

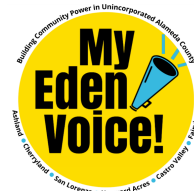


In the Shadows of Eden:

Rising Rents, Evictions, and Substandard Living Conditions in Alameda County

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My Eden Voice,
East Bay Housing Organizations



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Executive Summary

The urban unincorporated areas of Alameda County, also known as the Eden Area and consisting of Ashland, Castro Valley, Cherryland, Fairview, Hayward Acres, and San Lorenzo, has a population of 150,000 people, yet it has largely been left out of the regional conversation around housing justice. While several cities in Alameda County lead the state in enacting progressive tenant law, the County, which is the sole form of governance for the unincorporated areas, has lagged behind.

With “In the Shadows of Eden: Rising Rents, Evictions, and Substandard Living Conditions in Alameda County,” we sought to complete the first Area-wide survey of renters’ needs in the Eden Area. In this report, we summarize our findings from independent survey data and share personal stories from tenants gathered from door-to-door canvassing. In addition to outlining the struggles Eden renters face today, the report offers four policy recommendations to address these issues as well as suggested additions to Alameda County’s 2023-2031 General Plan.

In analyzing our data, we have come to four key findings:

- **Renters face widespread and severe habitability issues, threatening the health of families.** One-third of all Eden renters report living in rental housing so poorly maintained that it no longer meets the state’s minimum standard of habitability.
- **Rents in the Eden Area are rising, leaving long-term residents in fear of losing their homes.** Over 40% of Eden Area renters expressed fear that a rent increase may soon force them to lose their homes, and 26% of renters fear an imminent eviction notice.
- **When faced with verbal harassment, many tenants self-evict.** Over half of all tenants that volunteers spoke with during their door-to-door canvassing have voluntarily terminated a lease in response to verbal harassment from their landlord.
- **Families living in single-family homes are left out of protections from state regulations.** Nearly one-third of Eden Area renters live in single-family homes not covered by state tenant protection laws. A higher percentage of these tenants report living in fear of losing their homes.

The challenges uncovered in our survey are staggering, and they paint a bleak picture of the future of the Eden community. We need to act now to keep our neighbors from losing their homes. Our neighbors are being displaced — and once they’re gone, they may never come back.

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In the policy recommendations section of this report, we ask that Alameda County decision-makers take urgent and concrete action to address the needs of Eden renters that have been outlined in this report.

Our research has further validated the need for tenant protections in the urban unincorporated areas, and our policy recommendations in this report largely align with the tenant protection package put before the Alameda County Board of Supervisors in 2022. They are as follows:

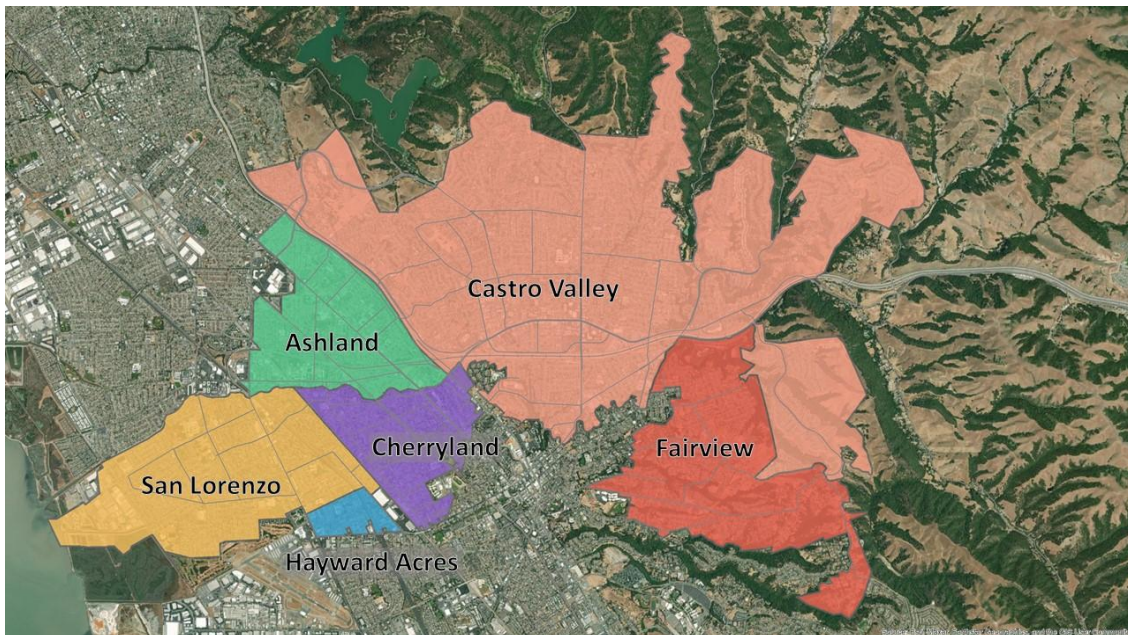
- **A proactive rental inspection program, rather than a complaint-based program, is needed to promote healthy housing.** Tenants report widespread habitability issues but fear of retaliation keeps them from escalating these issues to the County. The prevalence and severity of these issues as well as their impact on the health of our community warrants investment in a proactive inspection program.
- **Local just cause protections are needed.** The County should expand on the protections offered at the state level through AB 1482 by adopting a local just cause eviction policy and right-of-return that applies to single-family homes, newly constructed units, and other housing that is not covered by state law.
- **Legal aid funding must be increased to reduce wait times and keep families housed.** Ongoing support for tenant legal education is critical amidst widespread reports of verbal harassment from landlords.
- **A rental registry is needed to enforce tenant protections and further study the area rental market.** Requiring landlords to report whether their units are vacant or occupied, when they are leased, and at what price will allow the County to monitor rental housing stock and rent prices.
- **Establish a dedicated Rent Board to enforce existing law.** The rent caps enacted through AB 1482 have not deterred illegal rent increases, and the County does not have the infrastructure to enforce state law. Establishing a dedicated Rent Board would increase capacity.
- **Enact a strong local rent stabilization policy.** Nearly 40% of the tenants we surveyed were not covered by AB 1482, leaving them without any protection from skyrocketing rents. Many of the incorporated cities in Alameda County have enacted local rent stabilization laws that are broadly applicable and have a lower rent cap than AB 1482, and the County should follow suit.

Background

In the middle of urban Alameda County, bordered by San Leandro to the north and Hayward to the south, sits the urban unincorporated Eden Area.

The Eden Area is made up of six distinct communities — Ashland, Castro Valley, Cherryland, Fairview, Hayward Acres, and San Lorenzo — and it is large. It has a total population of approximately 150,000,¹ greater than the City of Berkeley. Over 50% of residents of the Eden Area are renters,² which is the population that we focus on in this report.

Figure 1: Map of the Eden Area



Source: [Alameda County Community Development Agency](#) (2023)

Eden residents have long complained of a worsening housing crisis in their community. As in the rest of the Bay Area, rents in the unincorporated areas are rising. But for nearly a decade, the County has also taken note of housing concerns in the Eden Area that go above and beyond those reported in neighboring cities. The Housing Element of Alameda County's 2015 General Plan Plan includes findings that

¹"QuickFacts: Alameda County, California," *U.S. Census Bureau* (2020). Retrieved from <https://www.census.gov/quickfacts/fact/table/alamedacountycalifornia/PST045222>.

²"First Reading of Three (3) Ordinances to Provide Tenant Protections in the Unincorporated County," Alameda County Community Development Agency (2022), page 12. Retrieved from http://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_12_20_22/GENERAL%20ADMINISTRATION/Set%20Matter%20Calendar/CDA_342161.pdf.

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residents in the unincorporated areas were the most likely to be overcrowded or living in homes with several habitability issues.³

The Eden Area is home to many residents vulnerable to housing insecurity. The Eden communities of Ashland, Cherryland, and Hayward Acres each have high poverty rates of 18%, some of the highest in all of Alameda County.⁴ Over 61% of people in the urban unincorporated areas are Black, Indigenous, or people of color (BIPOC), compared to just 53% of the total population of the County.⁵ Every region in the unincorporated areas has a higher percentage of BIPOC residents than Alameda County as a whole, but there are varying demographics between them.⁶ Of note is Fairview, which has a Black population of 21% compared to the County's 11%.⁷ In each Cherryland, Ashland, and San Lorenzo there is a plurality of Latino residents,⁸ and over 50% of residents speak a language other than English at home.⁹ All of these demographic factors put people at a heightened risk for housing discrimination and therefore housing insecurity.^{10,11}

The Eden Area is home to many residents vulnerable to housing insecurity.

While many of the incorporated cities of Alameda County have made strides to implement tenant protections including rent stabilization and just cause for eviction, the County Board of Supervisors has lagged behind in implementing similar policies for the urban unincorporated areas. To date, the Eden Area has no local tenant protection policies.

