

## **OPERATING AND MAINTENANCE PETITIONS 5 YEAR SUMMARY**

<b>Date Filed</b>	<b>Number of O&amp;M Petitions</b>	<b>Number of Units Affected</b>
5/15/13 – 5/14/14	44	350
5/15/14 – 5/14/15	46	529
5/15/15 – 5/14/16	67	858
5/15/16 – 5/14/17	79	817
5/15/17 – 5/14/18	103*	1161

\* 35 O&M Petitions were filed in the 7 months between 5/15/17 – 12/10/17

\* 33 O&M Petitions were filed in the 1 month between 12/11/17 – 1/10/18

# HOW AN OPERATING AND MAINTENANCE (O&M) RENT INCREASE IS CALCULATED

- Compare total O&M costs for 2 consecutive 12-month periods

- Categories of O&M costs currently include:

\*Garbage

\*Water/Sewer

\*Insurance

\*Property Taxes

\*Debt Service

\*Management

\*Repairs

\*Pest Control

\*Elevator Service

\*Other Maintenance

	<u>Example</u>
1) Find the difference between Year 1 & Year 2 costs	= \$55,000
2) Divide by total number of units in the building (15)	= \$ 3,666
3) Divide by 12 months to get Monthly O&M Increase	= \$305.55
4) Deduct Annual Increase from Monthly O&M Increase [Tenant's Rent = \$1,800; Annual Increase (1.6%) = \$28.80]	= \$276.75
5) Tenant's O&M Increase cannot exceed 7%	= \$126.00

# OPERATING AND MAINTENANCE DECISIONS

## 1 YEAR SUMMARY: 5/15/17 – 5/14/18

**Number of O&M Decisions Issued: 67 (646 units affected)**

**Number of O&M Decisions Filed by New Owner: 91%**

Of New Owner O&M Decisions:

- **100%** granted the full 7% O&M rent increase for all units
- Without consideration of Debt Service and Property Taxes:
  - **60%** would not grant any O&M rent increases
  - **40%** would grant O&M rent increases of less than 7%

**Number of O&M Decisions Filed by Existing Owner: 9%**

Of Existing Owner O&M Decisions:

- **100%** granted less than 7% O&M rent increase for all units (increase due to costs for repairs and/or management)

# WHAT A 7% RENT INCREASE LOOKS LIKE

Tenant's Base Rent	7% of Tenant's Base Rent
\$500.00	\$35.00
\$1,000.00	\$70.00
\$1,500.00	\$105.00
\$2,000.00	\$140.00
\$2,500.00	\$175.00
\$3,000.00	\$210.00

## TENANT HARDSHIP APPLICATIONS 21 MONTH SUMMARY: 8/13/16 – 5/14/18

**Number of Tenants Filing for O&M Hardship Relief: 124 of 1,781 units subject to an O&M rent increase (7%)**

- **25 (20%)** Hardship Applications Withdrawn Before Decision
- **33 (27%)** Hardship Applications Still Pending
- **66 (53%)** Hardship Decisions Issued
  - **61 (92%)** Granted
  - **5 (8%)** Denied

## RENT INCREASES/CHARGES AVAILABLE TO LANDLORDS

Type of Increase	Duration?	Bankable?	Limits?
Annual Allowable Increase	Permanent	Yes – back to 1982	Varies each year
General Bond Passthrough	12 months	Yes – back to 1998	None
Water Revenue Bond Passthrough	12 months	Yes – back to 2005	None
Utility Passthrough	12 months	No	None
Rent Board Fee	1 month	Yes – back to 1999	None
Capital Improvement Passthrough	7, 10, 15 or 20 years	Yes	5% or 10% per year
Operating & Maintenance	Permanent	No	7%

Other increases may be available for individual tenancies based on comparable rents, Costa-Hawkins Rental Housing Act, Regulation 1.21 or Proposition I.



TEL: (415) 347-8600  
FAX: (415) 366-8433

600 California Street, 19th Floor  
San Francisco, CA 94108

May 23, 2017

RE: Annual Rent Increase

Dear Tenant(s)

The following changes are being made to your rent in accordance with the guidelines of the Residential Rent Stabilization and Arbitration Board, City and County of San Francisco.

