Jalen		Speller	295 29t th st ✓
295 29t th st	303		Brian		Batista-Lopez	295 29t th st ✓
295 29t th st	304		Afreen		Hasan	295 29t th st ✓
295 29t th st	308		Youngjin		Kim	295 29t th st ✓
295 29t th st	309		Frances		Cajucom	295 29t th st ✓
295 29t th st	310		Margarita		Romo	295 29t th st ✓
295 29t th st	311		Lucio		Ramirez	295 29t th st ✓
295 29t th st	312		Grace		Dwyer	295 29t th st ✓
295 29t th st	313		Aaminah		Khan	295 29t th st ✓
295 29t th st	314		Amber		Saetern	295 29t th st ✓
295 29t th st	315		Cindy		Vo	295 29t th st ✓
295 29t th st	316		Taylor		Churchill	295 29t th st ✓ 20
295 29t th st	317		Sidra		Fatima	295 29t th st ✓
295 29t th st	318		Jennifer		Pham	295 29t th st ✓
295 29t th st	319		Tiffany		Au	295 29t th st ✓
295 29t th st	401		Anne		!!!!	295 29t th st ✓
295 29t th st	402		Caio		Christo Soella	295 29t th st ✓
295 29t th st	403		Junaid		Khan	295 29t th st ✓
295 29t th st	404		Sara		Cherr	295 29t th st ✓
295 29t th st	406		Jessica		Phelon	295 29t th st ✓
295 29t th st	408		Jonathan		Ibrahim	295 29t th st ✓
295 29t th st	409		Drew		Moore	295 29t th st ✓
295 29t th st	410		Jagmohan		Singh	295 29t th st ✓
295 29t th st	411		Jinman		Kim	295 29t th st ✓
295 29t th st	412		Mohammad		Achakzai	295 29t th st ✓
295 29t th st	413		Maxine		Stenhouse	295 29t th st ✓
295 29t th st	415		Dionne		Thomas	295 29t th st ✓
295 29t th st	417		Iveht		Pineda	295 29t th st ✓
295 29t th st	418		Heidi		Myles Atkins	295 29t th st ✓
295 29t th st	419		Emily		Gordis	295 29t th st ✓
295 29t th st	501		Janelle		Martineau	295 29t th st ✓ 20
295 29t th st	502		Daniel		Grimshaw	295 29t th st ✓
295 29t th st	503		DonQuale		Williams	295 29t th st ✓
295 29t th st	504		Tesfaye		Beyene	295 29t th st ✓
295 29t th st	506		Jacarre		Pete	295 29t th st ✓
295 29t th st	508		Jagruti		Mahante	295 29t th st ✓

295 29t th st	509	Preston	Brown	295 29t th st ✓
295 29t th st	510	Ambrose	McDuffy	295 29t th st ✓
295 29t th st	512	Max	Sahn	295 29t th st ✓
295 29t th st	513	Muadh	Thaika	295 29t th st ✓
295 29t th st	514	Pearl	Opem	295 29t th st ✓
295 29t th st	515	Austin	Bossetti	295 29t th st ✓
295 29t th st	516	Ezimora	Ifunanya	295 29t th st ✓
295 29t th st	517	Sucheng	Kuo	295 29t th st ✓
295 29t th st	518	Mohammad	Ibrar	295 29t th st ✓
295 29t th st	601	Makia	Smith	295 29t th st ✓
295 29t th st	602	Rod	Rahimi	295 29t th st ✓
295 29t th st	603	Victoria	Carter	295 29t th st ✓
295 29t th st	604	Laura	Hickey	295 29t th st ✓
295 29t th st	606	Kameron	Dunbar	295 29t th st ✓
295 29t th st	608	Anusuya	Rangasamy	295 29t th st ✓ 20
295 29t th st	609	Akintunde	Sowunmi	295 29t th st ✓
295 29t th st	610	Kevin	McEntee	295 29t th st ✓
295 29t th st	611	Anahi	Escobedo	295 29t th st ✓
295 29t th st	612	Lawrence	Willis	295 29t th st ✓
295 29t th st	613	Mudit	Gupta	295 29t th st ✓
295 29t th st	614	Michael	Saenz	295 29t th st ✓
295 29t th st	616	Nicholas	Sanchez	295 29t th st ✓
295 29t th st	617	Hasani	Brown	295 29t th st ✓
295 29t th st	618	Amy	Larek	295 29t th st ✓
295 29t th st	619	Jasmine	Sadler	295 29t th st ✓
295 29t th st	701	Arielle	Chase	295 29t th st ✓
295 29t th st	703	Ana	Darrow	295 29t th st ✓
295 29t th st	704	Lindsey	Gray	295 29t th st ✓
295 29t th st	706	Tristan	Stone	295 29t th st ✓
295 29t th st	708	Camilla	Vasquez	295 29t th st ✓
295 29t th st	709	Andrew	Rhim	295 29t th st ✓
295 29t th st	710	Awista	Ayuby	295 29t th st ✓
295 29t th st	711	Cathy	Fitzpatrick	295 29t th st ✓
295 29t th st	712	Kyla	Barnwell	295 29t th st ✓
295 29t th st	713	Honghui	Zheng	295 29t th st ✓ 20

City of Oakland Rent Adjustment Program**Tenant Response**

Case **L23-0033**
Property Address **295 29th Street**

Party	Name	Address	Mailing Address
Tenant	Pearl Opem (630)246-0815 pearlopem@gmail.com	295 29th Street 514 Oakland, CA 94611	295 29th Street 514 Oakland, CA 94611
Tenant	Muadh Thaika (415)937-3913 muadh22@gmail.com	295 29th Street 513 Oakland, CA 94611	295 29th Street 513 Oakland, CA 94611
Tenant	Max Sahn (845)596-1154 mxsahn@gmail.com	295 29th Street 512 Oakland, CA 94611	295 29th Street 512 Oakland, CA 94611
Tenant	Ambrose McDuffy (424)426-7840 ambrosemcduffy@gmail.com	295 29th Street 510 Oakland, CA 94611	295 29th Street 510 Oakland, CA 94611
Tenant	Preston Brown (415)368-9072 prestonbrown2316@gmail.com	295 29th Street 509 Oakland, CA 94611	295 29th Street 509 Oakland, CA 94611
Tenant	Jagruti Mahante (312) 479-5247 jagruti_mahante@yahoo.com	295 29th Street 508 Oakland, CA 94611	295 29th Street 508 Oakland, CA 94611
Tenant	Jacarre Pete (510)465-2577 Jacarrete@gmail.com	295 29th Street 506 Oakland, CA 94611	295 29th Street 506 Oakland, CA 94611
Tenant	Tesfaye Beyene (510)393-1557 beyenew1@yahoo.com	295 29th Street 504 Oakland, CA 94611	295 29th Street 504 Oakland, CA 94611
Tenant	DonQuale Williams (917)628-0946 donwilliams11207@gmail.com	295 29th Street 503 Oakland, CA 94611	295 29th Street 503 Oakland, CA 94611
Tenant	Daniel Grimshaw (360)949-8181 danielgrimshaw@berkeley.edu	295 29th Street 502 Oakland, CA 94611	295 29th Street 502 Oakland, CA 94611
Tenant	Janelle Martineau (305) 332-0037 j.martineau11@gmail.com	295 29th Street 501 Oakland, CA 94611	295 29th Street 501 Oakland, CA 94611
Tenant	Emily Gordis (510)926-9039 emily.gordis@gmail.com	295 29th Street 419 Oakland, CA 94611	295 29th Street 419 Oakland, CA 94611
Tenant	Heidi Myles Atkins	295 29th Street	295 29th Street

City of Oakland Rent Adjustment Program

Tenant Response

Case **L23-0033**
 Property Address **295 29th Street**

		418	418
	(318) 344-3505 dst199373@yahoo.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Iveht Pineda	295 29th Street	295 29th Street
		417	417
	(323)854-9933 ivehtp@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Dionne Thomas	295 29th Street	295 29th Street
		415	415
	(310) 935-5826 dionnetaylormarythomas@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Maxine Stenhouse	295 29th Street	295 29th Street
		413	413
	(510)502-1718 maxinestehouse@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Mohammad Achakzai	295 29th Street	295 29th Street
		412	412
	(925)408-6465 myachakzai@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Jinman Kim	295 29th Street	295 29th Street
		411	411
	(412)660-8329 jinmankm@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Jagmohan Singh	295 29th Street	295 29th Street
		410	410
	(209)361-3270 amarinsurance@yahoo.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Drew Moore	295 29th Street	295 29th Street
		409	409
	(843)494-1899 dreweimoore@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Jonathan Ibrahim	295 29th Street	295 29th Street
		408	408
	(818)454-9391 jn_brhm@yahoo.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Jessica Phelon	295 29th Street	295 29th Street
		406	406
	(510)815-5414 jessme007@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Sara Cherr	295 29th Street	295 29th Street
		404	404
	(707)484-8746 saracherr12@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Junaid Khan	295 29th Street	295 29th Street
		403	403
	(607)651-0025 cpo13850@gmail.com	Oakland, CA 94611	Oakland, CA 94611
Tenant	Caio Christo Soella	295 29th Street	295 29th Street
		402	402
	(510)506-6042	Oakland, CA 94611	Oakland, CA 94611

City of Oakland Rent Adjustment Program

Tenant Response

Case **L23-0033**
 Property Address **295 29th Street**

Tenant	csoella@gmail.com Anne Hill	295 29th Street 401 Oakland, CA 94611	295 29th Street 401 Oakland, CA 94611
Tenant	(980) 643-2036 annehill21@gmail.com Tiffany Au	295 29th Street 319 Oakland, CA 94611	295 29th Street 319 Oakland, CA 94611
Tenant	(415)484-9917 tjauh@gmail.com Jennifer Pham	295 29th Street 318 Oakland, CA 94611	295 29th Street 318 Oakland, CA 94611
Tenant	(626)215-3634 jenniferpham33@gmail.com Sidra Fatima	295 29th Street 317 Oakland, CA 94611	295 29th Street 317 Oakland, CA 94611
Tenant	(951) 256-0665 sidrasecondemail@gmail.com Taylor Churchill	295 29th Street 316 Oakland, CA 94611	295 29th Street 316 Oakland, CA 94611
Tenant	(916)947-1325 tchill55@live.com Cindy Vo	295 29th Street 315 Oakland, CA 94611	295 29th Street 315 Oakland, CA 94611
Tenant	(209)643-9246 miss.vo95@yahoo.com Amber Saetern	295 29th Street 314 Oakland, CA 94611	295 29th Street 314 Oakland, CA 94611
Tenant	(510)332-1356 ambersaetern@gmail.com Aaminah Khan	295 29th Street 313 Oakland, CA 94611	295 29th Street 313 Oakland, CA 94611
Tenant	(650) 444-7690 aaminah.a.khan@gmail.com Grace Dwyer	295 29th Street 312 Oakland, CA 94611	295 29th Street 312 Oakland, CA 94611
Tenant	(404)444-2378 gracedwyer@gmail.com Lucio Ramirez	295 29th Street 311 Oakland, CA 94611	295 29th Street 311 Oakland, CA 94611
Tenant	(747)220-4483 lucioramirez6@berkeley.edu Margarita Romo	295 29th Street 310 Oakland, CA 94611	295 29th Street 310 Oakland, CA 94611
Tenant	(510)837-7301 margarita.r.romo@gmail.com Frances Cajucom	295 29th Street 309 Oakland, CA 94611	295 29th Street 309 Oakland, CA 94611
Tenant	(510)949-6510 cajucomfrances@gmail.com Youngjin Kim	295 29th Street	295 29th Street

City of Oakland Rent Adjustment Program

Tenant Response

Case **L23-0033**
 Property Address **295 29th Street**

		308	308
	(818)631-1817	Oakland, CA 94611	Oakland, CA 94611
Tenant	yojiki94@gmail.com		
	Afreen Hasan	295 29th Street	295 29th Street
		304	304
	(408)520-8072	Oakland, CA 94611	Oakland, CA 94611
Tenant	ahasan522@gmail.com		
	Brian Batista-Lopez	295 29th Street	295 29th Street
		303	303
	(510)684-6797	Oakland, CA 94611	Oakland, CA 94611
Tenant	brianb10@vt.edu		
	Jalen Speller	295 29th Street	295 29th Street
		302	302
	(980)208-0324	Oakland, CA 94611	Oakland, CA 94611
Tenant	jspelle0@gmail.com		
	LaTresca Porter	295 29th Street	295 29th Street
		301	301
	(510)543-3357	Oakland, CA 94611	Oakland, CA 94611
Tenant	missjonez03@yahoo.com		
	Joice Maniego	295 29th Street	295 29th Street
		219	219
	(650)580-8439	Oakland, CA 94611	Oakland, CA 94611
Tenant	joicemaniego@gmail.com		
	Rabeea Ali	295 29th Street	295 29th Street
		214	214
	(909)641-0073	Oakland, CA 94611	Oakland, CA 94611
Tenant	rabeeaxali@gmail.com		
	Abigail Cruz	295 29th Street	295 29th Street
		213	213
	(415)481-5602	Oakland, CA 94611	Oakland, CA 94611
Tenant	Abigailclarisseb@yahoo.com		
	Haley Gordon	295 29th Street	295 29th Street
		212	212
	(559) 286-7090	Oakland, CA 94611	Oakland, CA 94611
Tenant	iamhaleysavannah@gmail.com		
	J Douglas Penn	295 29th Street	295 29th Street
		210	210
	(703)863-8717	Oakland, CA 94611	Oakland, CA 94611
Tenant	dr.jpenn@gmail.com		
	Urviben Shah	295 29th Street	295 29th Street
		208	208
	(323)633-5629	Oakland, CA 94611	Oakland, CA 94611
Tenant	urviess@gmail.com		
	Adrianna Torres	295 29th Street	295 29th Street
		206	206
	(415)424-6669	Oakland, CA 94611	Oakland, CA 94611
Tenant	tor.adrianna@gmail.com		
	Breanna Herron	295 29th Street	295 29th Street
		204	204
	(209)662-4688	Oakland, CA 94611	Oakland, CA 94611

City of Oakland Rent Adjustment Program

Tenant Response

Case **L23-0033**
Property Address **295 29th Street**

Tenant	herrobee228@yahoo.com Austin Bossetti (530)781-3074 austin.bossetti@gmail.com	295 29th Street 515 Oakland, CA 94611	295 29th Street 515 Oakland, CA 94611
--------	--	---	---

City of Oakland Rent Adjustment Program

Tenant Response

Case **L23-0033**
Property Address **295 29th Street**

Rental Property Information

Type of unit you rent Apartment, Room or Live-work

Total number of units 91

Are you current on your rent? Yes

Please explain why the property owner is not entitled to the proposed increase.