³ "Housing Element," *Alameda County Community Development Agency* (2015), page 63. Retrieved from <https://www.acgov.org/cda/planning/generalplans/documents/CompleteHousingElementBOSAdopted050515.pdf>.

⁴ "Six Unincorporated Areas of Alameda County," Alameda County-Oakland Community Partnership (2021). Retrieved from <https://cao-94612.s3.amazonaws.com/documents/Unincorporated-Areas-of-Alameda-County-3.pdf>.

⁵ Calculated using data from "QuickFacts: Alameda County, California" (see footnote 1). Data was provided for the Fairview CDP, Cherryland CDP, Ashland CDP, Castro Valley CDP, and San Lorenzo CDP, but not for Hayward Acres or the Eden Area as a whole. There is a total population provided for each CDP as well as a percentage breakdown of different racial and ethnic groups. To calculate the racial makeup of the entire Eden Area, we used a weighted average of each of the five Eden Area CDPs. To calculate the percentage of BIPOC residents living in the area, we subtracted the percentage of White residents from 100%.

⁶ "QuickFacts: Alameda County, California."

⁷ Ibid.

⁸ Ibid.

⁹ "Six Unincorporated Areas of Alameda County" (see footnote 4).

¹⁰ "Racial Inequalities in Homelessness, by the Numbers," *National Alliance to End Homelessness* (2020). Retrieved from <https://endhomelessness.org/resource/racial-inequalities-homelessness-numbers/>.

¹¹ Tanvi Misra, "Yes, the Fair Housing Act Protects Non-English Speakers," *Bloomberg CityLab* (2016). Retrieved from <https://www.bloomberg.com/news/articles/2016-09-15/hud-backs-fair-housing-for-non-english-speakers>.

My Eden Voice & East Bay Housing Organizations

In order to reignite the conversation around tenant protections, My Eden Voice set out to gather more information. To better understand renters' needs, the organization developed a bilingual survey in English and Spanish and gathered a team of twelve volunteer canvassers. Between April and May 2023, My Eden Voice solicited 118 responses to their online survey and spoke to over 400 renters across the whole of the Eden Area. In the Summer of 2023, East Bay Housing Organizations joined My Eden Voice to summarize and present their findings.

How We Got Here

In 2020, Alameda County became one of the first-ever recipients of a Partnership for the Bay Area's Future Challenge Grant which was intended to be used for the study and development of tenant protection policies for the unincorporated areas including proactive code enforcement inspections of older rental housing stock, rent stabilization, and a local Just Cause for eviction ordinance.

The County Housing and Community Development (HCD) department worked with the grant's designated community partner Resources for Community Development to reach out to key stakeholders and ultimately recommended a "phased approach" to implementing tenant protections. In phase one, HCD would draft a rental registry, just cause for eviction, and fair chance ordinances to be introduced before the Board of Supervisors. Rent stabilization would be revisited at a later stage.

While the first batch of tenant protection ordinances initially passed the Board of Supervisors at the end of 2022, the plan is now stalled after the Board refused to accept them on second reading in February.

Methodology

The 2023 Unincorporated Renters Survey was conducted by My Eden Voice.

My Eden Voice developed a 25-question online survey which was open to responses from residents of the six Eden Area Communities — Ashland, Castro Valley, Cherryland, Fairview, Hayward Acres, and San Lorenzo — from April 1 to May 31, 2023. The survey was available in both English and Spanish. Respondents were recruited via email outreach by My Eden Voice and partner organizations, on social media, and through tabling events throughout the urban unincorporated area. A total of 118 renters from across the urban unincorporated areas completed the survey.

In addition to the 2023 Unincorporated Renters Survey, twelve My Eden Voice staff, members, and volunteers collected qualitative data about renters' experience through door-to-door canvassing, reaching over 400 residents. Between April and May 2023, the canvassers visited neighborhoods and businesses in each of the six urban unincorporated areas to collect tenant stories and pictures. We have shared some of these stories throughout this report using pseudonyms.

A copy of the survey as well as tables presenting our findings are available in the Appendix of this report.

Figure 2: Members of My Eden Voice With Supervisor Nate Miley



Source: [Supervisor Nate Miley / Twitter](#)

Key Findings

Key Finding #1: Renters face widespread and severe habitability issues, threatening the health of families.

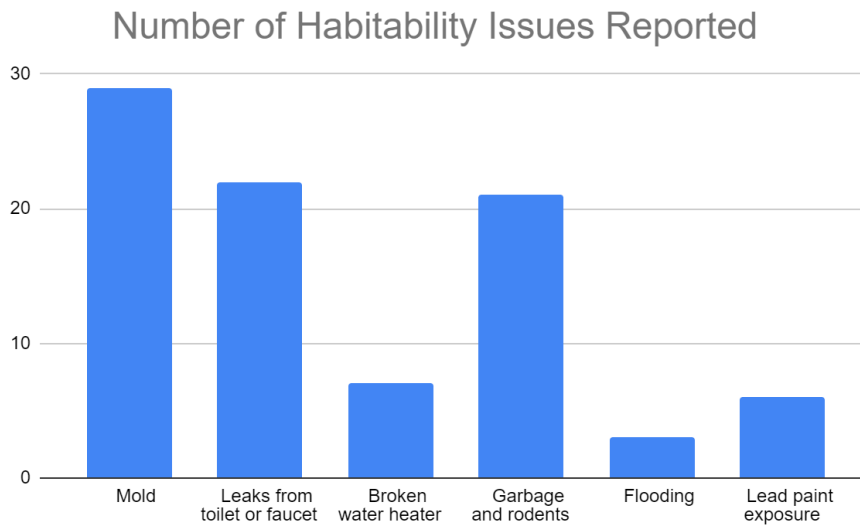
One of the most widespread issues tenants reported in the Unincorporated Renters Survey were habitability issues.

Alarming, 31% of Eden renters live in housing that is so poorly maintained that it does not meet the state’s minimum standard of habitability dictated by California Civil Code § 1941.1 and § 1943.1.¹² These respondents report **major code violations** at home such as broken water heaters, rodents, lead paint exposure, leaks, or flooding.

Nearly one-third of renters surveyed live in housing that does not meet minimum standards of habitability.

In total, 40% of Eden Area renters report living with at least one unmet housing repair. Although landlords are required under state law to make repairs within 30 days of notification,¹³ many tenants My Eden Voice spoke to during door-to-door canvassing report living with these issues for months.

Figure 3: Chart of Reported Housing Conditions in the Eden Area



Source: 2023 Unincorporated Renters Survey

¹² California Civil Code § 1941.1 and § 1943.1. Retrieved from https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=CIV&division=3.&title=5.&part=4.&chapter=2.

¹³ J. Scott Weaver, *California Tenants’ Rights*, 23rd ed. (Berkeley: Nolo, 2022), page 113.

Isabella's Story

Isabella lives with her family in Ashland. When her apartment developed a plumbing leak and water started to drip from the ceiling light fixtures, she alerted her landlord but was ignored.

She had complained to her landlord about the leak at least three times before the “atmospheric river” hit the Bay Area in 2022. Disaster struck, and Isabella’s **entire apartment was flooded with sewage water**. All of the family’s belongings, in the bedroom, kitchen, and living room, were impacted.

Now forced to confront the issue, Isabella’s landlord relocated her and her family for two weeks. But rather than being relieved to be out of the filth, Isabella stayed up at night worried that this situation would be a defacto eviction notice. She did not know if her tenancy would be honored after the leak was repaired or whether she would be welcomed back at the same rent.

Adriana's Story

Adriana is a Cherryland resident who has lived in her rental home with her husband and her three kids for the past six years. For a long time, Adriana had a good relationship with her landlord, but recently, after placing multiple repair requests, she’s been **subject to verbal harassment**.

The most recent Adriana’s family has faced is their faulty stove. They have notified both management and the landlord about this issue twice, but despite acknowledging the issue, they have made no progress on repairs.

It has now been three months, and Adriana is forced to **risk her family’s life daily just to cook a meal**. On multiple occasions the stove has sparked and overheated, putting their whole building at risk of a fire.

Despite the fact that her home still does not have a functioning kitchen, Adriana received a \$100 rent increase in May 2023, right on the back of a prior \$100 increase in November 2022. She is concerned that her family will eventually need to find a new home if the rent continues to increase or if the landlord refuses to fix her home. For now, her family continues to pay rent and hopes to find a way for her children to stay in their childhood home.

Childhood Health Outcomes

The results of our survey confirm the already well-documented poor health outcomes in the Eden Area. In 2015, the County reported that Ashland and Cherryland have the highest mortality rates and lowest life expectancies of anywhere in Alameda County.¹⁴ The two areas are also home to the County's unhealthiest census tracts.¹⁵ Eden residents' health problems start in childhood. The Eden Areas of Cherryland, Ashland, and Fairview have the highest incidences of child asthma rates in Alameda County.¹⁶

A supermajority of survey respondents who reported unmet housing repairs live with their families (84%) and 43% have children present in the home. The unsafe housing conditions uncovered in the 2023 Unincorporated Renter Survey worsen the health disparities between the Eden Area and its neighboring communities and threaten the safety of our children.