This is to notify you that beginning August 1, 2017, your monthly rent charges will change as follows:

Charge Description	Current Base Rent	New Base Rent	% Change
Rent - Unit	\$1,010.20	\$1,048.58	3.80%
Rent - Storage	\$125.00	\$125.00	
Proposed Op & Maint Passthroughs (effective 08/01/2017)		\$79.46	
General Bond Passthrough 15/16 (effective 08/01/2017 to 07/31/2018)		\$52.49	
General Bond Passthrough 16/17 (effective 08/01/2017 to 07/31/2018)		\$47.92	
Capital Improv. Passthrough 10yr (effective 02/01/2013 to 01/31/2023)		\$96.32	
Capital Improv. Passthrough 10yr (effective 02/01/2014 to 01/31/2024)		\$80.85	
Capital Improv. Passthrough 10yr (effective 10/01/2008 to 09/30/2018)		\$33.85	
Water Bond Passthrough 2015 (effective 08/01/2017 to 07/31/2018)		\$3.75	
<b>Total New Charges</b>		<b>\$1,568.22</b>	

LANDLORD EXHIBIT A

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**ONE TIME ONLY CHARGES**

	-	\$0.00
Add Rent Board Fee 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-200	+	\$279.50
Add to your August 1, 2017 rent payment		<u>\$279.50</u>
<b>August 1, 2017 Total Rent Charges</b>		<b>\$1,847.72</b>

**NEW MONTHLY CHARGES**

<b>Total Rent Charges beginning September 1, 2017</b>		<b>\$1,568.22</b>
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**RENT INCREASE CALCULATION**

Based on SF Rent Board

Monthly Rent	Use Increase	Allowable Increase %	Effective Period		Increase Rent / Pet	Increase Parking	Increase Storage	% Increase Amount
			Start	End				
\$1,010.20	Y	2.20	03/01/17	02/28/18	\$22.22	\$0.00	\$0.00	2.20%
\$1,010.20	Y	1.60	03/01/16	02/28/17	\$16.16	\$0.00	\$0.00	1.60%
			Subtotal		\$38.38	\$0.00	\$0.00	
			OLD BASE RENT		\$1,010.20	\$0.00	\$0.00	
			NEW BASE RENT		<u>\$1,048.58</u>	\$0.00	\$0.00	<u>\$1,048.58</u>

All rent payments shall be made payable to:

If you have any questions, please do not hesitate to contact us.

Advice regarding this notice is available from the San Francisco Residential Rent Arbitration and Stabilization Board at 25 Van Ness Avenue, Suite 320, San Francisco, California; Telephone: (415) 252-4600.

Thank you,

Sincerely,

Greentree Property Management

LANDLORD EXHIBIT     A    

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**NOTICE OF CHANGE OF TERMS OF TENANCY**

TO: NAME AND ADDRESS OF TENANT(S) IN POSSESSION:

TO: TENANT(S) IN POSSESSION AND TO ALL OTHER OCCUPANTS:

PLEASE TAKE NOTICE THAT YOUR TENANCY OF THE ABOVE-DESCRIBED PREMISES WILL CHANGE AS FOLLOWS:

Effective at least SIXTY (60) Days from the below date, or commencing with your **May 1, 2017**, rental installment, your rent will increase. This increase is based on your regular annual increase, a proposed Operating and Maintenance Passthrough, and General Bond increases. Please be advised that the increase is labeled "Proposed" are subject to approval by the Rent Board and you have the option to withhold payment for these items until the Rent Board issues a final decision. Please be advised, however, that the increases will be effective on the effective date of this notice and will be due retroactively in full once the Rent Board's issues its final decision. All other increases are not optional to pay and are due on the effective date. This increase is itemized as follows:

<b>Current Base Rent</b>	<b>\$ 847.05</b>	
Plus Annual and banked Increases, if applicable (Last increase 3/1/13, increase due for 3/1/14 - 1%, 3/1/15 - 1.9%, 3/1/16 - 1.6%, 5/1/17 - 2.2% for a total of 6.7%)	\$ 56.75	
Plus <b>Proposed Operating and Maintenance</b> Petition (7%) filed 2/24/17	<b>\$ 59.29</b>	
<b>New Proposed Base Rent</b>		<b>\$ 963.09</b>
<b>Plus General Bond Passthrough(s)</b> (see attached worksheet(s), effective for one year)		\$ 86.79
1999/2000	\$ 0.37	
2000/2001	\$ 0.54	
2001/2002	\$ 0.60	
2002/2003	\$ 0.62	
2003/2004	\$ 0.58	
2004/2005	\$ 0.61	
2005/2006	\$ 0.60	
2006/2007	\$ 0.58	
2007/2008	\$ 0.49	
2008/2009	\$ 0.80	
2009/2010	\$ 1.08	
2010/2011	\$ 1.36	
2011/2012	\$ 1.71	
2012/2013	\$ 2.36	
2013/2014	\$ 2.61	
2014/2015	\$ 2.62	
2015/2016	\$ 36.20	
2016/2017	\$ 33.06	
<b>New Rent effective May 1, 2017</b>		<b>\$ 1,049.88</b>

Advice regarding this notice is available at the San Francisco Residential Rent Stabilization and Arbitration Board. (415) 252-4602

DATED: FEBRUARY 24, 2017

AGENT FOR OWNER: GAETANI REAL ESTATE  
(415) 668-1202

Served by U.S. Mail this 24<sup>th</sup> day of FEBRUARY 2017 from San Francisco, California.

LANDLORD EXHIBIT 1  
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**NOTICE OF CHANGE OF TERMS OF TENANCY**

**TO: NAME AND ADDRESS OF TENANT(S) IN POSSESSION:**

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<b>Current Base Rent</b>	<b>\$ 2,500.00</b>	
Plus Annual and banked Increases, if applicable (No increase since move in 3/1/13, increases due for 3/1/14 - 1.0%, 3/1/15 - 1.9%, 3/1/16 - 1.6%, 5/1/17 - 2.2% for a total increase of 6.7%)	\$ 167.50	
Plus <b>Proposed Operating and Maintenance Petition (7%)</b> filed 2/24/17	<b>\$ 175.00</b>	
<b>New Proposed Base Rent</b>		<b>\$ 2,842.50</b>
<b>Plus General Bond Passthrough(s)</b> (see attached worksheet(s), effective for one year)		<b>\$ 74.49</b>
1999/2000	n/a	
2000/2001	n/a	
2001/2002	n/a	
2002/2003	n/a	
2003/2004	n/a	
2004/2005	n/a	
2005/2006	n/a	
2006/2007	n/a	
2007/2008	n/a	
2008/2009	n/a	
2009/2010	n/a	
2010/2011	n/a	
2011/2012	n/a	
2012/2013	n/a	
2013/2014	\$ 2.61	
2014/2015	\$ 2.62	
2015/2016	\$ 36.20	
2016/2017	\$ 33.06	
<b>New Rent effective May 1, 2017</b>		<b>\$ 2,916.99</b>

Advice regarding this notice is available at the San Francisco Residential Rent Stabilization and Arbitration Board. (415) 252-4602

DATED: FEBRUARY 24, 2017

AGENT FOR OWNER: GAETANI REAL ESTATE  
(415) 668-1202

Served by U.S. Mail this 24<sup>th</sup> day of FEBRUARY 2017 from San Francisco, California.

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**Residential Rent Stabilization and Arbitration Board  
City & County Of San Francisco**