Rent History

When did you move into the unit? 05-15-2023

When did you enter into the rental agreement for this unit?

When did you move into the unit? 05-15-2023

Initial monthly rent 3068

When did the property owner first provide you with the RAP Notice, a written notice of the existence of the Rent Adjustment Program?

I was given a RAP NOTICE by my property owner. No

Mediation

Mediation Requested No

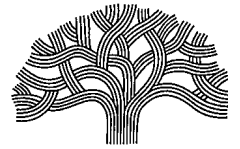
I/We declare under penalty of perjury pursuant to the laws of the State of California that everything I/We said in this response is true and that all the documents attached to the response are true copies of the originals.

Kevin McEntee

8/25/2023

Signature

Date



Housing and Community Development Department
Rent Adjustment Program

TEL (510) 238-3721
FAX (510) 238-6181
CA Relay Service 711

ADMINISTRATIVE DECISION

CASE NUMBER: L23-0033
CASE NAME: 295 29th Street Owner LLC v. Tenants
PROPERTY ADDRESS: 295 29th Street
Oakland, CA
PARTIES: Justin Osler, Owner’s Agent

SUMMARY OF DECISION

The Owner’s petition is denied.

BACKGROUND

The Owner filed the petition, L23-0033, on July 11, 2023, to obtain a Certificate of Exemption. The Owner alleged that the building is exempt as New Construction. The proof of service for the petition listed “All Edson House Residents” but failed to identify which persons or units were served with specificity.¹

The Tenant in Unit 610 filed a response stating under penalty of perjury that the Owner did not give the Tenant a RAP Notice. The remaining 90 Tenants did not file responses.

//
//

¹ The proof of service form states that the envelopes were address to the person(s) listed and at the address(es) below. However, no names, or specific unit numbers were listed. It is therefore, impossible to determine if service was made on the tenant in each affected covered unit in the building as required.

RATIONALE FOR ADMINISTRATIVE DECISION

The Rent Adjustment Ordinance (Ordinance) requires an owner filing a petition to provide proof of service by first-class mail or in person of the petition.² Service by first class mail requires a declaration under penalty of perjury that the named documents were enclosed in a sealed envelope addressed to the person listed at the address listed and deposited with the United States Postal Service, with the postage fully prepaid.

The petition herein was filed with a proof of service. The proof of service fails to identify any individual Tenants or their units. Likewise, the proof of service fails to indicate that any persons served with the petition were provided a copy of the Property Owner Petition for Certificate of Exemption. Nonetheless, the petition was processed.

Notwithstanding the above, the Ordinance requires an owner filing a petition seeking a rent increase to provide evidence of a current City Business License, evidence of payment of the Rent Adjustment Program Service Fee, evidence of service of written notice of the existence and scope of the rent adjustment program on the Tenant in each affected covered unit in the building prior to the petition being filed. Effective September 21, 2016, owners are required to provide a RAP Notice in the following languages: English, Spanish, and Chinese.³

Additionally, the Ordinance requires an owner to serve the RAP Notice⁴ at the start of a tenancy⁵ and together with any notice of rent increase or change in the terms of a tenancy.⁶ Specifically, the Owner must give the Tenant a written notice in a form prescribed by the Rent Adjustment Program. The prescribed forms are made available by the Rent Adjustment Program. The Owner has the burden of proving service of the Notice. Failure of an Owner to provide the required notice may be cured if the Owner gives the notice at least six months prior to serving the rent increase notice on the Tenant or at least six months prior to filing a petition.

//

² Oakland Municipal Code (O.M.C.) § 8.22.090(B)(1)(f).

³ RAP Notices in the required languages are provided by the Rent Adjustment Program.

⁴ Notice to Tenants of the Residential Rent Adjustment Program.

⁵ O.M.C. § 8.22.060(A).

⁶ O.M.C. § 8.22.070(H)(1)(A).

The Owner's Agent herein filed the petition on July 11, 2023. The petition was signed under the penalty of perjury and stated that the RAP Notice was first provided to the tenants on June 26, 2023. Accordingly, the earliest date the Owner can file any petition is December 23, 2023. Therefore, the petition herein is incomplete and cannot proceed. Any other deficiencies in the petition are subordinate and need not be addressed. Accordingly, the petition is denied.

ORDER

1. Petition L23-0033 is denied.
2. The Remote Settlement Conference and Hearing, scheduled for September 19, 2023, is canceled.

Right to Appeal: **This decision is the final decision of the Rent Adjustment Program Staff.** Either party may appeal this decision by filing a properly completed appeal using the form provided by the Rent Adjustment Program. The appeal must be received within seventeen (17) calendar days of electronic service or twenty (20) days if served by first-class mail. If the last day to file is a weekend or holiday, the appeal may be filed on the next business day. The date and service method are shown on the attached Proof of Service.



Dated: September 6, 2023

Élan Consuella Lambert
Hearing Officer
Rent Adjustment Program

PROOF OF SERVICE

Case Number: L23-0033

Case Name: 295 29th Street Owner LLC

I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612.

Today, I served the attached documents listed below by placing a true copy in a City of Oakland mail collection receptacle for mailing on the below date at 250 Frank H. Ogawa Plaza, Oakland, California, addressed to:

Documents Included

Administrative Decision

Owner

Justin Osler, 295 29th Street Owner LLC
1970 Broadway Suite 745
Oakland, CA 94612

Owner Representative

Casey McManus
1970 Broadway Suite 745
Oakland, CA 94612

Tenant

Aaminah Khan
295 29th Street 313
Oakland, CA 94611

Tenant

Abigail Cruz
295 29th Street 213
Oakland, CA 94611

Tenant

Adrianna Torres
295 29th Street 206
Oakland, CA 94611

Tenant

Afreen Hasan
295 29th Street 304
Oakland, CA 94611

Tenant

Akintunde Sowunmi
295 29th Street 609
Oakland, CA 94611

000180

Tenant

Amber Saetern
295 29th Street 314
Oakland, CA 94611

Tenant

Ambrose McDuffy
295 29th Street 510
Oakland, CA 94611

Tenant

Amy Larek
295 29th Street 618
Oakland, CA 94611

Tenant

Ana Darrow
295 29th Street 703
Oakland, CA 94611

Tenant

Anahi Escobedo
295 29th Street 611
Oakland, CA 94611

Tenant

Andrew Rhim
295 29th Street 709
Oakland, CA 94611

Tenant

Anne Hill
295 29th Street 401
Oakland, CA 94611

Tenant

Anusuya Rangasamy
295 29th Street 608
Oakland, CA 94611

Tenant

Arielle Chase
295 29th Street 701
Oakland, CA 94611

Tenant

Austin Bossetti
295 29th Street 515
Oakland, CA 94611

Tenant

Awista Ayuby
295 29th Street 710
Oakland, CA 94611

Tenant

Breanna Herron
295 29th Street 204
Oakland, CA 94611

Tenant

Brian Batista-Lopez
295 29th Street 303
Oakland, CA 94611

Tenant

Caio Christo Soella
295 29th Street 402
Oakland, CA 94611

Tenant

Camilla Vasquez
295 29th Street 708
Oakland, CA 94611

Tenant

Cathy Fitzpatrick
295 29th Street 711
Oakland, CA 94611

Tenant

Cindy Vo
295 29th Street 315
Oakland, CA 94611

Tenant

Daniel Grimshaw
295 29th Street 502
Oakland, CA 94611

Tenant

Dionne Thomas
295 29th Street 415
Oakland, CA 94611

Tenant

DonQuale Williams
295 29th Street 503
Oakland, CA 94611

Tenant

Drew Moore
295 29th Street 409
Oakland, CA 94611

Tenant

Emily Gordis
295 29th Street 419
Oakland, CA 94611

Tenant

Ezimora Ifunanya
295 29th Street 516
Oakland, CA 94611

Tenant

Frances Cajucom
295 29th Street 309
Oakland, CA 94611

Tenant

Grace Dwyer
295 29th Street 312
Oakland, CA 94611

Tenant

Haley Gordon
295 29th Street 212
Oakland, CA 94611

Tenant

Hasani Brown
295 29th Street 617
Oakland, CA 94611

Tenant

Heidi Myles Atkins
295 29th Street 418
Oakland, CA 94611

Tenant

Honghui Zheng
295 29th Street 713
Oakland, CA 94611

Tenant

Iveht Pineda
295 29th Street 417
Oakland, CA 94611

Tenant

J Douglas Penn
295 29th Street 210
Oakland, CA 94611

Tenant

Jacarre Pete
295 29th Street 506
Oakland, CA 94611

Tenant

Jagmohan Singh
295 29th Street 410
Oakland, CA 94611

Tenant

Jagruti Mahante
295 29th Street 508
Oakland, CA 94611

Tenant

Jalen Speller
295 29th Street 302
Oakland, CA 94611

Tenant

Janelle Martineau
295 29th Street 501
Oakland, CA 94611

Tenant

Jasmine Sadler
295 29th Street 619
Oakland, CA 94611

Tenant

Jennifer Pham
295 29th Street 318
Oakland, CA 94611

Tenant

Jessica Phelon
295 29th Street 406
Oakland, CA 94611

Tenant

Jinman Kim
295 29th Street 411
Oakland, CA 94611

Tenant

Joice Maniego
295 29th Street 219
Oakland, CA 94611

Tenant

Jonathan Ibrahim
295 29th Street 408
Oakland, CA 94611

Tenant

Junaid Khan
295 29th Street 403
Oakland, CA 94611

Tenant

Kameron Dunbar
295 29th Street 606
Oakland, CA 94611

Tenant

Kevin McEntee
295 29th Street 610
Oakland, CA 94611

Tenant

Kyla Barnwell
295 29th Street 712
Oakland, CA 94611

Tenant

LaTresca Porter
295 29th Street 301
Oakland, CA 94611

Tenant

Laura Hickey
295 29th Street 604
Oakland, CA 94611

Tenant

Lawrence Willis
295 29th Street 612
Oakland, CA 94611

Tenant

Lindsey Gray
295 29th Street 704
Oakland, CA 94611

Tenant

Lucio Ramirez
295 29th Street 311
Oakland, CA 94611

Tenant

Makia Smith
295 29th Street 601
Oakland, CA 94611

Tenant

Margarita Romo
295 29th Street 310
Oakland, CA 94611

Tenant

Max Sahn
295 29th Street 512
Oakland, CA 94611

Tenant

Maxine Stenhouse
295 29th Street 413
Oakland, CA 94611

Tenant

Michael Saenz
295 29th Street 614
Oakland, CA 94611

Tenant

Mohammad Achakzai
295 29th Street 412
Oakland, CA 94611

Tenant

Mohammad Ibrar
295 29th Street 518
Oakland, CA 94611

Tenant

Muadh Thaika
295 29th Street 513
Oakland, CA 94611

Tenant

Mudit Gupta
295 29th Street 613
Oakland, CA 94611

Tenant

Nicholas Sanchez
295 29th Street 616
Oakland, CA 94611

Tenant

Pearl Opem
295 29th Street 514
Oakland, CA 94611

Tenant

Preston Brown
295 29th Street 509
Oakland, CA 94611

Tenant

Rabeea Ali
295 29th Street 214
Oakland, CA 94611

Tenant

Rod Rahimi
295 29th Street 602
Oakland, CA 94611

Tenant

Sara Cherr
295 29th Street 404
Oakland, CA 94611

Tenant

Sidra Fatima
295 29th Street 317
Oakland, CA 94611

Tenant

Sucheng Kuo
295 29th Street 517
Oakland, CA 94611

Tenant

Taylor Churchill
295 29th Street 316
Oakland, CA 94611

Tenant

Tesfaye Beyene
295 29th Street 504
Oakland, CA 94611

Tenant

Tiffany Au
295 29th Street 319
Oakland, CA 94611

Tenant

Tristan Stone
295 29th Street 706
Oakland, CA 94611

Tenant

Urviben Shah
295 29th Street 208
Oakland, CA 94611

Tenant

Victoria Carter
295 29th Street 603
Oakland, CA 94611

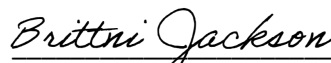
Tenant

Youngjin Kim
295 29th Street 308
Oakland, CA 94611

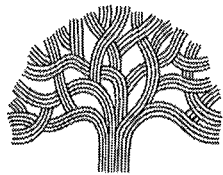
Andrew VanSlyke
225 West Santa Clara Street, Suite 1500
San Jose, CA 95113

I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first class postage thereon fully prepaid in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **September 12, 2023** in Oakland, California.



Brittni Jackson
Oakland Rent Adjustment Program



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**

250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-0243
(510) 238-3721
CA Relay Service 711
www.oaklandca.gov/RAP

For Rent Adjustment Program date stamp

RECEIVED

OCT 03 2023

RENT ADJUSTMENT PROGRAM
OAKLAND

APPEAL

Appellant's Name 295 29th Street Owner LLC		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	
Property Address (Include Unit Number) 295 29th Street, Oakland CA			
Appellant's Mailing Address (For receipt of notices) 1970 Broadway, Suite 745 Oakland, CA 94612		Case Number L23-0033	Date of Decision appealed September 27, 2023
Name of Representative (if any) Andrew VanSlyke Pahl & McCay, a Professional Law Corporation		Representative's Mailing Address (For notices) 225 West Santa Clara, Suite 1500 San Jose, CA 95113	

Please select your ground(s) for appeal from the list below. As part of the appeal, an explanation must be provided responding to each ground for which you are appealing. Each ground for appeal listed below includes directions as to what should be included in the explanation.