Karla's Story

Karla has lived in her Ashland apartment with her husband and three children for 18 years. Ashland has the second-highest childhood asthma rate in the County,¹⁷ and unfortunately, Karla's children are no exception.

Their family's substandard housing conditions trigger her children's asthma. She's reminded each day of their worsening condition when she steps on the carpet that's flaking and falling apart and looks out their windows which are coated in mold. Karla wants desperately to raise her children in a healthy home, but recently her efforts have been spent fighting to stay housed.

Earlier this year, Karla's apartment manager wrongfully accused her and her husband of underpaying their rent by over \$400. The conflict escalated when their landlord threatened to kick her family out of their home unless they signed a new lease with a \$900 rent increase.

¹⁴ "Ashland and Cherryland Health and Wellness Element: An Element of the County General Plan," *The County of Alameda* (2015). Retrieved from http://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_10_12_15/HEALTH%20CARE%20SERVICES/Regular%20Calendar/CHWE_Report_Final_Health_10_12_15.pdf.

¹⁵ Marybelle N. Tobias, "Racial Equity Impact Analysis: Eliminating Lead Paint Hazards in Oakland & Alameda County," *Environmental / Justice Solutions* (2021). Retrieved from https://cao-94612.s3.amazonaws.com/documents/Lead-Paint-REIA_9-23-21_FINAL.pdf.

¹⁶ "Six Unincorporated Areas of Alameda County" (see footnote 4).

¹⁷ Ibid.

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After speaking with members of My Eden Voice and learning about her rights, Karla was empowered to continue to fight the wrongful accusation, and the landlord has since acknowledged that they made a clerical mistake.

Karla and her husband may have won this battle, but they are still living in conditions that are making their children sick and are now worried about further landlord harassment. Their experience has made them fearful of speaking up about their unsafe housing conditions in fear that the manager won't renew her rental agreement next year.

Fear of Retaliation

Landlords who refuse to address major repairs are breaking the law. If a landlord refuses to complete necessary repairs, tenants can call the County code enforcement program.

But through door-to-door canvassing, My Eden Voice heard from many tenants who do not want to report violations to the County for fear of landlord reprisal. We found that renters experiencing habitability issues were significantly more likely to fear eviction or being priced out of their homes. Tenants who are undocumented are especially reluctant to report issues to the County due to threats or fear of threats from landlords to report them for deportation.

Table 1: Tenant Fears of Eviction

	Experiencing Habitability Issues	All Respondents
Living in fear of eviction	46%	25%
Fear being priced out of their home within the next year	54%	39%

Source: 2023 Unincorporated Renters Survey

Key Finding #2: Rents in the Eden Area are rising, leaving long-term residents in fear of losing their homes.

Rents are rising across the Bay Area, and the Eden Area is no exception.

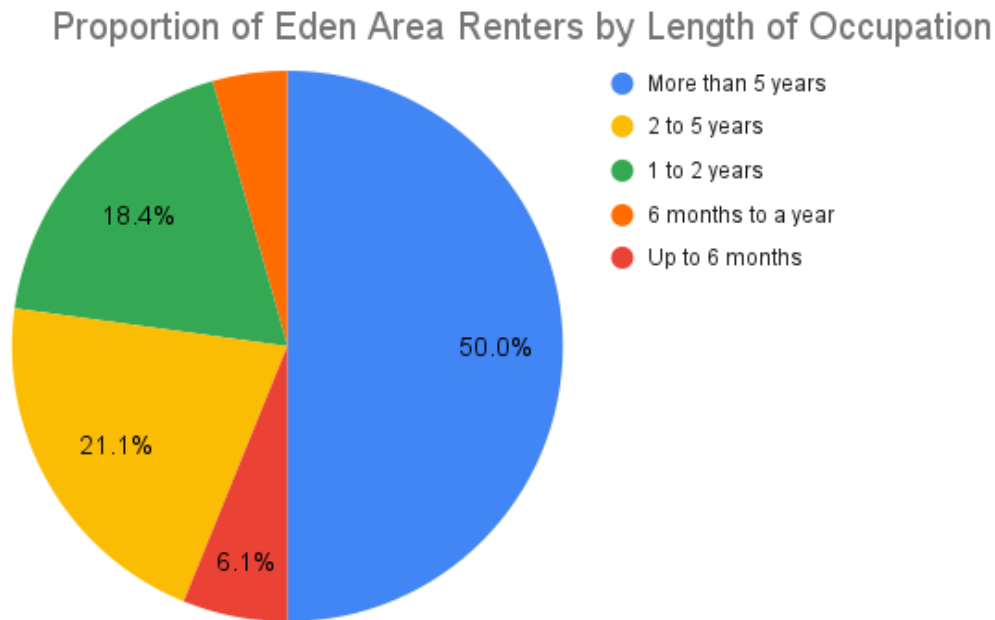
But compared to other areas in the region, the concentration of low-income residents in the Eden Area and the lack of rent stabilization leave the community at particular risk for upheaval.

Housing Tenure

The majority of the households represented in the 2023 Unincorporated Renters Survey are made up of families (81%) and have lived in their current residence for an extended period of time. Half of the residents surveyed have lived in their current homes for more than five years, while 69% of renters have stayed put for at least two.

Regardless of their tenure in their current home, many Eden Area renters our canvassers spoke to have deep roots in the community — their family and friends live in the area; their children attend local schools; they are members of a local faith community. When staring down rent increases that could price them out of their home, these renters have a lot to lose.

Figure 4: Chart of Housing Tenure Duration in the Eden Area



Source: 2023 Unincorporated Renters Survey

Losing A Home

Data gathered through the 2023 Unincorporated Renters Survey revealed that tenants in the Eden Area are increasingly living in fear of eviction.

One-quarter of survey respondents are concerned that they, or someone they know, will receive an eviction notice, and 18% report that they've been asked to leave their home by a landlord in the past.¹⁸

Eviction doesn't always come in the form of a formal notice, however. It can also come in the form of a rent increase that prices a family out of their home. A greater number of renters (39%) say they fear being priced out of their home than receiving an eviction notice.

Nearly 39% of Eden renters fear they'll be priced out of their homes within the year.

Jennifer's Story

Jennifer lives in an apartment in Cherryland with her husband and two sons. In the Fall of 2022 during the COVID-19 pandemic, Jennifer's family was threatened with an illegal eviction.

Their landlord served the family an¹⁹ of \$1,000 per month, far beyond the allowable rent cap. Jennifer was told that she could either sign a new leasing agreement with this impossible rent, or she would be evicted.

When Jennifer found out that her neighbor was also being threatened with the same illegal rent increase, she took action. My Eden Voice members informed Jennifer and her neighbor of their rights under the COVID-19 eviction moratorium, and they were able to stay in their homes.

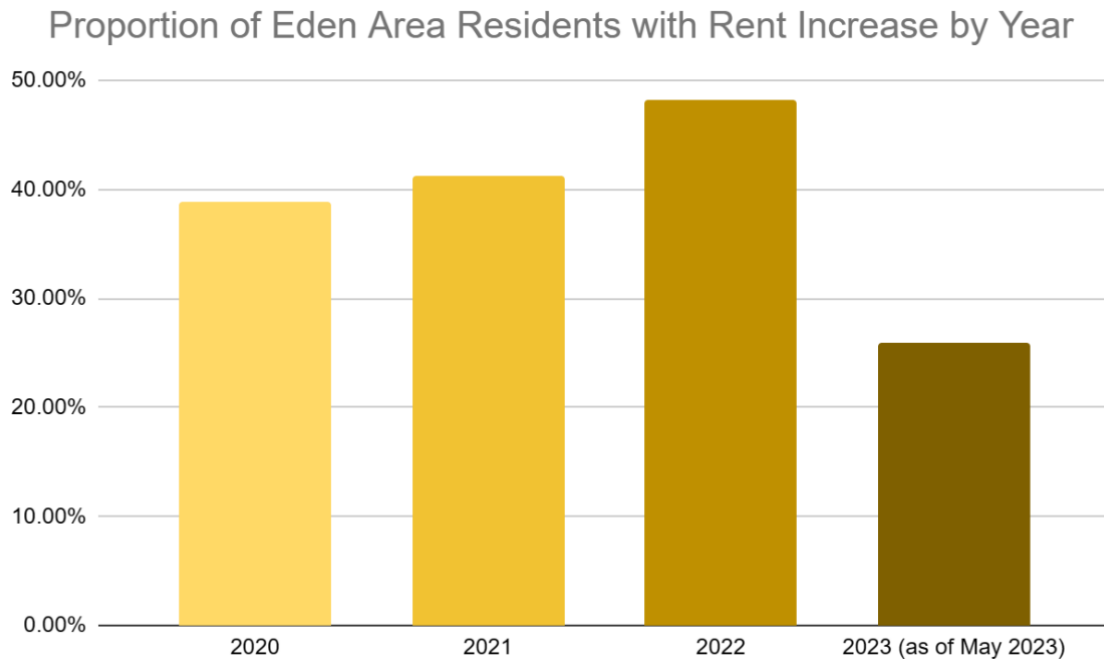
Since this experience, Jennifer and her husband have been saving as much money as possible, both for their son's future college tuition and to move to a less stressful living experience. She knows that next time around since the COVID-19 eviction moratorium has ended and the Eden Area is not covered under a just cause ordinance, she will have no recourse to fight her landlord's unjust eviction threats.