- 1) There are math/clerical errors that require the Hearing Decision to be updated. *(Please clearly explain the math/clerical errors.)*
- 2) Appealing the decision for one of the grounds below (required):
 - a) The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations, or prior decisions of the Board. *(In your explanation, you must identify the Ordinance section, Regulation or prior Board decision(s) and describe how the description is inconsistent.)*
 - b) The decision is inconsistent with decisions issued by other Hearing Officers. *(In your explanation, you must identify the prior inconsistent decision and explain how the decision is inconsistent.)*
 - c) The decision raises a new policy issue that has not been decided by the Board. *(In your explanation, you must provide a detailed statement of the issue and why the issue should be decided in your favor.)*
 - d) The decision violates federal, state, or local law. *(In your explanation, you must provide a detailed statement as to what law is violated.)*
 - e) The decision is not supported by substantial evidence. *(In your explanation, you must explain why the decision is not supported by substantial evidence found in the case record.)*

- f) **I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim.** (In your explanation, you must describe how you were denied the chance to defend your claims and what evidence you would have presented. Note that a hearing is not required in every case. Staff may issue a decision without a hearing if sufficient facts to make the decision are not in dispute.)
- g) **The decision denies the Owner a fair return on the Owner's investment.** (You may appeal on this ground only when your underlying petition was based on a fair return claim. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.)
- h) **Other.** (In your explanation, you must attach a detailed explanation of your grounds for appeal.)

Supporting documents (in addition to this form) must not exceed 25 pages, and must be received by the Rent Adjustment Program, along with a proof of service on the opposing party, within 15 days of the filing of this document. Only the first 25 pages of submissions from each party will be considered by the Board, subject to Regulations 8.22.010(A)(4). Please number attached pages consecutively. Number of pages attached: 31.

- You must serve a copy of your appeal on the opposing parties, or your appeal may be dismissed.** I declare under penalty of perjury under the laws of the State of California that on _____, 20____, I placed a copy of this form, and all attached pages, in the United States mail or deposited it with a commercial carrier, using a service at least as expeditious as first-class mail, with all postage or charges fully prepaid, addressed to each opposing party as follows:

Name	See attached spreadsheet for complete list of tenants served
Address	295 29th Street
City, State Zip	Oakland, CA 94611
Name	Casey McManus
Address	1970 Broadway Suite 745
City, State Zip	Oakland, CA 94610

<i>Casey McManus</i>	9/27/23
----------------------	---------

SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE

DATE

IMPORTANT INFORMATION:

This Appeal must be received by the Rent Adjustment Program, 250 Frank Ogawa Plaza, Suite 5313, Oakland, California 94612, not later than 5:00 P.M. on the 20th calendar day after the date the decision was mailed to you as shown on the proof of service attached to the decision. If the last day to file is a weekend or holiday, the time to file the document is extended to the next business day.

- Appeals filed late without good cause will be dismissed.
- You must provide all the information required, or your appeal cannot be processed and may be dismissed.
- **Any response to the appeal by the responding party must be received by the Rent Adjustment Program, along with a proof of service on appealing party, within 15 days of service of the service of the appeal if the party was personally served. If the responding party was served the appeal by mail, the party must file the response within 20 days of the date the appeal was mailed to them.**
- There is no form for the response, but the entire response is limited to 25 pages or less.
- The Board will not consider new claims. All claims, except jurisdictional issues, must have been made in the petition, response, or at the hearing.
- The Board will not consider new evidence at the appeal hearing without specific approval.
- You must sign and date this form or your appeal will not be processed.
- The entire case record is available to the Board, but sections of audio recordings that you want the Board to review must be pre-designated to Rent Adjustment Staff.



Stephen D. Pahl
 Karen K. McCay
 Catherine S. Robertson
 Servando R. Sandoval
 Ginger L. Sotelo
 Theresa C. Becerra
 Sonia S. Shah
 Helene A. Simvoulakis-Panos

Eric J. Stephenson
 Stephen E. Makino
 Andrew H. VanSlyke
 Alexandra Samofalova
 Devin B. Jacobsen
 Marcianne L. Hyjek
 Lisa M. Tracy

Sarahann Shapiro
Special Counsel

225 West Santa Clara St., Suite 1500, San Jose, California 95113-1752 • Tel: 408-286-5100 • Fax: 408-286-5722

201 Santa Monica Blvd., Suite 550, Santa Monica, California 90401-2214 • Tel: 424-217-1830 • 424-217-1854

Reply to: San Jose Office

Sender's Direct Dial No.: (408) 918-2812

Sender's Email Address: avanslyke@pahl-mccay.com

September 29, 2023

Via U.S. Mail

Housing and Community Development Department
 Rent Adjustment Program
 250 Frank Ogawa Plaza, Suite 5313
 Oakland, CA 94612

Re: APPEAL OF ADMINISTRATIVE DECISION

Petition #: L23-0033

295 29th Street Owner, LLC v. Tenants

Dear Rent Adjustment Program:

This office represents the 295 29th Street Owner, LLC as well as The Martin Group, Owner and Managing Agent respectively of 295 29th Street in Oakland, CA (the "Property") in the above referenced Petition for Certificate of Exemption (referred to herein as "Petition"). On September 6, 2023, an administrative decision was issued by Élan Consuella Lambert, and the decision was mailed to petitioners on September 12, 2023. The decision was provided by mail only and consequently the Petitioners have until October 2, 2023, to appeal.

The Petition was denied without reviewing the merits of the matter and instead was an administrative decision based on 1) the contention that the proof of service attached to the Petition was incorrect and 2) that Unit 610 was not provided a RAP notice. Each of these two claims are discussed in turn.

1) Proof of Service

The Hearing Officer notes that the proof of service listed "All Edson House Residents" and failed to identify which persons or units were served with specificity, and for this reason, denies the Petition. This fails to consider the attached documents that do provide the names and specific unit numbers of every tenant served. Due to the number of tenants living in the Property it was impracticable for each individual tenant to be listed on the declaration of service which had limited space. Instead, a copy of the rent roll was attached to provide the specific tenant

Rent Adjustment Program
September 29, 2023
Page 2

information. The petition, along with the rent roll, was submitted on July 11, 2023. The email providing the Petition noted that the rent roll was attached and included a list of the occupied units. This email is attached as Exhibit A and identifies the attachments submitted. The Rent Roll, which includes the necessary information and identifies the names and addresses of each tenant at the Property, is included as Exhibit B.

With this additional information, which was included with the Petition, the Rent Board has adequate information to confirm that the Petition itself was served on all residents. This is in addition to the original declaration of service in which the Petitioner's agent confirms that the Petition was served on all residents. There is no reason to believe that the residents did not receive a copy of the Petition, and the fact that Unit 610 filed a response to the Petition provides additional confirmation that it was actually served. Finally, attached as Exhibit C, is confirmation of the stamp purchase made by Petitioners to mail out a copy of said Petition to the Residents. These stamps were ordered in bulk on July 5, 2023, and affixed to each letter before mailing on July 11, 2023.

2) Service of RAP Notice

The Petition was further denied because the tenant in Unit 610 filed a response stating that they were not provided a Rent Adjustment Program ("RAP") Notice. Unit 610, as well as all other tenants residing in 295 29th Street, were provided RAP notices in advance of the filing of the present Petition, and the Property is in compliance with Oakland Municipal Code 8.22.060. The RAP notice was provided as soon as Petitioners took possession of the Property in December of 2022 and began including a copy of the RAP Notice on all new and renewal leases. Presently, all tenants at the Property have received a copy of the RAP Notice.

The Petition itself indicates that the RAP notice was first provided on June 26, 2023, however, in practice the RAP notice was provided much earlier for most tenants. As the decision was based on Unit 610's response only, documentation regarding this unit is provided. Attached as Exhibit D is a portion of Unit 610's lease agreement which includes the RAP Notice as well as the signature pages for the Lease. This lease confirms that Unit 610 received and signed a copy of the RAP Notice on April 10, 2023. Because this appeal is public information, and a copy is provided to each tenant, the identifying information in the Lease, as well as rental amount, has been redacted in the attached Exhibit. Should a non-redacted version be requested it can be confidentially provided.

Finally, a tenant in Unit 610 themselves confirmed that they received a copy of the RAP Notice. A copy of this email communication dated September 25, 2023, is attached as Exhibit E, which is also redacted, wherein the tenant confirms they were provided the notice and that their objection was misunderstood.



Rent Adjustment Program
September 29, 2023
Page 3

3) Conclusion

Petitioner requests that the Petition itself be heard on the merits. It is clear from the documents provided that the Petition was provided to all residents at the Property, and that the RAP notice was similarly provided. Proceeding with the hearing on the merits will not prejudice the residents at the property. The request for exemption, raised by the Petition itself, was not addressed in the decision and Petitioner only seeks to have their Petition heard and decided. Granting this appeal will also promote efficiency as it will allow Petitioners to have their claims heard in a timely manner without further consuming City resources.

Sincerely,

PAHL & McCAY
A Professional Law Corporation

A handwritten signature in black ink, appearing to read 'Andrew H. VanSlyke'.

Andrew H. VanSlyke

AHV/t
Enclosures
*5296/003 - 01331499.DOCX.1

EXHIBIT A

Subject: FW: Edson House RAP petition
Attachments: Edson House Property-Owner-Petition-for-Certificate-of-Exemption (1) 7.11.23.pdf; Edson House Rent Roll by Unit .xlsx; Edson House Bis Lic..pdf; Edge Final Certificate of Occupancy.pdf; Packet_Notice-to-Tenants-of-RAP-Notice_ALL-LANGUAGES_6.25.23_FINAL.pdf; NOTICE-TO-TENANTS-OF-PROP-OWNER-PETITION-1.6.21-FINAL.pdf

From: Pete, Jacarre <jacarre.pete@woodpartners.com>
Sent: Tuesday, July 11, 2023 2:54 PM
To: hearingsunit@oaklandca.gov
Cc: Casey McManus <casey@themartingroup.com>; Brock, Donté <donte.brock@woodpartners.com>; Servando R. Sandoval <ssandoval@pahl-mccay.com>
Subject: Edson House RAP petition

Hello Hearing Unit,

Please find the attached RAP petition, Proof of TCO, Proof of Business licenses, and RAP notice provided to the list of occupied Units,

Please let me know when we can schedule a hearing.

Thank you!

Jacarre Pete | Property Director | Edson House
295 29th St | Oakland, CA 94611
O: 510.465.2577 | jacarre.pete@woodpartners.com | edsonhouseliving.com



Improving People's Lives by Creating Better Communities



EXHIBIT B

Rent Roll

Edson House (edson)

As Of = 06/30/2023

Month Year = 07/2023

Unit	Unit Type	Unit Resident	Name	Sq. Ft	Market Rent	Actual Rent	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance
202	A.2	VACANT	VACANT	663.00	2,780.00	0.00	0.00	0.00			0.00
204	B.2	1,006.00	t1270454 Breanna Herron		3,995.00	3,420.00	600.00	0.00	5/24/2022	7/23/2023	0.00
206	B.5	1,108.00	t1270459 Adrianna Torres		4,190.00	3,495.00	600.00	0.00	5/21/2022	7/20/2023	3,829.34
208	B.2	1,006.00	t1270470 Urviben Shah		3,990.00	3,320.00	600.00	0.00	6/21/2022	8/20/2023	-4.00
210	B.2	1,006.00	t1270436 J Douglas Penn		3,990.00	3,500.00	600.00	0.00	4/8/2022	6/7/2024	533.28
211	B.1	979.00	VACANT		3,765.00	0.00	0.00	0.00			0.00
212	A.2	663.00	t1278614 Haley Gordon		2,725.00	2,460.00	600.00	630.00	6/11/2023	6/6/2024	0.00
213	B.3	1,011.00	t1270464 Abigail Cruz		3,965.00	3,395.00	600.00	0.00	6/15/2022	8/14/2023	0.00
214	A.2	663.00	t1270494 Rabeea Ali		2,735.00	2,765.00	500.00	0.00	9/17/2022	9/16/2023	4,053.79
215	S.1	622.00	VACANT		2,430.00	0.00	0.00	0.00			0.00
218	A.2	663.00	t1270449 Selena Bielman		2,660.00	2,725.00	500.00	0.00	5/7/2022	7/6/2023	0.00
219	B.4	1,014.00	t1270465 Joice Maniego		4,065.00	3,425.00	600.00	0.00	6/15/2022	8/14/2023	0.00
301	A.2	663.00	VACANT		2,725.00	0.00	0.00	0.00			3,953.10
302	A.2	663.00	t1270472 Jalen Speller		2,725.00	2,615.00	600.00	0.00	5/8/2023	4/7/2024	0.00
303	A.3	677.00	t1270462 Brian Batista-Lop		2,675.00	2,780.00	500.00	0.00	5/21/2022	7/20/2023	2,172.53
304	B.2	1,006.00	t1270443 Afreen Hasan		3,970.00	3,400.00	600.00	0.00	5/7/2022	7/20/2023	0.00
306	B.5	1,108.00	VACANT		4,165.00	0.00	0.00	0.00		7/6/2023	-3,035.72
308	B.2	1,006.00	t1270481 Youngjin Kim		3,965.00	3,625.00	600.00	0.00	7/24/2022	9/23/2023	0.00
309	A.3	677.00	t1270502 Frances Cajucom		2,675.00	2,845.00	500.00	500.00	12/12/2022	12/11/2023	4,178.07
310	B.2	1,006.00	t1270430 Margarita Romo		3,965.00	3,655.00	600.00	0.00	4/6/2022	6/5/2023	0.00
311	B.1	979.00	t1271260 Lucio Ramirez		3,710.00	3,275.00	700.00	0.00	1/23/2023	1/22/2024	0.00
312	A.2	663.00	t1270448 Grace Dwyer		2,700.00	2,750.00	1,000.00	0.00	5/12/2022	7/11/2023	0.00
313	B.3	1,011.00	t1270461 Aminah Khan		3,910.00	3,425.00	600.00	0.00	5/28/2022	7/25/2023	0.00
314	A.2	663.00	t1270413 Amber Saetern		2,695.00	2,700.00	500.00	0.00	2/20/2022	6/19/2024	0.00
315	S.1	622.00	t1270424 Cindy Vo		2,505.00	2,325.00	500.00	0.00	3/12/2022	5/11/2024	0.00
316	A.1	645.00	t1278397 Taylor Churchill		2,575.00	2,400.00	600.00	0.00	6/17/2023	6/16/2024	0.00
317	A.1	645.00	t1274268 Sidra Fatima		2,575.00	2,515.00	600.00	500.00	5/27/2023	5/26/2024	-4,711.28
318	A.2	663.00	t1270412 Jennifer Pham		2,675.00	2,675.00	500.00	0.00	3/2/2022	5/1/2024	0.00
319	B.4	1,014.00	t1270466 Tiffany Au		3,990.00	3,425.00	600.00	0.00	6/15/2022	8/14/2023	0.00
401	A.2	663.00	t1280132 Anne Hill		2,735.00	0.00	500.00	0.00	4/28/2022	6/27/2023	592.43
402	A.2	663.00	t1270410 Caio Christo Soell		2,765.00	2,675.00	500.00	0.00	3/7/2022	7/31/2024	0.00

Rent Roll

Edson House (edson)
 As Of = 06/30/2023
 Month Year = 07/2023

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration		
403	A.3	677.00	t1270474	Junaid Khan	2,685.00	2,815.00	500.00	9/15/2023		147.08
404	B.2	1,006.00	t1270473	Sara Cherr	3,950.00	3,695.00	600.00	9/21/2023		-2,407.85
406	B.5	1,108.00	t1274904	Jessica Phelon	4,175.00	4,000.00	700.00	4/13/2024		400.25
408	B.2	1,006.00	t1270458	Jonathan Ibrahim	3,950.00	3,575.00	600.00	8/8/2023	8/1/2023	-318.31
409	A.3	677.00	t1270476	Drew Moore	2,685.00	2,815.00	500.00	8/24/2023		-125.00
410	B.2	1,006.00	t1270479	Jagmohan Singh	3,975.00	3,733.00	600.00	9/29/2023		0.00
411	B.1	979.00	t1270471	Jinman Kim	3,700.00	3,475.00	600.00	8/27/2023		0.00
412	A.2	663.00	t1270438	Mohammad Acha	2,710.00	2,615.00	2,615.00	10/23/2023		0.00
413	B.3	1,011.00	t1270475	Maxine Stenhouse	3,920.00	3,555.00	1,000.00	8/23/2023		420.69
414	A.2	663.00	t1270451	Jayzel Ann Reyes	2,705.00	2,615.00	500.00	7/9/2023	7/10/2023	0.00
415	S.1	622.00	t1274278	Dionne Thomas	2,585.00	2,275.00	500.00	11/3/2023		0.00
416	A.1	645.00	t1270420	Nidhi Gogri	2,585.00	2,575.00	500.00	5/8/2023	7/9/2023	139.05
417	A.1	645.00	t1270417	Iveht Pineda	2,685.00	2,600.00	1,000.00	4/30/2024		0.00
418	A.2	663.00	t1273254	Heidi Myles Atkin	4,000.00	2,725.00	600.00	6/4/2024		0.00
419	B.4	1,014.00	t1270477	Emily Gordis	2,770.00	3,675.00	600.00	9/23/2023		-1,704.45
501	A.2	663.00	t1278271	Janelle Martineau	2,800.00	2,560.00	600.00	6/17/2024		0.00
502	A.2	663.00	t1270411	Daniel Grimshaw	2,720.00	2,675.00	500.00	5/2/2024		0.00
503	A.3	677.00	t1270469	DonQuale William	4,015.00	2,845.00	500.00	9/2/2023	9/2/2023	0.00
504	B.2	1,006.00	t1270408	Tesfaye Beyene	4,210.00	3,650.00	600.00	4/8/2024		400.00
506	B.5	1,108.00	t1270492	Jacarre Pete	4,010.00	3,950.00	0.00	5/21/2024		517.32
508	B.2	1,006.00	t1270491	Jagruti Mahante	2,720.00	3,856.00	600.00	10/11/2023		0.00
509	A.3	677.00	t1270422	Preston Brown	4,010.00	2,995.00	500.00	5/5/2023		37,773.35
510	B.2	1,006.00	t1270495	Ambrose McDuffy	3,735.00	3,710.00	600.00	9/19/2023		-1,540.68
511	B.1	979.00	t1270439	Joshua Han	2,745.00	3,450.00	1,000.00	7/6/2023	7/6/2023	145.27
512	A.2	663.00	t1270434	Max Sahn	3,955.00	2,615.00	500.00	6/30/2024		-2,288.00
513	B.3	1,011.00	t1270484	Muadh Thailka	2,740.00	3,740.00	600.00	9/28/2023	7/29/2023	100.00
514	A.2	663.00	t1270440	Pearl Opem	2,550.00	2,700.00	500.00	6/20/2024		0.00
515	S.1	622.00	t1270432	Austin Bossetti	2,620.00	2,330.00	500.00	6/7/2023		0.00
516	A.1	645.00	t1274342	Ifunanya Ezimora	2,620.00	2,515.00	600.00	5/13/2024		-1,982.88
517	A.1	645.00	t1273996	Sucheng Kuo	2,720.00	2,515.00	600.00	4/13/2024		0.00
518	A.2	663.00	t1270452	Mohammad Ibrar	3,639.00	2,725.00	500.00	7/7/2023	7/31/2023	3,013.75
519	B.4	1,014.00	VACANT	VACANT		0.00	0.00			0.00

Rent Roll

Edson House (edson)

As Of = 06/30/2023

Month Year = 07/2023

Unit	Unit Type	Unit Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance
601	A.2	663.00 t1270433	Makia Smith	2,770.00	2,700.00	1,075.00	0.00	4/6/2022		-2,114.97
602	A.2	663.00 t1278259	Rod Rahimi	2,800.00	2,560.00	600.00	0.00	6/9/2023		0.00
603	A.3	677.00 t1270478	Victoria Carter	2,720.00	2,942.00	1,000.00	0.00	7/13/2022		-522.69
604	B.2	1,006.00 t1270435	Laura Hickey	4,015.00	3,480.00	600.00	0.00	4/30/2022		86.51
606	B.5	1,108.00 t1270460	Kameron Dunbar	4,210.00	4,015.00	555.00	0.00	6/17/2022		645.58
608	B.2	1,006.00 t1270457	Anusuya Rangase	4,010.00	3,655.00	600.00	0.00	5/30/2022		0.00
609	A.3	677.00 t1270453	Akintunde Sowun	2,720.00	2,780.00	500.00	0.00	6/11/2022		0.00
610	B.2	1,006.00 t1275042	Kevin McEntee	4,010.00	3,068.00	700.00	1,000.00	5/15/2023		0.00
611	B.1	979.00 t1274043	Anahi Escobedo	3,755.00	3,642.00	700.00	0.00	4/1/2023		-7,706.08
612	A.2	663.00 t1277823	Lawrence Willis	2,745.00	2,560.00	600.00	0.00	6/23/2023		170.35
613	B.3	1,011.00 t1270487	Mudit Gupta	3,955.00	3,820.00	600.00	0.00	8/20/2022		0.00
614	A.2	663.00 t1270425	Michael Saenz	2,740.00	2,815.00	1,075.00	0.00	3/12/2022		-351.34
615	S.1	622.00 VACANT	VACANT	2,550.00	0.00	0.00	0.00			0.00
616	A.1	645.00 t1270429	Nicholas Sanchez	2,620.00	2,575.00	500.00	0.00	4/1/2022		0.00
617	A.1	645.00 t1272423	Hasani Brown	2,620.00	2,515.00	600.00	0.00	3/1/2023		3,374.28
618	A.2	663.00 t1270442	Amy Larek	2,720.00	2,615.00	500.00	0.00	5/1/2022		-3,919.50
619	B.4	1,014.00 t1271110	Jasmine Sadler	4,035.00	3,924.00	700.00	0.00	1/21/2023		0.00
701	A.2	663.00 t1270468	Arielle Chase	2,865.00	3,233.00	500.00	0.00	6/15/2022		-6,028.87
702	A.2	663.00 t1270450	Carol Vargas	2,895.00	3,233.00	500.00	0.00	4/23/2022	7/5/2023	0.00
703	A.3	677.00 t1270488	Ana Darrow	2,815.00	3,185.00	500.00	0.00	8/1/2022		0.00
704	B.2	1,006.00 t1270482	Lindsey Gray	4,110.00	4,250.00	600.00	0.00	7/29/2022		7,428.19
706	B.5	1,108.00 t1270489	Tristan Stone	4,305.00	4,315.00	600.00	0.00	7/30/2022		-4,422.16
708	B.2	1,006.00 t1270490	Camilla Vasquez	4,105.00	4,225.00	600.00	0.00	8/1/2022		-1,615.00
709	A.3	677.00 t1270499	Andrew Rhim	2,815.00	3,185.00	500.00	0.00	7/29/2022		-1,818.46
710	B.2	1,006.00 t1270496	Awista Ayuby	4,105.00	4,225.00	600.00	0.00	11/12/2022		0.00
711	B.1	979.00 t1270486	Cathy Fitzpatrick	3,850.00	3,915.00	675.00	0.00	10/1/2022		0.00
712	A.2	663.00 VACANT	VACANT	2,860.00	0.00	0.00	0.00	8/1/2022		0.00
713	B.3	1,011.00 t1270480	Honghui Zheng	4,050.00	4,015.00	600.00	0.00	7/10/2022		0.00
Future Residents/Applicants										
202	A.2	663.00 t1279258	William Decker	2,780.00	0.00	500.00	0.00	7/14/2023		0.00
301	A.2	663.00 t1279710	LaTresca Porter	2,725.00	0.00	500.00	2,125.00	7/2/2023		-125.51
306	B.5	1,108.00 t1278767	Amanda Bauman	4,165.00	0.00	500.00	0.00	7/22/2023		0.00

Rent Roll

Edson House (edson)
 As Of = 06/30/2023
 Month Year = 07/2023

Unit	Unit Type	Unit Resident	Name	Sq Ft	Market Rent	Actual Rent	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance
312	A.2	663.00	t1279626	Marvin Yu	2,700.00	0.00	500.00	0.00	7/24/2024		0.00
519	B.4	1,014.00	t1277894	Magan Do	3,639.00	0.00	0.00	0.00	10/21/2024		599.90
615	S.1	622.00	t1278106	Michael Salera	2,550.00	0.00	500.00	0.00	11/30/2024		0.00
712	A.2	663.00	t1278453	Kyla Barnwell	2,860.00	0.00	500.00	0.00	7/2/2024		65.61
Total				Edson House(e)	298,164.00	258,611.00	54,645.00	4,605.00			27,996.97

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents	74,707.00	298,164.00	258,611.00	51,645.00	2,480.00	91	91.20	91.52	27,456.97
Future Residents/Applicants	5,396.00	21,419.00	0.00	3,000.00	2,125.00	7			540.00
Occupied Units	68,373.00	273,250.00				83	91.20	91.52	
Total Non Rev Units	0.00	0.00				0	0.00	0.00	
Total Vacant Units	6,334.00	24,914.00				8	8.79	8.47	
Totals:	74,707.00	298,164.00	258,611.00	54,645.00	4,605.00	91	100.00	100.00	27,996.97

EXHIBIT C

Order Details

Pickup

Office DEPOT,
3535 Hollis Street
Emeryville, CA 94608 USA
(510) 547-9660

Payment

Amount: \$96.24
 ***8643

Additional Info

Ordered By: JACARRE.PETE@WOODPARTNERS.COM
Phone: (510) 465-2577

Order Summary

Order Placed: Jul 5, 2023
Item Subtotal: \$93.08
Taxes: \$3.16

Order Total: \$96.24

Store Pickup 1 of 1

ORDER NUMBER 321861324-001
ORDER STATUS Pickup Complete
TOTAL \$96.24

Pickup on Jul 5, 2023

USPS FOREVER® STAMPS, Coil of 100 Postage Stamps, Stamp Design May Vary
Item #898782

Qty: 1 @ \$63.00 / roll
\$63.00



Avery® Easy Peel® Return Address Labels With Sure Feed Technology, 8195, Rectangle, 2 3/8" x 1-3/4", White, Pack Of 1,500
Item #618930

Qty: 1 @ \$19.69 / pack
\$19.69



Eco Conscious

Avery® Easy Peel® Address Labels With Sure Feed® Technology, 8160, 1" x 2 5/8", White, Box Of 750
Item #574566

Qty: 1 @ \$10.39 / pack
\$10.39



Eco Conscious

Store Purchase



321861324 001

Item Subtotal: \$93.08
Taxes: \$3.16

Order Total \$96.24

EXHIBIT D

LEASE CONTRACT



Date of Lease Contract: April 9, 2023 (when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

Moving In — General Information

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract):

Blank lines for listing tenants.

and us, the owner: 295 29th Street Owner, LLC

(name of title holder or published and recorded fictitious business name). You've agreed to rent Unit No. 610 at 295 29th Street 610

(street address) in Oakland (city), California, 94611 (zip code)

(the "Dwelling") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

2. OCCUPANTS. The dwelling will be occupied only by you and (list all other occupants not signing the Lease Contract):

Blank lines for listing other occupants.

No one else may occupy the dwelling. Persons not listed above must not stay in the dwelling for more than 14 consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.

3. LEASE TERM. The initial term of the Lease Contract begins on the 15th day of May, 2023, and ends at 11:59 p.m. the 14th day of May, 2024.