¹⁸ We use the phrase "asked to leave their home" rather than evicted here, as many tenants self-evict in response to verbal harassment before ever receiving a formal eviction notice. See page 16 for more information.

¹⁹ "Leveraging the Housing Element to Advance Rent Control & Just Cause," *Public Advocates and The Public Interest Law Project* (2022). Retrieved from <https://publicadvocates.org/wp-content/uploads/2022/02/1-26-2022-leveraging-the-housing-element-to-advance-rent-control-and-just-cause.pdf>.

Trends uncovered in the 2023 Unincorporated Renters Survey showed that the number of rent increases Eden renters are receiving has been rising steadily since 2020. Of the 72% of tenants who reported a rent increase in the last three years, almost half faced an increase in 2022.

Figure 5: Trend of Eden Area Residents Facing Rent Increases



Source: 2023 Unincorporated Renters Survey

Our findings as they relate to evictions and rising rents demonstrate the importance of further protections to reduce tenant anxiety, but most importantly, to prevent the displacement of a vibrant, deeprooted community in the Eden Area.

Key Finding #3: When faced with verbal harassment, many tenants self-evict.

It is notoriously challenging to gather accurate data about evictions, as many tenants voluntarily leave their units upon receiving verbal harassment, threats of eviction, or being asked to leave their homes.²⁰ These so-called “**self-evictions**” are not recorded, as in this case no eviction notice is served, and the eviction case never goes to court.

When speaking to renters during door-to-door canvassing, My Eden Voice members found that self-evictions are rampant in the Eden Area. Over half of all renters that canvassers spoke to said they had voluntarily left a home in the past after receiving verbal harassment.

Over half of renters canvassers spoke to have “self-evicted” due to verbal harassment.

There are many reasons that tenants report voluntarily leaving their homes due to harassment rather than going through the formal eviction process. Reprisal from landlords, credit score penalties, and an incriminating legal trail that could make it harder to rent again have created an unstable environment for Eden Area renters, leaving them with few options but to self-evict.

In California, evictions appear on tenant screening services for seven years following the eviction and make it challenging for a renter to be approved for a future rental. In some cases, eviction cases can appear on a tenant’s record even if the court rules in their favor.²¹

64% of Eden renters do not know their rights

Another factor in why tenants choose to self-evict is that many tenants are unaware of their rights. Just 36% of Unincorporated Resident Survey respondents answered affirmatively to the question “Are you aware of your legal rights or know how to respond to your landlord if you receive an eviction notice?,” indicating the need for increased legal services and tenant education.

²⁰Sabiha Zainulbhai and Nora Daly. “Informal Evictions: Measuring Eviction Outside the Courtroom,” *New America* (2022). Retrieved from <https://www.newamerica.org/future-land-housing/reports/informal-evictions-measuring-housing-displacement-outside-the-courtroom/>.

²¹ “How Long Does An Eviction Stay On Your Record In California,” *ExpressEvictions* (2020). Retrieved from <https://expressevictions.com/blog/how-long-does-an-eviction-stay-on-your-record-in-california/>.

Key Finding #4: Families living in single-family homes are falling through the cracks of state regulation.

The Tenant Protection Act of 2019²²

California's Tenant Protection Act, also known as AB 1482, was signed into law by Governor Newsom in 2019 as the state's first statewide eviction prevention and anti-rent gouging law. This bill created an annual statewide rent cap of 5% + the Consumer Price Index, Just Cause eviction protections, and relocation assistance for no-fault evictions, but many tenants are left out.

Most crucially, AB 1482 **does not cover most single-family homes** and condominiums, affordable housing funded by Low-Income Housing Tax Credits (LIHTC), tenants in properties built within the last 15 years, and tenants who recently moved into their homes.

While local politicians have argued that the existence of statewide tenant protections obviates the need for a County law, we found in our research that AB 1482 does not adequately meet renter needs, and many Eden renters are excluded from the law's protections entirely. Because the Eden Area has no local tenant protection laws, renters who are not covered by AB 1482 have no shield against sky-high rent increases or no-fault evictions.

The largest group of Eden renters locked out of state tenant protections are the Eden families that live in single-family homes, 95% of which are not covered by AB 1482.

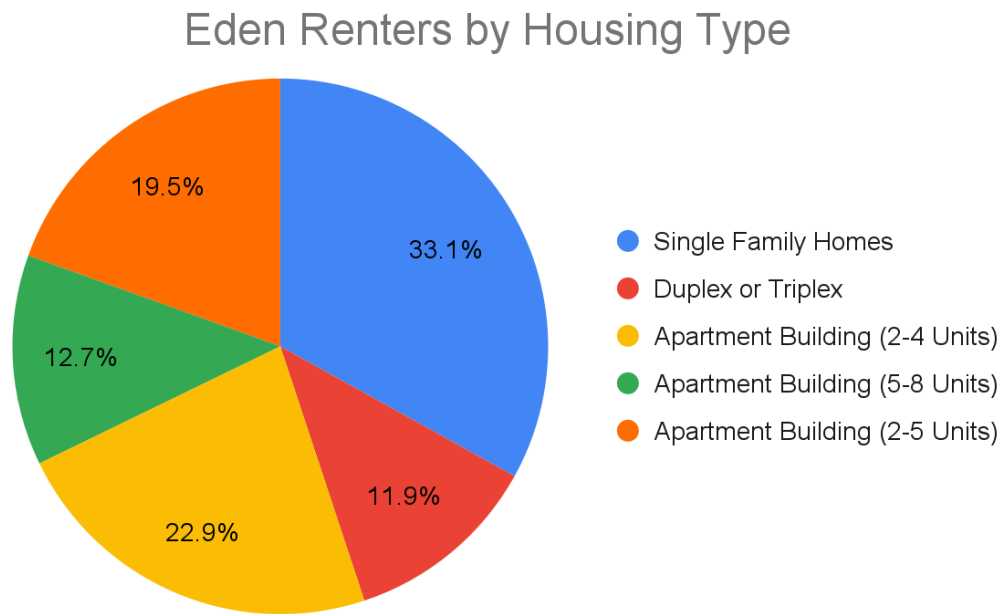
33% of Eden renters live in single-family homes

39% percent of Eden renters are not covered by any tenant protections²³

²² "AB-1482 Tenant Protection Act of 2019: tenancy: rent caps", *California Legislative Information* (2019). Retrieved from https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482.

²³ This figure includes both tenants that are excluded from AB 1482 because they either (1) live in a single-family home that is not owned by a real estate investment trust or an LLC, (2) have lived in their home for less than 12 months, or (3) live with their landlord. The 2023 Unincorporated Renters Survey did not collect data on the year a renters' building was constructed, so it is impossible to determine the additional number of respondents who may be excluded from rental protections because they live in housing constructed in the last 15 years. As such, this figure can be considered a lower bound.

Figure 6: Chart of Housing Types in the Eden Area



Source: 2023 Unincorporated Renters Survey

Rental Conditions by Housing Type

In our survey results, we see that renters in single-family homes are receiving substantially higher rent increases than their neighbors living in multifamily buildings.

One family that had lived in their single-family home for over five years was handed down a **250% rent increase** in 2020. Although they were able to scrounge up the money to afford the rent increase to stay in their home during the COVID-19 pandemic, they are now dealing with severe habitability issues in their apartment, including mold, plumbing leaks, a broken water heater, a rodent infestation, flooding, and lead paint exposure.

Another long-time Eden resident who lived with their family in their single-family home for more than five years received a rent increase of **\$1,726/month** in 2021, **more than doubling** their prior rent. The resident did not move out of their apartment at the time but has now accrued rental debt and is fearful that they will be priced out within the year.

Overall, 28% of single-family home renters report that they have received a rent increase greater than 10% at some point in the last three years. An alarming 10% of single-family home renters have received rent increases greater than 100%. These

exorbitant rent increases would have been illegal under state law if the renters lived in multifamily buildings.