This lease contract will automatically renew month-to-month unless (1) either party gives at least 30 days written notice of termination, (2) Intent to Move-Out as Required by Paragraph 48 (Move-Out Notice), or (3) if this property is subject to the Tenant Protection Act of 2019, and you have a written lease terminated on or after January 1, 2020, we require you to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate this section or any other provision of law. If the number of days isn't filled in, at least 30 days written notice is required. If the Residents have been in possession for longer than one year, Landlord shall provide Residents with at least a 60 day written notice to terminate tenancy. Residents shall comply with all notice provisions in paragraph 32 (Default by Resident).

4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the dwelling is __, due on or before the date this Lease Contract is signed. See paragraphs 52 (Security Deposit Deductions and Other Charges) and 53 (Deposit Return, Surrender, and Abandonment) for security deposit return information. The security deposit may not exceed 2 month's rent for an unfurnished dwelling, and 3 month's rent for a furnished dwelling. The security deposit may not exceed two and a half month's rent for an unfurnished dwelling, and three and a half month's rent for a furnished dwelling in the event you install water furniture.

Santa Cruz County Residents. You have the right to receive yearly interest on your security deposit at a rate of ____%. We may be liable for damages if we don't comply under Santa Cruz County Code §8.42 and Cal Civ. Code §1950.5.

5. KEYS. You will be provided 2 Dwelling key(s), 2 mailbox key(s), 2 FOB(s), and/or ____ other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is

lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same. You agree not to clone or otherwise duplicate your assigned access device(s), Dwelling key(s), mailbox key(s), or FOB(s) without express written permission from us.

6. RENT AND CHARGES. Unless modified by addenda, you will pay _____ per month for rent, payable in advance and without demand:

- at the on-site manager's office, or
- at our online payment site, or
- at the on-site manager's office
which accepts Cashier's Checks
Only

Prorated rent of _____ is due for the remainder of [check one]: 1st month or 2nd month, on _____

Otherwise, you must pay your rent on or before the 6th day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted, if the payment/ACH is rejected, does not clear, or is stopped for any reason. If you don't pay all rent on or before the expiration of one business day after the due date, you'll be delinquent. You will be obligated to pay to us a fee of \$ 0.00 if you fail to pay any amount when due under this Contract. You agree that this amount is the result of our reasonable endeavor to approximate actual losses (administrative wages, interest on late rent accruing) caused by the late payment of rent. The Parties agree that it is impracticable and extremely difficult to affix the actual damage caused by payment of late rent. You'll also pay a charge of \$25.00 for each returned check or rejected electronic payment. For additional returned checks you'll pay a charge of \$35.00. If you are delinquent, all remedies under this Lease Contract will be authorized. If you are delinquent, all remedies under this Lease Contract and California law will be authorized. A negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill your credit obligations under this Lease. All payment obligations under this Lease Contract shall constitute rent under this Lease Contract.

Rent Concession. If this box is checked, you and we have entered into an Addendum for a Rent Concession. The Addendum is attached. Please read it thoroughly.

7. UTILITIES. We'll pay for the following items, if checked:

- water; gas; electricity;
- master antenna wastewater;
- trash; cable TV;
- other _____

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends. Cable channels that are provided may be changed during the Lease Contract term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-powered lighting. If any utilities are submetered for the dwelling unit, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance.

8. INSURANCE. Our insurance does not cover the loss of your personal possessions or personal injury and it is recommended that you consider purchasing renter's insurance and flood insurance to insure your possessions from loss due to fire, flood, or other risk of loss. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all residents, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

We require do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

If renter's insurance is required, you shall maintain at all times during the Term of this Lease, at your sole expense, a renter's insurance policy, or its equivalent, issued by a licensed insurance company in a minimum policy coverage amount of \$ 100000.00, and you shall provide us with proof of such insurance to our satisfaction. If no box is checked, renter's insurance is not required.

Additionally, you are [check one] required to purchase personal liability insurance not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance is an incurable

CITY OF OAKLAND

250 Frank Ogawa Plaza, Suite 5313, Oakland, CA 94612-2034
Department of Housing and Community Development
Rent Adjustment Program



TEL (510) 238-3721
FAX (510) 238-6181
CA Relay Service 711

NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program (“RAP”) that limits rent increases (Chapter 8.22 of the Oakland Municipal Code) and covers most residential rental units built before 1983. For more information on which units are covered, contact the RAP office.
- Starting on February 1, 2017, an owner must petition the RAP for any rent increase that is more than the annual general rent increase (“CPI increase”) or allowed “banked” rent increases. These include capital improvements and operating expense increases. For these types of rent increases, the owner may raise your rent only after a hearing officer has approved the increase. No annual rent increase may exceed 10%. You have a right to contest the proposed rent increase by responding to the owner’s petition. You do not have to file your own petition.
- **Contesting a Rent Increase:** You can file a petition with the RAP to contest unlawful rent increases or decreased housing services. To contest a rent increase, you must file a petition (1) within ninety (90) days of the notice of rent increase if the owner also provided this Notice to Tenants with the notice of rent increase; or (2) within 120 days of the notice of rent increase if this Notice to Tenants was not given with the notice of rent increase. If the owner did not give this Notice to Tenants at the beginning of your tenancy, you must file a petition within ninety (90) days of first receiving this Notice to Tenants. Information and the petition forms are available from the RAP drop-in office at the Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6th Floor, Oakland and at: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- If you contest a rent increase, you must pay your rent with the contested increase until you file a petition. If the increase is approved and you did not pay the increase, you will owe the amount of the increase retroactive to the effective date of increase.
- Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22) which limit the grounds for evictions in covered units. For more information contact the RAP office.
- Oakland charges owners a Rent Program Service Fee per unit per year. If the fee is paid on time, the owner is entitled to get half of the fee from you. Tenants in subsidized units are not required to pay the tenant portion of the fee.
- Oakland has a Tenant Protection Ordinance (“TPO”) to deter harassing behaviors by landlords and to give tenants legal recourse in instances where they are subjected to harassing behavior by landlords (O.M.C. 8.22.600). (City Council Ordinance No. 13265 C.M.S.)
- The owner is is not permitted to set the initial rent on this unit without limitations (such as pursuant to the Costa-Hawkins Act). If the owner is not permitted to set the initial rent without limitation, the rent in effect when the prior tenant vacated was _____.

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (check one) IS or IS NOT permitted in Unit 610, the unit you intend to rent.
- Smoking (check one) IS or IS NOT permitted in other units of your building. (If both smoking and non-smoking units exist in tenant's building, attach a list of units in which smoking is permitted.)
- There (check one) IS or IS NOT a designated outdoor smoking area.
It is located at _____

I received a copy of this notice on 04/10/2023
(Date)

(Tenant's Signature)

(Tenant's Signature)

(Tenant's Signature)

(Tenant's Signature)

(Tenant's Signature)

(Tenant's Signature)

此份屋崙 (奧克蘭) 市租客權利通知書附有中文版本。請致電 (510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.



250 Frank Ogawa Plaza, Suite 5313, OAKLAND, CA 94612-2034
 房屋與社區發展部 (Department of Housing and Community Development)
 租金調整計劃 (Rent Adjustment Program)

電話 (510) 238-3721
 傳真 (510) 238-6181
 CA Relay Service 711

住宅租金調整計劃的租客通知書

- 屋崙(奧克蘭) 市的租金調整計劃 (RAP) 旨在限制租金調漲 (屋崙(奧克蘭) 市政法規 8.22 章)，且主要是針對建於 1983 年以前大多數的出租住宅單位。若要了解哪些單位在本計劃限制範圍內，請聯絡 RAP 辦事處。
- 從 2017 年 2 月 1 日起，如果租金調漲幅度超出一般租金年漲幅 (「CPI 漲幅」) 或允許的「調整存放」漲幅，業主就必須向 RAP 陳情。調漲原因可包括固定資產整修和營運支出增加。對於這些類型的租金調漲方案，業主必須在聽證官同意調漲後才能提高您的租金。任何租金年漲幅不得超過 10%。如果不同意建議的租金調幅，您有權對業主的陳情提出抗辯，但您不需要自己提出陳情。
- **對租金調漲提出抗辯：** 您可以租金調漲違法或者住房服務縮為由，向 RAP 陳情抗辯。如果您要對租金調漲提出抗辯，(1) 且業主隨同這份「租客通知」一併提供租金調漲通知，則您必須在收到租金調漲通知後九十 (90) 天內提出陳情；(2) 但業主未隨這份「租客通知」提供租金調漲通知，則您必須在收到租金調整通知後的 120 天內提出陳情。如果業主在租期一開始時沒有提供這份租客通知，您就必須在第一次收到這份租客通知後的九十 (90) 天內提出請願。如需相關資訊並索取請願書，請前往房屋協助中心 (Housing Assistance Center) 的租金調整計劃 (RAP) 中心親自索取：250 Frank H. Ogawa Plaza, 6th Floor, Oakland and at: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>。
- 如果您對租金調漲有異議，在提出陳情之前，您仍必須支付所要抗辯的調漲租金。若調漲金額獲准但您並未支付，您將積欠從調漲生效日期算起的調漲金額。
- 屋崙(奧克蘭) 市的驅逐管制規則 (屋崙(奧克蘭) 市政法規 8.22 中的「驅逐正當理由」) 對所管制單位的驅逐理由設有限制。若要瞭解更多資訊，請聯絡 RAP 辦公室。
- 屋崙(奧克蘭) 市政府每年會向業主收取每個出租單位的「租金計劃服務費」(Rent Program Service Fee)。若業主準時支付這筆費用，就有權向您收取一半費用。受補助單位的租客無需支付該費用的租客部分。
- 屋崙(奧克蘭) 市的租客保護法令 (Tenant Protection Ordinance, TPO) 旨在遏阻房東的騷擾行為，並且在租客受房東騷擾的情況下賦予租客法律追索權 (屋崙(奧克蘭) 市政法規 8.22.600)。(市議會條例 13265 號 C.M.S.)
- 業主 ___ 得以 ___ 不得對本單位設下毫無限制的起租租金 (例如根據 Costa-Hawkins 法案規定)。如果業主不得設下毫無限制的起租租金，則前任房客遷出後生效的租金是 _____。

針對租客的吸煙政策聲明

- 住房單位 _____ (您有意承租的單位) 「允許」或「不允許」吸煙 (圈選一項)。
- 您所住建築物中的其他單位「允許」或「不允許」吸煙 (圈選一項)。(若租客所住的建築物中同時包含可吸煙和不可吸煙的單位，應附上一張可吸煙單位列表。)
- 本建築物「有」或「沒有」指定的戶外吸煙區 (圈選一項)。該吸煙區位於 _____。

我於 _____ 收到本通知書
 _____ (日期) _____ (租客簽名)

此份屋崙(奧克蘭) 市租客權利通知書附有中文版本。請致電 (510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

CIUDAD DE OAKLAND



250 Frank Ogawa Plaza, Suite 5313, OAKLAND, CA 94612-2034
Departamento de Desarrollo Comunitario y Vivienda
Programa de Ajustes en el Alquiler

TEL.(510) 238-3721
FAX (510) 238-6181
CA Relay 711

AVISO A LOS INQUILINOS DEL PROGRAMA DE AJUSTES EN EL ALQUILER RESIDENCIAL

- Oakland tiene un Programa de Ajustes en el Alquiler (Rent Adjustment Program, RAP) que limita los aumentos en el alquiler (Capítulo 8.22 del Código Municipal de Oakland) y cubre a la mayoría de las unidades residenciales en alquiler construidas antes de 1983. Para más información sobre las viviendas cubiertas, contacte a la oficina del RAP.
- A partir del 1° de febrero de 2017, un propietario debe presentar una petición ante el RAP para todo aumento en el alquiler que sea mayor que el aumento general anual en el alquiler ("aumento CPI") o permitido que los aumentos en el alquiler sean "invertidos". Estos incluyen mejoras de capital y aumentos en los gastos operativos. En lo que respecta a este tipo de aumentos, el propietario puede aumentar su alquiler sólo después de que un funcionario de audiencia haya autorizado el incremento. Ningún aumento anual en el alquiler podrá exceder el 10%. Usted tiene derecho a disputar el aumento en el alquiler propuesto respondiendo a la petición del propietario. No es indispensable que usted presente su propia petición.
- **Cómo disputar un aumento en el alquiler:** Puede presentar una petición ante el RAP para disputar aumentos ilícitos en el alquiler o la disminución de servicios en la vivienda. Para disputar el aumento en el alquiler, debe presentar una petición (1) en un plazo de (90) días a partir de la fecha del aviso de aumento en el alquiler si el propietario también proporcionó este Aviso a los Inquilinos con la notificación del aumento en el alquiler; o (2) en un plazo de 120 días a partir de la fecha de recepción del aviso de aumento en el alquiler si este Aviso a los Inquilinos no fue entregado con la notificación de aumento en el alquiler. Si el propietario no entregó este Aviso a los Inquilinos al inicio del periodo de arrendamiento, deberá presentar una solicitud en un plazo de (90) días a partir de la fecha en que recibió por primera vez este Aviso a los Inquilinos. Encontrará información y formularios disponibles en la oficina del RAP en el Centro de Asistencia de Vivienda: 250 Frank H. Ogawa Plaza, 6° Piso, Oakland; también puede visitar: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- Si usted disputa un aumento en el alquiler, debe pagar su alquiler con el aumento disputado hasta que presente la petición. Si el aumento es aprobado y usted no lo pagó, adeudará la suma del incremento retroactivo a la fecha de inicio de vigencia del aumento.
- Oakland tiene controles de desalojo (Ordenanza de Desalojo por Causa Justa y Reglamentos, O.M.C. 8.22) que limitan los motivos de desalojo en las viviendas cubiertas. Para más información contacte la oficina RAP.
- Oakland les cobra a los propietarios una Tarifa de Servicio del Programa de Alquiler (Rent Program Service Fee) por vivienda al año. Si la tarifa se paga a tiempo, el propietario tiene derecho a cobrar la mitad del costo de esta tarifa al inquilino. No se requiere que los inquilinos de viviendas subsidiadas paguen la porción del inquilino de la tarifa.
- Oakland posee una Ordenanza de Protección al Inquilino (Tenant Protection Ordinance, TPO) para impedir el comportamiento abusivo por parte de propietarios y para ofrecerles a los inquilinos recursos legales en instancias donde han sido víctimas de comportamiento abusivo por parte de propietarios (O.M.C. 8.22.600). (Ordenanza del Concejo Municipal No. 13265 C.M.S.)
- El propietario ___ tiene ___ no tiene permitido establecer el alquiler inicial de esta vivienda sin limitaciones (por ejemplo, de conformidad con la Ley Costa-Hawkins). Si el propietario no tiene permitido establecer el alquiler inicial sin limitaciones, el alquiler vigente cuando el inquilino anterior desalojó la vivienda era de _____.