Table 2: Comparison of Single Family and Multifamily Renter Conditions in the Eden Area

	Single-Family Homes	Multifamily Building
Concerned about eviction	31%	25%
Fearful that they will be priced out within a year	44%	39%
Average percent rent has increased in the past three years	25%	10%

Source: 2023 Unincorporated Renters Survey

The different outcomes in our survey results between single-family home renters and renters in multifamily buildings cannot be attributed to differences living situations, age composition, or housing tenure, as there was no observable difference between the two groups on any of these measures (see Appendix D).

Straight From The Horse’s Mouth

As an interesting aside, Former Assemblymember David Chiu, who authored AB 1482, has himself said that he wished the state bill went further.

He told the *San Francisco Examiner* in 2019:

“My goal has always been to give as many renters the strongest protections as possible,” said Chiu. “The original bill we introduced did not include any carve-outs, and that is the version of the bill I wanted to pass. Tenant bills are notoriously difficult to pass in Sacramento, and to get this one over the line, we had to make some concessions.”²⁴

²⁴ Sasha Perigo, “How San Francisco can fix a glaring loophole in California tenants rights legislation,” *San Francisco Examiner* (2019). Retrieved from https://www.sfexaminer.com/our_sections/forum/how-san-francisco-can-fix-a-glaring-loophole-in-california-tenants-rights-legislation/article_96a7deea-682e-57a9-bb9d-6f2212d65eaf.html.

Policy Recommendations

The results of the 2023 Unincorporated Renters Survey illustrate the dire situation that the 50% of Eden residents who rent are facing at home.

With one-third of renters living in homes so poorly-maintained that they are considered legally uninhabitable by state standards, 39% of renters worried they will be priced out of their home within the year, and over 95% of Eden renters in single-family homes locked out of state tenant protections, it's evident that urgent action must be taken to address tenant needs.

To protect the health and safety of our community and prevent further displacement and homelessness, the County must take affirmative action to **prevent evictions** and **limit skyrocketing rent increases** that threaten to push long-term renters out of their homes. We recommend the following policies to achieve these goals:

1. Just Cause Eviction Protections

Just Cause eviction protections mandate that a landlord have a “just cause,” including, but not limited to, nonpayment of rent, violation of the leasing agreement, and commission of property damage.²⁵ At the end of their leasing term, tenants can choose to either sign a new lease or continue renting on a month-to-month basis.²⁶ The Just Cause policy included in California’s AB 1482 also requires a landlord to pay relocation assistance for a tenant subject to a no-fault eviction and offer them first right-of-return after major returns.²⁷

The implementation of a local Just Cause ordinance in the Eden Area would begin to address both affordability and habitability concerns in the unincorporated area. With a Just Cause policy in place, tenants would no longer risk reprisal from landlords in the form of an eviction or losing their home when they were displaced for repairs.

A local Just Cause ordinance, above and beyond what is included in AB 1482 (see page 17), is needed, to protect all renting families. At least 39% of Eden renters surveyed did not qualify for protection under AB 1482 (see page 17), including of renters in single-family homes. As affordability and habitability concerns were documented in all housing types, it is critical that a local policy is adopted to protect all renters from unjust evictions.

²⁵ “Just cause eviction policies,” *Local Housing Solutions*. Retrieved from <https://localhousingsolutions.org/housing-policy-library/just-cause-eviction-policies/>.

²⁶ Ibid.

²⁷ Ibid.

2. Rent Stabilization

Experts say that rent stabilization goes hand in hand with Just Cause, and recommend that the two policies be implemented in tandem.²⁸ Adopting Just Cause without rent stabilization would allow landlords to serve renters exorbitant rent increases in place of an eviction notice, as Jennifer describes experiencing on page 14. Adopting rent stabilization without Just Cause, on the other hand, would incentivize landlords to evict renters at the end of their leasing term in order to reset the rent to market rate.

Rent stabilization would prevent the dramatic increases reported by Eden renters (28% of renters report receiving an increase greater than 10% within the past three years), allow housing security for Eden families, and prevent further displacement.

As with Just Cause, it is critical that a local rent stabilization ordinance is adopted above and beyond the protections currently offered at the state level in order to protect all tenants from unjust rent increases.

3. Rent Board

It was evident from the results of our survey that the rent caps in AB 1482 have not deterred landlords from serving illegal rent increases to Eden families (see Jennifer's story on page 14). At current, the County does not have the infrastructure to enforce state tenants rights law, leaving the onus of enforcing their rights up to tenants. Many tenants are either afraid to confront their landlord about wrongdoing or don't know that they have rights in the first place.

A Rent Board is an agency that is tasked with enforcing tenants rights. The duties of Rent Boards vary from municipality to municipality, but they often offer mediation for tenants and landlords, investigate illegal rent increases or wrongful evictions, or make recommendations to local government on ordinances related to rent regulation.^{29, 30, 31}

The prevalence of tenants rights issues reported in the 2023 Unincorporated Renters Survey warrants County investment in this further infrastructure.

²⁸ "Leveraging the Housing Element to Advance Rent Control & Just Cause," *Public Advocates and The Public Interest Law Project* (2022). Retrieved from <https://publicadvocates.org/wp-content/uploads/2022/02/1-26-2022-leveraging-the-housing-element-to-advance-rent-control-and-just-cause.pdf>.

²⁹ "About the Rent Board," *The City of San Francisco*. Retrieved from <https://sf.gov/departments/rent-board/about>.

³⁰ "Elected Rent Board," *The City of Berkeley*. Retrieved from <https://rentboard.berkeleyca.gov/elected-rent-board>.

³¹ "Appointed Rent Board," *The City of Oakland*. Retrieved from <https://www.oaklandca.gov/boards-commissions/housing-residential-rent-and-relocation-board>.

4. Proactive Rental Inspection Program

The habitability issues reported by Eden tenants are widespread and severe, and have broad implications on families' health. But our findings also show how many tenants do not speak up out of fear of retaliation; 54% of respondents reporting unmet repairs said they were worried about being imminently priced out of their homes, compared to just 39% of total respondents. In this report, we tell the stories of Adriana (page 10) and Karla (page 11), two mothers dealing with severe, unmet housing repairs facing verbal harassment from their landlords.

Given how widespread habitability issues are in the unincorporated areas and the fact that the Eden Area is home to populations that are at a higher risk of discrimination from landlords (BIPOC renters, undocumented renters, and renters who do not speak English), it is essential that the County implements a provocative rental inspection program to promote the health of the community.

5. Increased Funding for Legal Aid

While programs such as Alameda County Housing Secure have been available to provide legal services to tenants Countywide for some time, it is only recently that the unincorporated areas have received dedicated funding for legal aid.

In fact, the County allocated targeted funding to legal aid organizations to serve the unincorporated areas for the first time in 2022.³² The demand from unincorporated renters for legal services still far exceeds the supply. We spoke to renters during door-to-door canvassing who experienced weeks-long wait times to speak to a legal counselor about an urgent issue. And in the 2023 Unincorporated Renters Survey eight out of ten respondents said they were interested in a tenant education workshop.

In order to meet the demand for legal services in the unincorporated areas, and to provide culturally accessible workshops for renters in the Eden Area, the County must provide more funding for legal services that is earmarked for unincorporated renters specifically.

6. Rental Registry

A rental registry is a database of all of the rental properties in the area containing detailed information about both the landlord and the home. Depending on the details of the local ordinances, landlords may be required to report the number of units they own, whether the units are vacant or occupied, the date of the last

³² "American Rescue Plan Act Unincorporated County Services Request for Proposals Recommendations," *Alameda County Housing and Community Development* (2022). Retrieved from http://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_8_9_22/GENERAL%20ADMINISTRATION/Regular%20Calendar/Item%201.pdf.

property inspection, and how much they are charging for rent.³³ This data can help municipalities enforce tenant protection laws by watching for illegal rent increases, aid policy makers in designing data-driven policy based on the current state of the market, and give potential renters important information that may impact their decision about where to rent.

Currently, there is no rental registry in the unincorporated Alameda County. We urge the County to expand on the data-gathering we have done for this report in their formal capacity by implementing a robust rental registry program.

The recommended policies outlined in this section are widely recommended by experts, and have precedent across the Bay Area. The Coalition to House the Bay Area, also known as CASA, is an esteemed regional body covered by the Metropolitan Transit Commission (MTC) and the Association of Bay Area Governments (ABAG).³⁴ In 2019, the group released The CASA Compact, a 15-year emergency policy package designed to address the regions housing crisis through the “three P’s” — increasing housing production, preserving existing affordable housing, and protecting vulnerable households from displacement.³⁵ Their recommendations include a Just Cause eviction policy, rent increase cap, and access to tenant legal services program.³⁶

Six incorporated cities in Alameda County — Alameda, Berkeley, Emeryville, Hayward, Oakland, and Union City — have already implemented Just Cause or rent stabilization policies³⁷ with great success.³⁸ Following the COVID-19 pandemic, when many struggled with housing insecurity due to loss of work, there is a growing movement to expand local protections in other locales across the state.³⁹

Alameda County lawmakers should look to Hayward, which shares remarkably similar demographics and housing conditions as the Eden Area, and implemented a

³³ “Rental Registries,” *PolicyLink*. Retrieved from <https://www.policylink.org/resources-tools/tools/all-in-cities/housing-anti-displacement/rental-registries>.

³⁴ “CASA COMPACT: A 15-Year Emergency Policy Package to Confront the Housing Crisis in the San Francisco Bay Area,” *The Committee to House the Bay Area* (2019). Retrieved from https://mtc.ca.gov/sites/default/files/CASA_Compact.pdf.

³⁵ *Ibid.*

³⁶ *Ibid.*

³⁷ “Rent Control by City,” *Tenants Together*. Retrieved from <https://www.tenants-together.org/resources/list-rent-control-ordinances-city>.

³⁸ Jackelyn Hwang et al., “The Effects of Rent Stabilization and Just Cause for Evictions on Residential Mobility in the Bay Area,” *Institute of Governmental Studies, University of California, Berkeley*, (2022). Retrieved from https://www.urbandisplacement.org/wp-content/uploads/2022/03/IGS_2_Tenant-Protections_Brief_03.01.22.pdf.

³⁹ Summer Lin, “More California cities enact rent control to protect tenants, upsetting apartment owners,” *Los Angeles Times* (2022). Retrieved from <https://www.latimes.com/california/story/2022-08-28/more-california-cities-enact-rent-control-to-protect-tenants>.

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strong local Just Cause ordinance which applies to all housing types in 2019.⁴⁰ The City Council unanimously approved the new policy to respond to “rising housing prices, severe housing instability for vulnerable populations, displacement of existing residents of all incomes and increasing homelessness.”⁴¹

County Planning Recommendations

Alameda County is currently working on an update to its General Plan. In order to maximize their efficacy, our recommended policies must be incorporated into and adopted in tandem with this year’s additions to the County General Plan.

One component of the County’s General Plan is the Housing Element, which includes a study of existing housing conditions and a plan to house the community over the next eight years. Since the last Housing Element cycle, new state laws have passed which hold local governments to higher standards of equity in their planning process.⁴² Local governments are required to “affirmatively further fair housing” in their Housing Elements, by completing a report on the state of fair housing in their municipality and designing their Housing Element with an eye towards remedying identified inequities.⁴³ The conditions renters in the Eden Area are facing, as laid out in this report, should inform the County’s planning efforts.

Being that the General Plan is intended to guide Alameda County’s future — specifically its unincorporated communities — there need to be updates that recognize the severe housing inequalities in the Eden Area. The ongoing development of the Environmental Justice (EJ) and Housing Elements of the County’s General Plan have great potential to improve the status quo for Eden renters, if the following recommendations are implemented:

Environmental Justice Element

Within the context of the severe habitability issues uncovered in the 2023 Unincorporated Renters Survey, it is essential that Alameda County’s EJ Element is robust and specific in describing the current conditions faced by Eden renters. Specifically, the Safe and Sanitary Homes & Neighborhoods section of the EJ Element should address the concerns of Eden Area tenants when it comes to health and safety in their home.

⁴⁰ “Just Cause Eviction Protections Extended to More Tenants,” *The City of Hayward* (2019). Retrieved from <https://www.hayward-ca.gov/discover/news/mar19/just-cause-eviction-protections-extended-more-hayward-tenants>.

⁴¹ Ibid.

⁴² “Regional Housing Needs Allocation,” *Association of Bay Area Governments* (2020). Retrieved from https://abag.ca.gov/sites/default/files/rhna_background.pdf.

⁴³ “Affirmatively Furthering Fair Housing,” *California Department of Housing and Community Development*. Retrieved from <https://www.hcd.ca.gov/planning-and-community-development/affirmatively-furthering-fair-housing>.

In a preliminary draft of the EJ Element released to the public in May 2023, the County defines Policy EJ4.2 to Streamline Property Maintenance Reporting Systems:⁴⁴

Action EJ4.2A CDA Code Enforcement and the Public Works Agency will implement customer service-oriented improvements to streamline public reporting processes for zoning code violations (CDA) and public infrastructure maintenance issues (PWA).

Action EJ4.2B CDA Code Enforcement will develop an online code enforcement complaint form

While Actions EJ4.2A-B represent a step in the right direction in regard to code enforcement, they would be more effected in compliment with policies and actions to rehabilitate existing housing stock and conduct proactive rental inspections.

There are many existing EJ Elements across the state that provide guidance, direction, and actions toward improving safe, sanitary, and stable housing. One such example in the Sacramento County Environmental Justice Element is Policy EJ-30, which directs the county to encourage the “rehabilitation and preservation of substandard homes.”⁴⁵ The inclusion of a goal akin to EJ-30 would enable Alameda County to maintain momentum on the rehabilitation of poor-quality housing and empower the Community Development Agency to conduct critical work in the area on top of code enforcement.

Housing Element

In this Housing Element cycle, Alameda County must confront the rising rents, evictions, and substandard housing conditions Eden renters are facing head on. There is a large disparity in the protections afforded to renters in the Eden Area as opposed to their incorporated neighbors. In order to affirmatively furthering fair housing in Alameda County, the County must accept the regional consensus that tenant protections are a critical part of affordability and rectify this inequity.

The production of affordable housing is critical in the Eden Area; renter protections work in tandem alleviate displacement and preserve vulnerable communities.

The development and passage of such policies must be a central focus of the County’s Sixth Cycle Housing Element. To that end, the County should include increased funding for legal aid as well as Just Cause, rent stabilization, and rental registry ordinances in their Housing Element and offer a specific timeline for their implementation.

⁴⁴ “Alameda County Environmental Justice Element: Public Review Draft,” *Alameda County Community Development Agency* (2023), page 110. Retrieved from https://www.acgov.org/cda/planning/generalplans/documents/AlamedaCo_EJElement_PUBLIC-DRAFT_2023-05-05_FINAL.pdf.

⁴⁵ “Environmental Justice Element,” *The County of Sacramento* (2019). Retrieved from <https://planning.sacounty.gov/PlansandProjectsIn-Progress/Documents/General%20Plan%202030/Environmental%20Justice%20Element.pdf>.

Conclusion

In 2010, the Alameda County Board of Supervisors adopted a comprehensive update to the Eden Area General Plan.⁴⁶ As part of that process, the County held community workshops to develop a vision for the Eden Area through 2025.⁴⁷

Chapter 2 of the Eden Area General Plan, titled “Vision for Eden Area 2025” reads:

“The Eden Area will provide renewed residential areas, affordable neighborhoods with housing choices that fit the needs of all residents.”⁴⁸

Unfortunately, the results of the 2023 Unincorporated Renters Survey show just how far off the County has veered off course. Thirteen years after the Vision for Eden Area 2025 was written, residents are paying never-before-seen prices for poorly maintained housing stock.

In this same time period, Eden Area has lagged behind its neighboring regions in safeguarding against displacement. Unless the County takes prompt action to implement the policies outlined in this report, this disparity will snowball, further widening the well-documented gaps between the unincorporated and incorporated areas in key quality of life factors such as wealth,⁴⁹ health outcomes,⁵⁰ and educational attainment⁵¹ between the unincorporated and incorporated areas.

Residents in unincorporated areas rightfully demand and deserve equal protections.

⁴⁶ “General Plan Annual Report for 2014,” *Alameda County Community Development Agency* (2015).

Retrieved from

http://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_4_6_15/GENERAL%20ADMINISTRATION/Regular%20Calendar/General_Plan_memo_annualreport_4_6_15.pdf.

⁴⁷ Ibid.

⁴⁸ “Vision for Eden Area 2025,” *The County of Alameda* (2010), page 2-1. Retrieved from

https://www.acgov.org/cda/planning/generalplans/documents/02_Vision.pdf.

⁴⁹ “Six Unincorporated Areas of Alameda County,” (see footnote 4).

⁵⁰ “Ashland and Cherryland Health and Wellness Element: An Element of the County General Plan,” (see footnote 14).

⁵¹ “QuickFacts: Alameda County, California,” (see footnote 1).

Appendix A

2023 Unincorporated Renters Survey // Encuesta de Inquilinos de Areas no Incorporadas 2023

My Eden Voice and partners are conducting a survey of renters in the urban unincorporated areas to better understand current challenges ahead of the eviction moratorium lifting on April 29th, 2023.

Information collected will be kept confidential and will be used for the purpose of informing Alameda County about current renter related issues.

For participating in the survey, there will be four \$25 gift cards to be raffled before May 31st, 2023. Thank you for participating!

My Eden Voice y sus socios están llevando a cabo una encuesta de inquilinos en las áreas urbanas no incorporadas para comprender mejor los desafíos actuales antes del levantamiento de la moratoria de desalojo el 29th de Abril de 2023.