INFORMACIÓN A LOS INQUILINOS SOBRE LAS POLÍTICAS PARA FUMADORES

- Fumar (encierre en un círculo) ESTÁ o NO ESTÁ permitido en la Vivienda _____, la vivienda que usted pretende alquilar.
- Fumar (encierre en un círculo) ESTÁ o NO ESTÁ permitido en otras viviendas de su edificio. (Si hay disponibilidad de ambas viviendas, fumador y no fumador, en el edificio del inquilino, adjunte una lista de las viviendas en donde se permite fumar.)
- (Encierre en un círculo), HAY o NO HAY un área designada al aire libre para fumar. Se encuentra en _____.

Recibí una copia de este aviso el _____
(Fecha) (Firma del inquilino)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

PARTIES INFO CONTINUED

Jacarre Pete

signer key: a3611e7c5a9969b1822037de60e6234a

IP address: 104.156.188.1

signing method: Blue Moon eSignature Services

authentication method: eSignature by email Hello@liveatedgeapartments.com

Jacarre Pete

DOCUMENT AUDIT

1	04/10/23 07:50:42 PM CDT	pted Consumer Disclosure
2	04/10/23 07:52:38 PM CDT	d Apartment Lease Form
3	04/10/23 07:54:23 PM CDT	d Oakland Lease Contract Addendum
4	04/10/23 07:54:25 PM CDT	d Oakland Lease Contract Addendum
5	04/10/23 07:54:43 PM CDT	d Inventory and Condition Form
6	04/10/23 07:54:44 PM CDT	d Inventory and Condition Form
7	04/10/23 07:55:18 PM CDT	d Animal Addendum
8	04/10/23 07:56:36 PM CDT	d All-In-One Utility Addendum
9	04/10/23 07:56:44 PM CDT	d All-In-One Utility Addendum
10	04/10/23 07:57:21 PM CDT	d Bed Bug Addendum
11	04/10/23 07:57:42 PM CDT	d Mold Information and Prevention Addendum
12	04/10/23 07:57:59 PM CDT	d Lease Contract Buy-Out Agreement
13	04/10/23 07:58:18 PM CDT	d Enclosed Garage Addendum
14	04/10/23 07:59:05 PM CDT	d Community Policies, Rules, & Regulations
15	04/10/23 07:59:07 PM CDT	d Community Policies, Rules, & Regulations
16	04/10/23 07:59:57 PM CDT	d Addendum for Rent Concession
17	04/10/23 08:00:18 PM CDT	d Renter's or Liability Insurance Addendum
18	04/10/23 08:00:39 PM CDT	d Remote Control, Card or Code Access Gate Addendum
19	04/10/23 08:01:10 PM CDT	d No-Smoking Addendum
20	04/10/23 08:01:35 PM CDT	d Parking Addendum
21	04/10/23 08:01:55 PM CDT	d Crime/Drug Free Housing Addendum
22	04/10/23 08:01:57 PM CDT	d Crime/Drug Free Housing Addendum
23	04/10/23 08:02:10 PM CDT	d Addendum to Parking
24	04/10/23 08:03:59 PM CDT	d Photo, Video, and Statement Release Addendum
25	04/10/23 08:04:18 PM CDT	d Short-Term Lease Addendum
26	04/10/23 08:05:05 PM CDT	d Water Submeter Lease Addendum
27	04/10/23 08:06:11 PM CDT	d Proposition 65 Addendum
28	04/10/23 08:06:31 PM CDT	d Notice of Resident's Rights Tenant Protection Act of 2019
29	04/10/23 08:07:02 PM CDT	d Oakland Notice to Tenants RAP Notice - English/Chinese/Spanish Combined
30	04/10/23 08:07:04 PM CDT	d Oakland Notice to Tenants RAP Notice - English/Chinese/Spanish Combined
31	04/10/23 08:07:25 PM CDT	d Lease Addendum For California Environmental Law For Trash/Waste/Recycling And Composting
32	04/10/23 08:07:32 PM CDT	itted signed documents
33	04/09/23 11:20:09 PM CDT	d Consumer Disclosure
34	04/09/23 11:56:08 PM CDT	Apartment Lease Form
35	04/10/23 12:02:45 AM CDT	Oakland Lease Contract Addendum
36	04/10/23 12:02:48 AM CDT	akland Lease Contract Addendum

DOCUMENT AUDIT CONTINUED

37	04/10/23 03:54:43 PM CDT	ed Inventory and Condition Form
38	04/10/23 03:54:45 PM CDT	d Inventory and Condition Form
39	04/10/23 03:54:59 PM CDT	ed Animal Addendum
40	04/10/23 03:55:10 PM CDT	ed All-In-One Utility Addendum
41	04/10/23 03:55:12 PM CDT	d All-In-One Utility Addendum
42	04/10/23 03:55:24 PM CDT	ed Bed Bug Addendum
43	04/10/23 03:55:35 PM CDT	ed Mold Information and Prevention Addendum
44	04/10/23 03:55:45 PM CDT	ed Lease Contract Buy-Out Agreement
45	04/10/23 03:55:55 PM CDT	ed Enclosed Garage Addendum
46	04/10/23 03:56:06 PM CDT	ed Community Policies, Rules, & Regulations
47	04/10/23 03:56:09 PM CDT	d Community Policies, Rules, & Regulations
48	04/10/23 03:56:18 PM CDT	ed Addendum for Rent Concession
49	04/10/23 03:57:42 PM CDT	ed Renter's or Liability Insurance Addendum
50	04/10/23 03:57:54 PM CDT	ed Remote Control, Card or Code Access Gate Addendum
51	04/10/23 03:58:09 PM CDT	ed No-Smoking Addendum
52	04/10/23 03:58:19 PM CDT	ed Parking Addendum
53	04/10/23 03:58:29 PM CDT	ed Crime/Drug Free Housing Addendum
54	04/10/23 03:58:31 PM CDT	d Crime/Drug Free Housing Addendum
55	04/10/23 03:58:39 PM CDT	ed Addendum to Parking
56	04/10/23 03:58:53 PM CDT	ed Photo, Video, and Statement Release Addendum
57	04/10/23 03:59:04 PM CDT	ed Short-Term Lease Addendum
58	04/10/23 04:00:28 PM CDT	ed Water Submeter Lease Addendum
59	04/10/23 04:00:45 PM CDT	ed Proposition 65 Addendum
60	04/10/23 04:01:03 PM CDT	ed Notice of Resident's Rights Tenant Protection Act of 2019
61	04/10/23 04:02:09 PM CDT	ed Oakland Notice to Tenants RAP Notice - English/Chinese/Spanish Combined
62	04/10/23 04:02:22 PM CDT	ed Lease Addendum For California Environmental Law For Trash/Waste/Recycling And Composting
63	04/10/23 04:02:32 PM CDT	nitted signed documents
64	04/10/23 08:23:01 PM CDT	epted Consumer Disclosure
65	04/10/23 08:25:30 PM CDT	ned Apartment Lease Form
66	04/10/23 08:28:29 PM CDT	ned Oakland Lease Contract Addendum
67	04/10/23 08:28:32 PM CDT	ted Oakland Lease Contract Addendum
68	04/10/23 08:28:47 PM CDT	ned Inventory and Condition Form
69	04/10/23 08:28:49 PM CDT	ted Inventory and Condition Form
70	04/10/23 08:29:07 PM CDT	ned Animal Addendum
71	04/10/23 08:29:32 PM CDT	ned All-In-One Utility Addendum
72	04/10/23 08:29:34 PM CDT	ted All-In-One Utility Addendum
73	04/10/23 08:29:48 PM CDT	ned Bed Bug Addendum
74	04/10/23 08:30:00 PM CDT	ned Mold Information and Prevention Addendum
75	04/10/23 08:30:12 PM CDT	ned Lease Contract Buy-Out Agreement
76	04/10/23 08:30:24 PM CDT	ned Enclosed Garage Addendum
77	04/10/23 08:30:43 PM CDT	ned Community Policies, Rules, & Regulations
78	04/10/23 08:30:45 PM CDT	ted Community Policies, Rules, & Regulations
79	04/10/23 08:31:24 PM CDT	ned Addendum for Rent Concession
80	04/10/23 08:31:42 PM CDT	ned Renter's or Liability Insurance Addendum
81	04/10/23 08:32:01 PM CDT	ned Remote Control, Card or Code Access Gate Addendum
82	04/10/23 08:32:17 PM CDT	ned No-Smoking Addendum
83	04/10/23 08:32:34 PM CDT	ned Parking Addendum

DOCUMENT AUDIT CONTINUED

84	04/10/23 08:35:45 PM CDT	signed Crime/Drug Free Housing Addendum
85	04/10/23 08:35:47 PM CDT	dated Crime/Drug Free Housing Addendum
86	04/10/23 08:35:56 PM CDT	signed Addendum to Parking
87	04/10/23 08:36:09 PM CDT	signed Photo, Video, and Statement Release Addendum
88	04/10/23 08:36:19 PM CDT	signed Short-Term Lease Addendum
89	04/10/23 08:36:36 PM CDT	signed Water Submeter Lease Addendum
90	04/10/23 08:36:54 PM CDT	signed Proposition 65 Addendum
91	04/10/23 08:37:07 PM CDT	signed Notice of Resident's Rights Tenant Protection Act of 2019
92	04/10/23 08:37:18 PM CDT	signed Oakland Notice to Tenants RAP Notice - English/Chinese/Spanish Combined
93	04/10/23 08:37:32 PM CDT	signed Lease Addendum For California Environmental Law For Trash/Waste/Recycling And Composting
94	04/10/23 08:37:40 PM CDT	submitted signed documents
95	04/11/23 12:37:43 PM CDT	cepted Consumer Disclosure
96	04/11/23 12:50:22 PM CDT	igned Apartment Lease Form
97	04/11/23 12:51:03 PM CDT	igned Oakland Lease Contract Addendum
98	04/11/23 12:51:07 PM CDT	ted Oakland Lease Contract Addendum
99	04/11/23 12:52:43 PM CDT	igned Inventory and Condition Form
100	04/11/23 12:52:47 PM CDT	ted Inventory and Condition Form
101	04/11/23 12:53:17 PM CDT	igned Animal Addendum
102	04/11/23 12:54:03 PM CDT	igned All-In-One Utility Addendum
103	04/11/23 12:54:06 PM CDT	ted All-In-One Utility Addendum
104	04/11/23 12:54:28 PM CDT	igned Bed Bug Addendum
105	04/11/23 12:54:51 PM CDT	igned Mold Information and Prevention Addendum
106	04/11/23 12:55:33 PM CDT	igned Lease Contract Buy-Out Agreement
107	04/11/23 12:56:02 PM CDT	igned Enclosed Garage Addendum
108	04/11/23 12:56:22 PM CDT	igned Community Policies, Rules, & Regulations
109	04/11/23 12:56:25 PM CDT	ted Community Policies, Rules, & Regulations
110	04/11/23 12:56:55 PM CDT	igned Addendum for Rent Concession
111	04/11/23 12:57:28 PM CDT	igned Renter's or Liability Insurance Addendum
112	04/11/23 12:57:48 PM CDT	igned Remote Control, Card or Code Access Gate Addendum
113	04/11/23 12:58:16 PM CDT	igned No-Smoking Addendum
114	04/11/23 12:58:56 PM CDT	igned Parking Addendum
115	04/11/23 12:59:10 PM CDT	igned Crime/Drug Free Housing Addendum
116	04/11/23 12:59:13 PM CDT	ted Crime/Drug Free Housing Addendum
117	04/11/23 12:59:46 PM CDT	igned Addendum to Parking
118	04/11/23 01:00:33 PM CDT	igned Photo, Video, and Statement Release Addendum
119	04/11/23 01:00:50 PM CDT	igned Short-Term Lease Addendum
120	04/11/23 01:01:12 PM CDT	igned Water Submeter Lease Addendum
121	04/11/23 01:01:30 PM CDT	igned Proposition 65 Addendum
122	04/11/23 01:01:42 PM CDT	igned Notice of Resident's Rights Tenant Protection Act of 2019
123	04/11/23 01:01:53 PM CDT	igned Oakland Notice to Tenants RAP Notice - English/Chinese/Spanish Combined
124	04/11/23 01:02:13 PM CDT	igned Lease Addendum For California Environmental Law For Trash/Waste/Recycling And Composting
125	04/11/23 01:02:25 PM CDT	mitted signed documents
126	04/24/23 06:17:34 PM CDT	igned Apartment Lease Form
127	04/24/23 06:17:34 PM CDT	igned Oakland Lease Contract Addendum
128	04/24/23 06:17:34 PM CDT	ated Oakland Lease Contract Addendum
129	04/24/23 06:17:34 PM CDT	igned Inventory and Condition Form
130	04/24/23 06:17:34 PM CDT	ated Inventory and Condition Form