La información recopilada se mantendrá confidencial y se utilizará con el propósito de informar al Condado de Alameda sobre los problemas actuales relacionados con los inquilinos.

Para participar en la encuesta, habrá cuatro tarjetas de regalo de \$25 que se sortearán antes del 31 de Mayo de 2023. ¡Gracias por participar!

First and Last Name // Nombre y Apellido:

E-mail // Correo Electrónico:

Phone Number // Numero de Teléfono:

What area in the urban unincorporated area do you live in? // ¿En qué área del área urbana no incorporada vives?

- Ashland
- Castro Valley
- Cherryland
- Fairview
- Hayward Acres
- San Lorenzo

What are the ages of people in your household? // ¿Cuales son las edades de las personas en su hogar?

- Under 18 // Menos de 18 años
- 18 to 64 // 18 a 64 años
- 65 and older // 65 años y mayores

What is your estimated household income? // ¿Cuál es su ingreso familiar estimado?

- \$30,000 or less // \$30,000 o menos
- \$31,00-\$60,000
- \$61,000-\$90,000
- \$91,000 and above

What type of housing do you live in? // ¿En qué tipo de vivienda vives?

- Single Family home (owned by a small landlord) // Casa unifamiliar (propiedad de un pequeño propietario)
- Single Family home (owned by a corporation) // Vivienda unifamiliar (propiedad de una corporación)
- Duplex or Triplex // Dúplex o Tríplex
- Apartment with 1 to 4 other apartment units // Apartamento con 1 a 4 unidades de apartamentos
- Apartment with 5 to 8 apartment units // Apartamento con 5 a 8 unidades de apartamentos
- Multifamily apartment with over 8 units // Apartamento multifamiliar con más de 8 unidades

How long have you rented in your home? // ¿Cuánto tiempo llevas rentando en tu hogar?

- Up to 6 months // Hasta 6 meses
- 6 months to a year // 6 meses a un año
- 1 to 2 years // 1 a 2 años
- 2 to 5 years // 2 a 5 años
- More than 5 years // Mas de 5 años

Who do you live with? (Check all that apply) // ¿Con quién vives? (Marque todos los que correspondan)

- I live alone // Vivo solo/a
- I live with my family // Vivo con my familia
- I live with 1-3 roommates // Vivo con 1-3 compañeros de habitación
- I live with 4 or more roommates // Vivo con 4 o mas compañeros de habitación
- I live with my landlord // Vivo con my propietario

Are you or someone you know behind on rent payments? // ¿Está usted o alguien que conoce atrasado en los pagos de renta?

- Yes // Sí
- No
- No, and I borrowed money to pay my rent (e.g. credit card, loans from family or friends) // No, y pedí dinero prestado para pagar mi renta (por ejemplo, tarjeta de crédito, préstamos de familiares o amigos)

If you are behind on rent, how many months are you behind? // Si está atrasado en la renta, ¿cuántos meses está atrasado?

Are you (or is someone you know) in fear of being evicted or received an eviction notice? // ¿Tiene usted (o alguien que conoce) miedo de ser desalojado o han recibido un aviso de desalojo?

- Yes // Sí
- No
- Other: _____

Are you aware of your legal rights or know how to respond to your landlord if you receive an eviction notice? // ¿Está al tanto de sus derechos legales o sabe cómo responder a su propietario si recibe un aviso de desalojo?

- Yes // Sí
- No or Unsure // No o no estoy seguro

Since April 2020, have you received an eviction notice or notice to end your lease? // Desde Abril de 2020, ¿ha recibido un aviso de desalojo o un aviso para finalizar su contrato de arrendamiento?

- Yes // Sí
- No

Have you received a rent increase since 2020? // ¿Ha recibido un aumento de renta desde 2020?

- Yes // Sí
- No

What years did you receive your rent increase? Please check all that apply. // ¿En qué años recibió su aumento de renta? Por favor, marque todo lo que corresponda.

- 2020
- 2021
- 2022
- 2023

How much was your rent increase per month? // ¿Cuánto fue su aumento de renta por mes?

How much was your monthly rent BEFORE your rent increase? // ¿Cuánto era su renta mensual ANTES de su aumento de renta?

Do you fear you need to move out because you cannot afford rent in the next year? // ¿Teme que necesite mudarse porque no puede pagar renta el próximo año?

- Yes // Sí
- No

Have you recently moved out of your home because you could not afford rent? // ¿Se ha mudado recientemente de su casa porque no podía pagar la renta?

- Yes // Sí
- No

Have you ever been told to move out by your landlord? If so, what was the reason to move out? // ¿Alguna vez su propietario le ha dicho que se mude? Si es así, ¿cuál fue la razón para mudarse?

- Renovation or major repairs // Renovación o reparaciones importantes
- Increased rent I could not afford // Aumento de renta que no podía pagar
- Owner was going to move in // El propietario se iba a mudar
- Other / Otro
- No

Have you experienced any unmet repairs with the conditions of your home? If so what issues? // ¿Ha experimentado alguna reparación no satisfecha con las condiciones de su hogar? En caso afirmativo, ¿qué problemas?

- Mold // Moho o humedad
- Leaks from toilet or faucet or plumbing // Fugas del inodoro, grifo o plomería
- Broken water heater // Calentador de agua roto
- Flooding // Inundación
- Garbage and Rodents // Basura y roedores
- Lead paint exposure // Exposición a la pintura con plomo
- None // Ninguna
- Other: _____

Are there any other issues you would like to share about renting in unincorporated Alameda County? // ¿Hay algún otro problema que le gustaría compartir sobre siendo inquilino en el condado no incorporado de Alameda?

Would you prefer to talk about your housing related issues via phone? // ¿Prefieres hablar sobre tus problemas relacionados con la vivienda por teléfono?

- Yes // Sí
- No

Would you like to be informed of current tenant education or Know Your Rights workshops in the future? // ¿Le gustaría estar informado sobre la educación actual de los inquilinos o los talleres de Conozca sus Derechos en el futuro?

- Yes // Sí
- No

Appendix B

2023 Unincorporated Renter Survey, Summary of Results

Total Number of Responses	118	
Location	Count	Percent
Ashland	45	38%
Castro Valley	6	5%
Cherryland	37	31%
Fairview	4	3%
Hayward Acres	16	14%
San Lorenzo	10	8%
Ages	Count	Percent
Homes with children	50	42%
Homes with seniors	7	6%
Homes with 3+ generations (child, adult, and senior in household)	4	3%
Household Income	Count	Percent
\$30,000 or less	59	50%
\$31,000-\$60,000	36	31%
\$61,000-\$90,000	12	10%
\$91,000 and above	8	7%
Housing Type	Count	Percent
Single Family Home	39	33%
Duplex or Triplex	14	12%
Apartment Building (Total)	65	55%
Apartment Buildings (2-5 Units)	27	23%
Apartment Building (5-8 Units)	15	13%
Apartment Building (8+ Units)	23	19%
Tenure	Count	Percent
Up to 6 months	7	6%
6 months to a year	5	4%
1 to 2 years	21	18%

2 to 5 years	24	20%
More than 5 years	57	48%
Who do you live with?	Count	Percent
Alone	8	7%
With Family	95	81%
With Roommates	16	14%
1-3 Roommates	14	12%
4+ Roommates	2	2%
With Landlord	1	1%
With Family and Roommates	3	3%
Back Rent	Count	Percent
Behind on rent or knows someone who is	43	36%
Borrowed money to pay rent	13	11%
Average months behind on rent	3.9	
Evictions	Count	Percent
In fear of being evicted or knows someone who is	30	25%
Does not know their rights	75	64%
Knows their rights	43	36%
Received eviction notice since 2020	11	9%
Rent Increases	Count	Percent
Rent a rent increase since 2020	85	72%
2 or more rent increases since 2020	26	22%
3 or more rent increases since 2020	16	14%
4 rent increases since 2020	4	3%
Average number of rent increases since 2020*	1.1	
Rent increase > \$100	30	25%
Rent increase > \$200	15	13%
Rent increase > \$500	9	8%
Rent increase > \$1000	7	6%
Average rent increase per respondent since 2020*	\$221	
Max rent increase	\$2,500	
Rent increase > 10%	22	19%
Rent increase > 25%	11	9%
Rent increase > 50%	10	8%

Rent increase > 100%	5	4%
Average % rent increase*	15%	
Max % increase	250%	
Date of Rent Increases	Count	Percent
2020	33	28%
2021	35	30%
2022	41	35%
2023	22	19%
Fearful they will be priced out within a year	46	39%
Recently priced out of home	6	5%
Has been told by a landlord to move out in the past	21	18%
Rent Increase	5	4%
Renovation	2	2%
Owner Move-In	6	5%
Other	8	7%
Habitability Issues		
Reports habitability issues	50	42%
Mold	29	25%
Leaks from toilet or faucet	22	19%
Broken water heater	7	6%
Garbage and rodents	21	18%
Flooding	3	3%
Lead paint exposure	6	5%
Habitability issues per resident	0.75	
Habitability issues per delinquent property	1.8	
Total number of habitability issues reported	88	
Reports California Civil Code § 1941.1-.3 violation	37	31%
Code violations per property	0.5	