DOCUMENT AUDIT CONTINUED

131	04/24/23 06:17:34 PM CDT	ned Animal Addendum
132	04/24/23 06:17:34 PM CDT	ted Animal Addendum
133	04/24/23 06:17:34 PM CDT	ned All-In-One Utility Addendum
134	04/24/23 06:17:34 PM CDT	ted All-In-One Utility Addendum
135	04/24/23 06:17:34 PM CDT	ned Bed Bug Addendum
136	04/24/23 06:17:34 PM CDT	ted Bed Bug Addendum
137	04/24/23 06:17:34 PM CDT	ned Mold Information and Prevention Addendum
138	04/24/23 06:17:34 PM CDT	ned Lease Contract Buy-Out Agreement
139	04/24/23 06:17:34 PM CDT	ned Enclosed Garage Addendum
140	04/24/23 06:17:34 PM CDT	ned Community Policies, Rules, & Regulations
141	04/24/23 06:17:34 PM CDT	ted Community Policies, Rules, & Regulations
142	04/24/23 06:17:34 PM CDT	ned Addendum for Rent Concession
143	04/24/23 06:17:34 PM CDT	ned Renter's or Liability Insurance Addendum
144	04/24/23 06:17:34 PM CDT	ned Remote Control, Card or Code Access Gate Addendum
145	04/24/23 06:17:34 PM CDT	ned No-Smoking Addendum
146	04/24/23 06:17:34 PM CDT	ned Parking Addendum
147	04/24/23 06:17:34 PM CDT	ted Parking Addendum
148	04/24/23 06:17:34 PM CDT	ned Crime/Drug Free Housing Addendum
149	04/24/23 06:17:34 PM CDT	ted Crime/Drug Free Housing Addendum
150	04/24/23 06:17:34 PM CDT	ned Addendum to Parking
151	04/24/23 06:17:34 PM CDT	ned Photo, Video, and Statement Release Addendum
152	04/24/23 06:17:34 PM CDT	ted Photo, Video, and Statement Release Addendum
153	04/24/23 06:17:34 PM CDT	ned Short-Term Lease Addendum
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158	04/24/23 06:17:34 PM CDT	ted Notice of Resident's Rights Tenant Protection Act of 2019
159	04/24/23 06:17:34 PM CDT	ned Oakland Notice to Tenants RAP Notice - English/Chinese/Spanish Combined
160	04/24/23 06:17:34 PM CDT	ned Lease Addendum For California Environmental Law For Trash/Waste/Recycling And Composting
161	04/24/23 06:17:34 PM CDT	ted Lease Addendum For California Environmental Law For Trash/Waste/Recycling And Composting
162	04/24/23 06:17:34 PM CDT	mitted signed documents

EXHIBIT E

Subject: FW: RAP - Edson House

From: >
Sent: Monday, September 25, 2023 6:04 PM
To: Pete, Jacarre <jacarre.pete@woodpartners.com>
Subject: Re: Edson House

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jacarre,

The letter the city sent was very misleading in my opinion to everyone. I did not respond that I did not receive the notice, all I said was that I did not remember. I was confused at the time what they were referring to and if I had to submit a response or not. After talking with you everything is all clear now, so thank you! But just to confirm, I did receive it. Have a great night!

Best,

On Mon, Sep 25, 2023 at 5:17 PM Pete, Jacarre <jacarre.pete@woodpartners.com> wrote:

Hi ,

I am contacting you about the RAP notices sent via USPS on 7/11/2023. I know we spoke verbally, and you mentioned that you did receive the notice, although you did respond to the City of Oakland stating that you did not. I know you mentioned you were unsure about what document it was. Can you please confirm by responding to this email that you did receive the notice?

Thank you!

Jacarre Pete | Property Director | Edson House
295 29th St | Oakland, CA 94611
O: 510.465.2577 | jacarre.pete@woodpartners.com | edsonhouseliving.com



Improving People's Lives by Creating Better Communities

PROOF OF SERVICE

State of California)
County of Santa Clara) xx

I am a citizen of the United States and an employee of the County aforesaid. I am over the age of eighteen years and not a party to the within action. My business address is 225 West Santa Clara Street, Suite 1500, San Jose, California 95113-1752. On the date mentioned below, I caused a true copy(ies) of the following document(s) to be served on the parties below using the method(s) checked:

- **APPEAL – TO CITY OF OAKLAND RENT ADJUSTMENT PROGRAM; and**
- **LETTER - HOUSING AND COMMUNITY DEVELOPMENT W/EXHIBITS**
- **SERVICE LIST OF TENANTS**

On the Addressee(s) below named in said action by:

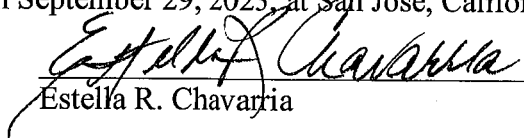
- First Class Mail. I am familiar with the regular mail collection and processing practices of the business. The mail will be deposited with the United States Postal Service on the same day following ordinary business practices. I enclosed the above-mentioned document(s) in a sealed envelope with postage thereon fully prepaid in the United States Post Office mail box at San Jose, California.
- Facsimile at the fax numbers shown after each name below.
- By Personal Delivery.
- By Federal Express pursuant to Code of Civil Procedure § 1005.
- By Electronic Mail.

Addressee(s):

City of Oakland Rent Adjustment Program 250 Frank H. Ogawa Plaza Suite 5313 Oakland, CA 94612-0243 <i>Via Federal Express</i>	Casey McManus 1970 Broadway Suite 745 Oakland, CA 94610 <i>Via First Class Mail</i>
--	--

SEE ATTACHED TENANT SERVICE LIST

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on September 29, 2023, at San Jose, California.



Estella R. Chavarria

Pahl & McCay
A Professional Corp.
225 W. Santa Clara
Suite 1500
San Jose, CA 95113
(408) 286-5100

*5296/003 -
01337615.DOCX.
1

SERVICE LIST
TENANTS @ 295 29th Street, Oakland CA 94611

Unit #	Tenant
202	VACANT
204	Breanna Herron
206	Adrianna Torres
208	Urviben Shah
210	J Douglas Penn
211	VACANT
212	Haley Gordon
213	Abigail Cruz
214	Rabeea Ali
215	VACANT
218	Selena Bielman
219	Joice Maniego
301	VACANT
302	Jalen Speller
303	Brian Batista-Lopez
304	Afreen Hasan
306	VACANT
308	Youngjin Kim
309	Frances Cajucom
310	Margarita Romo
311	Lucio Ramirez
312	Grace Dwyer
313	Aaminah Khan
314	Amber Saetern
315	Cindy Vo
316	Taylor Churchill
317	Sidra Fatima
318	Jennifer Pham
319	Tiffany Au
401	Anne Hill
402	Caio Christo Soella
403	Junaid Khan
404	Sara Cherr
406	Jessica Phelon
408	Jonathan Ibrahim
409	Drew Moore
410	Jagmohan Singh
411	Jinman Kim
412	Mohammad Achakzai
413	Maxine Stenhouse
414	Jayzel Ann Reyes

SERVICE LIST
TENANTS @ 295 29th Street, Oakland CA 94611

415	Dionne Thomas
416	Nidhi Gogri
417	Iveht Pineda
418	Heidi Myles Atkins
419	Emily Gordis
501	Janelle Martineau
502	Daniel Grimshaw
503	DonQuale Williams
504	Tesfaye Beyene
506	Jacarre Pete
508	Jagruti Mahante
509	Preston Brown
510	Ambrose McDuffy
511	Joshua Han
512	Max Sahn
513	Muadh Thaik
514	Pearl Opem
515	Austin Bossetti
516	Ifunanya Ezimora
517	Sucheng Kuo
518	Mohammad Ibrar
519	VACANT
601	Makia Smith
602	Rod Rahimi
603	Victoria Carter
604	Laura Hickey
606	Kameron Dunbar
608	Anusuya Rangasamy
609	Akintunde Sowunmi
610	Kevin McEntee
611	Anahi Escobedo
612	Lawrence Willis
613	Mudit Gupta
614	Michael Saenz
615	VACANT
616	Nicholas Sanchez
617	Hasani Brown
618	Amy Larek
619	Jasmine Sadler
701	Arielle Chase
702	Carol Vargas
703	Ana Darrow
704	Lindsey Gray

SERVICE LIST
TENANTS @ 295 29th Street, Oakland CA 94611

706	Tristan Stone
708	Camilla Vasquez
709	Andrew Rhim
710	Awista Ayuby
711	Cathy Fitzpatrick
712	VACANT
713	Honghui Zheng
202	William Decker
301	LaTresca Porter
306	Amanda Baumann
312	Marvin Yu
519	Magan Do
615	Michael Salera
712	Kyla Barnwell



MEMORANDUM

Date: November 2, 2023
To: Members of the Housing, Rent Residential & Relocation Board (HRRRB)
From: Braz Shabrell, Deputy City Attorney
Re: Appeal Memo and Recommendation in L23-0037, Julia Apartments LP v. Tenants
Appeal Hearing Date: November 9, 2023

Property Address: 1568 Madison Street, Oakland CA
Appellant/Owner: Julia Apartments LP
Flynn Investments Inc. (owner agent)
Respondent/Tenant: Tenants

BACKGROUND

On July 5, 2023, the owner filed a petition with the Rent Adjustment Program (RAP) for approval of a rent increase based on capital improvements. The capital improvement listed in the petition was a fire alarm system, the work for which was completed on September 3, 2021, for a total cost of \$44,286.76. The petition alleged that tenants were first provided with the required RAP Notice on “move in date.”

On August 17, 2023, RAP served the owner with a Notice of Incomplete Owner Petition. The Notice indicated that the owner was missing the following: proof of business tax certificate, proof of payment of the RAP fee, evidence that the RAP Notice was provided to all tenants affected by the petition, and evidence of compliance with rent registration requirements.

On August 28, 2023, the owner submitted proof of a business tax certificate, a proof of service indicating that tenants were served with a RAP Notice on August 28, 2023, and documentation of registration with the rent registry.

RULING ON THE CASE

On September 22, 2023, the Hearing Officer issued an Administrative Decision denying the owner's petition. The petition was filed on July 5, 2023. The owner submitted a proof of service indicating that tenants were served with a RAP Notice on August 28, 2023. Therefore, the Hearing Officer found that service of the RAP Notice was not completed prior to the petition being filed. The Administrative Decision held that the owner had to wait six months from the date of service of the Notice to file a petition, meaning the earliest the owner could file a petition is December 3, 2023.

GROUNDINGS FOR APPEAL

The owner filed a timely appeal. The owner alleges that the owner followed all instructions and believed their petition complete. The owner also emailed the petition and supporting documentation to a RAP counselor prior to filing to confirm that the petition was complete. The owner also filled out the petition in the same fashion as they filled out a petition in another case, L23-0043, so the owner was under the impression that the petition was correctly filed.

ISSUES

1. Is it proper to issue an Administrative Decision dismissing an owner's petition as incomplete due to failure to serve tenants with a RAP Notice, where the owner petition alleges compliance with RAP Notice service requirements?

APPLICABLE LAW AND PAST BOARD DECISIONS

I. Administrative Decisions

- **OMC 8.22.110F.** "Administrative Decisions. 1. Notwithstanding the acceptance of a petition or response by the Rent Adjustment Program, if any of the following conditions exist, a hearing may not be scheduled and a Hearing Officer may issue a decision without a hearing:
 - a. The petition or response forms have not been properly completed or submitted;
 - b. The petition or response forms have not been filed in a timely manner;
 - c. **The required prerequisites to filing a petition or response have not been met;**
 - d. A certificate of exemption was previously issued and is not challenged by the tenant; or
 - e. The petition and response forms raise no genuine dispute as to any material fact, and the petition may be decided as a matter of law."

II. Filing Prerequisites for Owner Petition

- **OMC 8.22.090B1:** “In order for an owner... to file a petition... the owner must provide the following:
 - a. Evidence of possession of a current City business license;
 - b. Evidence of payment of the rent adjustment program service fee;
 - c.
 - i. Evidence of service of written notice of the existence and scope of the rent adjustment program on the tenant in each affected covered unit in the building prior to the petition being filed[.]”
- **Regulations, OMC 8.22.090C1:** “An Owner’s petition or response to a petition is not considered filed until the following has been submitted:
 - ...
 - c. Evidence that the Owner has provided written notice, to all Tenants affected by the petition or response, of the existence and scope of the Rent Adjustment Program as required by OMC 8.22.060. For purposes of filing a petition or response, a statement that the Owner has provided the required notices is sufficient, but is subject to challenge at the hearing[.]”

III. Owner Requirement to Provide RAP Notice

- **OMC 8.22.050.** The Rent Adjustment Ordinance requires certain notice be provided to tenants of covered units at the commencement of tenancy (OMC 8.22.060) and with any change in terms of tenancy or rent increase (OMC 8.22.070).
- **OMC 8.22.060A.** The owner of any covered unit is required to provide tenants with a RAP Notice at the commencement of any tenancy. For tenancies that commenced after September 2021, the owner must provide the initial RAP Notice in English, Spanish, and Chinese.
- **OMC 8.22.070H.** An owner must include a RAP Notice together with any rent increase or change in terms of tenancy.

IV. Evidence of Providing Notice at Commencement of Tenancy

- **OMC 8.22.060B.** “Evidence of Giving Notice. When filing [a petition]... the owner must submit evidence that the owner has given the notice required by this section to the affected tenants in the building under dispute in advance of the filing. When responding to a tenant petition, the owner may allege that the affected dwelling units are exempt in lieu of providing evidence of complying with the notice requirement. If an owner fails to submit the evidence and the subject dwelling unit is not exempt, then the owner's petition or response to a tenant's petition must be dismissed. This evidence can be a statement of compliance given under oath, however, the tenant may controvert this statement at the hearing. An owner's filing

the notice in advance of petition or response prevents the owner's petition or response from being dismissed, but the owner may still be subject to the rent increase forfeiture if the notice was not given at the commencement of the tenancy or within the cure period set out in Section 8.22.060(C).

V. Impact of Failure to Provide Notice at Commencement of Tenancy

- **OMC 8.22.060C.** “Failing to Give Notice. An owner who fails to give notice of the existence and scope of the Rent Adjustment Program at the commencement of a tenancy, but otherwise qualifies to petition or respond to a petition filed with the Rent Adjustment Program, will forfeit six months of the rent increase sought unless the owner cured the failure to give the notice. An owner may cure the failure to give the notice at the commencement of a tenancy required by this section and not be subject to a forfeiture of a rent increase if the owner gives the notice at least six months prior to serving the rent increase notice on the tenant or, in the case of an owner petition, at least six months prior to filing the petition.

RECOMMENDED OUTCOME

The office of the City Attorney recommends that the Board vacate the Administrative Decision and instruct staff to re-schedule the matter for a hearing. The owner alleges in the petition that a RAP Notice was provided to tenants on “move in date.” This allegation, submitted under the penalty of perjury, is sufficient evidence that Notice was provided for the purpose of filing a petition. OMC 8.22.060B expressly provides that evidence of giving notice for the purpose of filing a petition “can be a statement of compliance given under oath,” and “the tenant may controvert this statement at the hearing.”

That a statement of compliance is sufficient to file a petition is also supported by the petition form itself, which allows owners to check a box alleging that the RAP Notice was served. The petition form instructs owners that they may “[a]ttach a signed and dated copy of the first RAP Notice provided to the tenant(s) subject to the petition *or check the appropriate box below.*” (Emphasis added). Here, the owner checked the box and alleged that Notice was provided on “move in date.”

GENERAL FILING REQUIREMENTS	
To file a petition, the property owner must be current on the following requirements and submit supporting documentation of compliance. Owner petitions that are submitted without proof of compliance with the below requirements will be considered incomplete.	
Requirement	Documentation
<input checked="" type="checkbox"/> Current Oakland business license	Attach proof of payment of your most recent Oakland business license.
<input checked="" type="checkbox"/> Payment of Rent Adjustment Program service fee ("RAP Fee")	Attach proof of payment of the current year's RAP Fee for the subject property.
<input checked="" type="checkbox"/> Service of the required City form entitled "NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM" ("RAP Notice") on all tenants	Attach a signed and dated copy of the <u>first</u> RAP Notice provided to the tenant(s) subject to this petition or check the appropriate box below* <input checked="" type="checkbox"/> I first provided tenant(s) with the RAP Notice on (date): <u>Move in date</u> <input type="checkbox"/> I have never provided a RAP Notice. <input type="checkbox"/> I do not know if a RAP Notice was ever provided. <small>*If petition applies to multiple tenants, please provide this information on a separate sheet for each tenant.</small>

After the owner submitted the petition, RAP sent the owner a Notice of Incomplete Owner Petition, stating that the owner was missing evidence that the RAP Notice was provided. In response to this notice, the owner submitted a proof of service demonstrating that all tenants were served with a RAP Notice on August 28, 2023. The owner did not allege that this was the *first* time tenants were served with the Notice. Nor did any tenant file a response indicating that they had never received a RAP Notice. The owner's allegation in the petition is sufficient under OMC 8.22.060B.

OMC 8.22.060 is the section of the Ordinance requiring owners to provide tenants with a RAP Notice at the commencement of tenancy. This section states what is sufficient evidence of compliance for purposes of filing a petition (OMC 8.22.060B: a statement of compliance given under oath), and also what the effect is of an owner's failure to comply with the requirement (OMC 8.22.060C: forfeiture of six months of a rent increase). Compliance with the commencement of tenancy requirement is not a prerequisite to filing a petition. In order to file a petition, an owner must have provided a RAP Notice "prior to the petition being filed[.]" (OMC 8.22.090(B)(1)(c)(i)). If a RAP Notice is provided prior to the owner filing the petition, that should be sufficient to avoid summary dismissal.

The Administrative Decision's suggestion that an owner must wait six months after providing a RAP Notice before the owner may file a petition is incorrect. So long as the required RAP Notice is served on tenants prior to the owner filing the petition, the owner has met the requirement necessary to file a petition. The point of having a hearing is to explore the validity of what is alleged in the petition. If the Hearing Officer does not believe the owner's allegation that a RAP Notice was served prior to filing the petition (e.g., because a tenant response alleges otherwise), this is something the Hearing Officer can explore at a hearing. But where an owner petition alleges compliance, as allowed by the Ordinance, dismissal via Administrative Decision is not appropriate.



MEMORANDUM

Date: November 2, 2023
To: Members of the Housing, Rent Residential & Relocation Board (HRRRB)
From: Braz Shabrell, Deputy City Attorney
Re: Appeal Memo and Recommendation in L23-0033, 295 29th Street Owner LLC v. Tenants
Appeal Hearing Date: November 9, 2023

Property Address: 295 29th Street, Oakland CA
Appellant/Owner: 295 29th Street Owner LLC / Justin Osler
Respondent/Tenant: Tenants

BACKGROUND

On July 11, 2023, the owner filed a petition with the Rent Adjustment Program (RAP) for a certificate of exemption based on new construction for the 91-unit property located at 295 29th Street in Oakland. The petition stated that the owner acquired the building on December 19, 2022, and that the owner first provided tenants with a RAP Notice on June 26, 2023.

One tenant filed a response to the owner petition. The tenant response indicated that the owner had not provided the tenant with a RAP Notice.

RULING ON THE CASE

On September 6, 2023, the Hearing Officer issued an Administrative Decision denying the owner's petition. The Hearing Officer found that the owner's proof of service of the petition was non-compliant because it did not identify any individual tenants as being served, nor does it indicate that the petition itself was served. Notwithstanding, the petition was still processed.

The petition was denied on the grounds that the owner alleged in their petition that the owner first provided tenants with the RAP Notice on June 26, 2023. In order to file a petition with RAP, the Rent Adjustment Ordinance requires owners to submit evidence that the owner has provided all affected tenants with the required RAP Notice. Failure of an owner to provide the required notice may be cured if the owner gives the notice at least six months prior to filing a petition. Since the owner first provided the RAP Notice to tenants on June 26, 2023, the soonest the owner could file a petition is December 23, 2023. Therefore, the petition filed on July 11 was deemed incomplete and therefore denied.

GROUND FOR APPEAL

The owner filed a timely appeal. Regarding the proof of service, the owner contends that what the owner submitted was sufficient because the proof of service indicates that all residents were served, and the owner attached a document to the petition listing all of the tenants. It was impractical to list each individual tenant on the proof of service. There is no reason to believe that residents did not receive a copy of the petition, and the fact that a tenant response was filed confirms that service did in fact occur.

Regarding the RAP Notice, the owner alleges that all tenants were provided with the RAP Notice in December 2022, and all tenants received the notice prior to the filing of the petition. The owner submitted additional evidence with the appeal demonstrating that the tenant who filed a response was provided with a RAP Notice on April 10, 2023.

ISSUES

1. Is it proper to issue an Administrative Decision based on an owner's failure to provide a RAP Notice, where the owner petition alleges service of a RAP Notice and the owner submits evidence of serving the RAP Notice together with the petition?
2. Is it proper to deny an owner's petition for exemption on the basis that an owner did not provide tenants with a RAP Notice at least six months prior to filing the petition?

APPLICABLE LAW AND PAST BOARD DECISIONS

I. Administrative Decisions

- **OMC 8.22.110F.** "Administrative Decisions. 1. Notwithstanding the acceptance of a petition or response by the Rent Adjustment Program, if any of the following conditions exist, a hearing may not be scheduled and a Hearing Officer may issue a decision without a hearing:
 - a. The petition or response forms have not been properly completed or submitted;

- b. The petition or response forms have not been filed in a timely manner;
- c. The required prerequisites to filing a petition or response have not been met;
- d. A certificate of exemption was previously issued and is not challenged by the tenant; or
- e. The petition and response forms raise no genuine dispute as to any material fact, and the petition may be decided as a matter of law.”

II. Filing Prerequisites for Owner Petition

- **OMC 8.22.090B1:** “In order for an owner... to file a petition... the owner must provide the following:
 - a. Evidence of possession of a current City business license;
 - b. Evidence of payment of the rent adjustment program service fee;
 - c.
 - i. Evidence of service of written notice of the existence and scope of the rent adjustment program on the tenant in each affected covered unit in the building prior to the petition being filed;
 - ii. After July 1, 2023, evidence of registration with the Rent Adjustment Program as provided in Section 8.22.510 for each affected covered unit in the building prior to the petition or response being filed;
 - d. A completed response or petition on a form prescribed by the rent adjustment program;
 - e. Documentation supporting the owner's claimed justification(s) for the rent increase or supporting any claim of exemption; and
 - f. Proof of service by first-class mail or in person of the owner petition or response and any supporting documents on the tenants of all units affected by the petition. Supporting documents that exceed twenty-five (25) pages are exempt from the service requirement, provided that: (1) the owner petition form must be served by first-class mail or in person; (2) the petition or attachment to the petition must indicate that additional documents are or will be available at the Rent Adjustment Program; and (3) the owner must provide a paper copy of supporting documents to the tenant or the tenant's representative within ten (10) days if a tenant requests a paper copy in the tenant's response.”
- **Regulations, OMC 8.22.090C1:** “An Owner’s petition or response to a petition is not considered filed until the following has been submitted:
 - ...
 - c. Evidence that the Owner has provided written notice, to all Tenants affected by the petition or response, of the existence and scope of the Rent Adjustment Program as required by OMC 8.22.060. For purposes of filing a petition or response, a statement that the Owner has provided the required notices is sufficient, but is subject to challenge at the hearing[.]”

III. Owner Requirement to Provide RAP Notice

- **OMC 8.22.050.** The Rent Adjustment Ordinance requires certain notice be provided to tenants of covered units at the commencement of tenancy (OMC 8.22.060) and with any change in terms of tenancy or rent increase (OMC 8.22.070).
- **OMC 8.22.060A.** The owner of any covered unit is required to provide tenants with a RAP Notice at the commencement of any tenancy. For tenancies that commenced after September 2021, the owner must provide the initial RAP Notice in English, Spanish, and Chinese.
- **OMC 8.22.070H.** An owner must include a RAP Notice together with any rent increase or change in terms of tenancy.

IV. Evidence of Providing Notice at Commencement of Tenancy

- **OMC 8.22.060B.** “Evidence of Giving Notice. When filing [a petition]... the owner must submit evidence that the owner has given the notice required by this section to the affected tenants in the building under dispute in advance of the filing. When responding to a tenant petition, the owner may allege that the affected dwelling units are exempt in lieu of providing evidence of complying with the notice requirement. If an owner fails to submit the evidence and the subject dwelling unit is not exempt, then the owner's petition or response to a tenant's petition must be dismissed. This evidence can be a statement of compliance given under oath, however, the tenant may controvert this statement at the hearing. An owner's filing the notice in advance of petition or response prevents the owner's petition or response from being dismissed, but the owner may still be subject to the rent increase forfeiture if the notice was not given at the commencement of the tenancy or within the cure period set out in Section 8.22.060(C).

V. Impact of Failure to Provide Notice at Commencement of Tenancy

- **OMC 8.22.060C.** “Failing to Give Notice. An owner who fails to give notice of the existence and scope of the Rent Adjustment Program at the commencement of a tenancy, but otherwise qualifies to petition or respond to a petition filed with the Rent Adjustment Program, will forfeit six months of the rent increase sought unless the owner cured the failure to give the notice. An owner may cure the failure to give the notice at the commencement of a tenancy required by this section and not be subject to a forfeiture of a rent increase if the owner gives the notice at least six months prior to serving the rent increase notice on the tenant or, in the case of an owner petition, at least six months prior to filing the petition.

RECOMMENDED OUTCOME

The office of the City Attorney recommends that the Board vacate the Administrative Decision and instruct staff to re-schedule the matter for a hearing. The owner alleges in the petition that a RAP Notice was provided to tenants at least as of June 26, 2023, which is before the date the petition was filed. This allegation, submitted under the penalty of perjury, is sufficient evidence that Notice was provided prior to the owner filing the petition (OMC 8.22.060B). The owner also filed a copy of a RAP Notice in three languages together with the owner's petition. This is sufficient evidence to meet the basic filing prerequisite set out in OMC 8.22.090(B)(1)(c)(i). While the tenant's allegation that the tenant did not receive a RAP Notice contradicts the owner's allegation, the tenant's response is not sufficient in and of itself to establish the owner's failure such that the owner is precluded from filing a petition. It is therefore improper to issue an Administrative Decision based on OMC 8.22.110(F)(1)(c) (filing prerequisites not met).

The Administrative Decision suggests that an owner must wait six months after providing a RAP Notice before the owner may file a petition. This is not correct. In order to file a petition, an owner must submit "Evidence of service of written notice of the existence and scope of the rent adjustment program on the tenant in each affected covered unit in the building prior to the petition being filed[.]" (OMC 8.22.090(B)(1)(c)(ii)). So long as the required RAP Notice is served on tenants prior to the owner filing the petition, the owner has met the requirement necessary to file a petition.

The "six month" time period is relevant only in the context of petitions for rent increases. When an owner fails to provide the required RAP Notice at the commencement of a tenancy, but has since provided the RAP Notice (and is therefore entitled to file a petition), the consequence is that the owner forfeits six months of whatever rent increase the owner sought to impose. An owner may cure the failure to comply with commencement of tenancy requirements and therefore avoid forfeiture of six months of the rent increase if the owner serves the required RAP Notice at least six months before serving the rent increase notice or six months before filing the owner petition.

The instant case is a petition for exemption—not a petition for a rent increase. Whether or not the owner complied with commencement of tenancy requirements pursuant to OMC 8.22.060 is irrelevant. Furthermore, the commencement of tenancy notice requirement under OMC 8.22.060 only applies to covered units. The whole point of an exemption petition is that an owner is claiming a unit is not covered. If the owner is correct, OMC 8.22.060 does not apply.

The owner has submitted sufficient evidence that a RAP Notice was provided for the purpose of being able to file a petition. It is therefore not appropriate to dismiss the petition on this basis, nor is it appropriate to issue an Administrative Decision on this basis. Furthermore, if the property is indeed new construction, the property is not a "covered unit" and the owner has no obligation to serve any RAP Notice.