Appendix C

2023 Unincorporated Renter Survey Results, Housing Type (Detailed Breakdown)

	Single Family Homes	Duplex or Triplex	Apartment Building (2-4 Units)	Apartment Building (5-8 Units)	Apartment Building (8+ Units)	Total
Total Responses	39	14	27	15	23	118
Ages						
Homes with children	41%	50%	48%	40%	35%	42%
Homes with seniors	8%	7%	4%	7%	4%	6%
Household Income						
\$30,000 or less	38%	50%	63%	60%	48%	50%
\$31,000-\$60,000	36%	29%	22%	20%	39%	31%
\$61,000-\$90,000	15%	14%	4%	13%	4%	10%
\$91,000 and above	8%	7%	7%	7%	4%	7%

Tenure						
Up to 6 months	8%	7%	7%	7%	0%	6%
6 months to a year	5%	0%	0%	0%	13%	4%
1 to 2 years	13%	14%	33%	13%	13%	18%
2 to 5 years	18%	21%	22%	20%	22%	20%
More than 5 years	49%	50%	37%	60%	52%	48%
Who do you live with?						Percent
Alone	8%	0%	4%	13%	9%	7%
With Family	79%	100%	70%	87%	78%	81%
With Roommates	15%	0%	26%	7%	9%	14%
With Landlord	3%	0%				
Back Rent						Percent
Behind on rent or knows someone who is	38%	29%	33%	27%	48%	36%
Borrowed money to pay rent	10%	7%	19%	7%	9%	11%
Evictions						

In fear of being evicted or knows someone who is	31%	14%	15%	33%	30%	25%
Received eviction notice since 2020	8%	0%	7%	20%	13%	9%

Rent Increases						Percent
Rent a rent increase since 2020	64%	71%	85%	87%	61%	72%
2 or more rent increases since 2020	13%	21%	22%	40%	26%	22%
3 or more rent increases since 2020	5%	21%	15%	40%	4%	14%
4 rent increases since 2020	3%	0%	4%	13%	0%	3%
Average number of rent increases since 2020*	0.8	1.1	1.3	1.8	0.9	1.1
Rent increase > \$100	28%	43%	15%	13%	30%	25%
Rent increase > \$200	15%	14%	4%	0%	26%	13%
Rent increase > \$500	13%	0%	0%	0%	17%	8%
Rent increase > \$1000	10%	0%	0%	0%	13%	6%
Average rent increase per respondent since 2020*	\$250	\$103	\$82	\$57	\$416	\$221
Rent increase > 10%	28%	21%	4%	0%	30%	19%
Rent increase > 25%	15%	0%	4%	0%	17%	9%
Rent increase > 50%	13%	0%	4%	0%	17%	8%
Rent increase > 100%	10%	0%	0%	0%	4%	4%
Average % rent increase*	25%	7%	8%	4%	17%	15%
Fearful they will be priced out within a year	44%	64%	33%	20%	35%	39%
Habitability Issues						
Reports habitability issues	38%	50%	44%	47%	39%	42%
Habitability issues per property	0.8	0.4	0.78	0.87	0.8	0.75
Habitability issues per delinquent property	2.1	0.7	1.8	1.9	2.0	1.8
Reports California Civil Code § 1941.1-3 violation	28%	21%	33%	40%	35%	31%
Code violations per property	0.6	0.2	0.5	0.5	0.6	0.5
Code violations per delinquent property	2.0	1.0	1.6	1.2	1.6	1.6

Appendix D

2023 Unincorporated Renter Survey Results, Single vs Multifamily Housing

Definitions

Multifamily homes: Includes duplexes and triplexes and apartment buildings of any size.

	Single Family Homes	Multifamily Homes*	Total
Total Responses	39	79	118
Ages			
Homes with children	41%	43%	42%
Homes with seniors	8%	5%	6%
Household Income			
\$30,000 or less	38%	56%	50%
\$31,000-\$60,000	36%	28%	31%
\$61,000-\$90,000	15%	8%	10%
\$91,000 and above	8%	6%	7%
Tenure			
Up to 6 months	8%	5%	6%
6 months to a year	5%	4%	4%
1 to 2 years	13%	20%	18%
2 to 5 years	18%	22%	20%
More than 5 years	49%	48%	48%
Who do you live with?			Percent
Alone	8%	6%	7%
With Family	79%	81%	81%
With Roommates	15%	13%	14%
With Landlord	3%	0%	1%
Back Rent			Percent
Behind on rent or knows someone who is	38%	35%	36%
Borrowed money to pay rent	10%	11%	11%
Evictions			

In fear of being evicted or knows someone who is	31%	23%	25%
Received eviction notice since 2020	8%	10%	9%
Rent Increases			Percent
Rent a rent increase since 2020	64%	76%	72%
2 or more rent increases since 2020	13%	27%	22%
3 or more rent increases since 2020	5%	18%	14%
4 rent increases since 2020	3%	4%	3%
Average number of rent increases since 2020*	0.8	1.2	1.1
Rent increase > \$100	28%	24%	25%
Rent increase > \$200	15%	11%	13%
Rent increase > \$500	13%	5%	8%
Rent increase > \$1000	10%	4%	6%
Average rent increase per respondent since 2020*	\$250	\$204	\$221
Rent increase > 10%	28%	14%	19%
Rent increase > 25%	15%	6%	9%
Rent increase > 50%	13%	6%	8%
Rent increase > 100%	10%	1%	4%
Average % rent increase*	25%	10%	15%
Fearful they will be priced out within a year	44%	37%	39%
Habitability Issues (including mold)			
Reports habitability issues	38%	44%	42%
Habitability issues per property	0.8	0.72	0.75
Habitability issues per delinquent property	2.1	1.6	1.8
			#REF!
Reports California Civil Code § 1941.1-.3 violation	28%	33%	31%
Code violations per property	0.6	0.5	0.5
Code violations per delinquent property	2.0	1.4	1.6

Appendix E

2023 Unincorporated Renter Survey Results, Habitability Issues

Definitions

Major Code Violations: Includes survey responses that reported habitability issues so severe that they violate the minimum standards of habitability outlined in California Civil Code § 1941.1 and § 1943.1. Major code violations that survey respondents reported include broken water heaters, rodent infestations, flooding, and lead paint exposure.

All Habitability Issues: A superset of the major code violations column that also includes reported habitability issues that don't violate the rental unit's implied warrant of habitability.

	Major Code Violations	All Habitability Issues	Total
Total Responses	37	50	118
Demographics			
What is your estimated household income?			
\$30,000 or less	51%	50%	50%
\$31,000-\$60,000	35%	34%	31%
\$61,000-\$90,000	8%	6%	10%
\$91,000 and above	5%	4%	7%
Declined to answer	0%	6%	0%
Who do you live with? (Check all that apply.)			
Live alone	5%	6%	7%
Live with family	84%	86%	81%
Live with roommates	16%	12%	14%
Is there a child (< 18) living in the home?			
	43%	46%	42%
Is there a senior citizen (65+) living in the home?			
	3%	2%	6%
Housing Type			
What type of housing do you live in?			
Single Family Home	30%	30%	33%
Duplex or Triplex	8%	14%	12%
Apartment Building	62%	56%	55%

How long have you lived in your current home?			
Up to 6 months	11%	10%	6%
6 months to a year	0%	0%	4%
1 to 2 years	16%	16%	18%
2 to 5 years	27%	24%	20%
More than 5 years	43%	48%	48%
			Percent
Evictions			
Are you, or is someone you know, scared of being evicted?	46%	40%	25%
Since April 2020, have you received an eviction notice or notice to end your lease?	16%	14%	9%
Have you ever been told to move out by your landlord?	38%	34%	18%
Rent Increases			
Have you received a rent increase since 2020?	86%	84%	72%
Rent increase > \$100/month	35%	38%	25%
Rent increase > \$200/month	24%	20%	13%
Rent increase > \$500/month	11%	8%	8%
Rent increase > \$1000/month	8%	6%	6%
Average rent increase since 2020 (\$/ month)	\$271	\$231	\$221
Rent increase > 10%	27%	26%	19%
Rent increase > 25%	16%	12%	9%
Rent increase > 50%	14%	10%	8%
Rent increase > 100%	8%	6%	4%
Average rent increase since 2020 (%)	26%	21%	15%
Priced Out			
Do you fear you need to move out because you cannot afford rent in the next year?	54%	58%	39%
Have you recently moved out of your home because you could not afford rent?	14%	10%	5%