**103 - Operating & Maintenance Petitions by Zip Code**

*5/15/2017 to 5/14/2018*

Petition Number	Filing Date	Number of Units		Landlord Name	Address	Total Petitions
		in Bldg	in Petition			
<b>94102</b>		<b>190</b>	<b>126</b>			<b>5</b>
L171000	05/26/17	12	10	355 Grove Street Llc	355 Grove Street/254 Ivy Street	
L172075	10/27/17	41	26	145 Fell Street, Llc	145 Fell Street	
L172262	12/11/17	64	52	Windeler Llc	424 Ellis Street	
L180193	01/23/18	32	15	Jekyll Apartments, Llc	138 Hyde Street	
L180344	02/14/18	41	23	Palace Court, Llc	555 O'farrell Street	
<b>94103</b>		<b>60</b>	<b>42</b>			<b>8</b>
L172264	12/11/17	6	3	1353 Stevenson, Lp	1353-1357 Stevenson Street	
L172307	12/12/17	3	3	Lawrence D. Chan	48-52 Woodward Street	
L180027	01/05/18	8	5	35-41 Lafayette I6, Llc	33-43 Lafayette Street	
L180028	01/05/18	17	15	320-324 14th, Llc	320-326 14th Street	
L180067	01/08/18	8	7	179 Dolores Street Llc	179 Dolores Street	
L180165	01/22/18	6	4	Sf Multifamily I Llc	104-114 Guerrero Street	
L180166	01/22/18	6	4	Sf Multifamily I Llc	1338-1342 Stevenson Street	
L180648	04/02/18	6	1	644-648 Natoma Apts. Llc	644-648 Natoma Street	
<b>94107</b>		<b>3</b>	<b>1</b>			<b>1</b>
L171366	07/20/17	3	1		1704-1708 20th Street	
<b>94108</b>		<b>171</b>	<b>123</b>			<b>6</b>
L171192	06/30/17	17	11	1055 Mason Llc	1055 Mason Street	
L171614	08/08/17	34	21	634 Powell I5, Llc	634 Powell Street	
L171878	09/28/17	48	33	655 Powell I5, Llc	655 Powell Street	
L180139	01/22/18	40	29	665 Pine I7, Lp	665 Pine Street	
L180275	02/01/18	24	21	977 Pine I7 Llc	977 Pine Street	
L180673	04/09/18	8	8	1046 Mason Street, Llc	1046 Mason Street	
<b>94109</b>		<b>722</b>	<b>407</b>			<b>23</b>
L171186	06/27/17	13	9	1571 Sacramento Street Llc	1571-1577 Sacramento Street	
L171203	06/26/17	32	32	Pine Properties, Llc	1739 Pine Street	
L171319	07/12/17	15	13	522 Hyde Street Llc	522 Hyde Street	
L171333	07/12/17	42	29	1106 Bush Street Llc	1106 Bush Street	
L172072	10/26/17	15	9	Webco Group, Llc	1550-1560 Hyde Street	
L172074	10/27/17	16	9	1631 Sacramento Street, Llc	1631-1637 Sacramento Street	
L172260	12/08/17	38	10	333-335 Hyde, Llc	333-335 Hyde Street	
L172266	12/11/17	9	8	Mary Kay Hartley	1885 Pacific Avenue	
L172283	12/11/17	22	11	1330 Union Street, Llc	1330 Union Street	
L172310	12/13/17	19	13	1025 Sutter I5, Llc	1025 Sutter Street	
L172312	12/15/17	31	11	Sic-mcm 72 Gough Street, Lp	64-78 Gough Street	
L172314	12/15/17	51	20	Sic-mcm 1008 Larkin, Lp	982-990 Post Street/1008 Larkin Street	
L172315	12/15/17	27	22	721 Geary I5, Llc	721 Geary Street	
L172317	12/15/17	114	51	Sic-mcm 825 Post Street, Lp	825 Post Street	
L172430	10/31/17	32	15	Pine Properties, Llc	1739 Pine Street	
L180044	01/08/18	31	26	Sf Multifamily I Llc	1801 California Street	



**Residential Rent Stabilization and Arbitration Board  
City & County Of San Francisco**

**103 - Operating & Maintenance Petitions by Zip Code**

*5/15/2017 to 5/14/2018*

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		in Bldg	in Petition			
L180096	01/08/18	12	9	Sf Multifamily Llc	1740 Sacramento Street	
L180201	01/26/18	47	26	Nob Hill Associates	930 Sutter Street	
L180264	01/29/18	12	11	784-786 Geary I6, Lp	784-786 Geary Street	
L180272	02/01/18	40	21	Hyde Park Apartments, L.I.c.	360 Hyde Street	
L180276	02/05/18	41	21	Jones Street Apartments, Llc	424 Jones Street	
L180326	02/08/18	27	10	O'farrell Street Associates, Llc	851 O'farrell Street	
L180345	02/16/18	36	21	st. Francis Terrace, Llc	780 Post Street	
<b>94110</b>		<b>117</b>	<b>83</b>			<b>8</b>
L171185	06/26/17	2	1	Derek J. Gee	2412-2414 18th Street	
L172431	12/13/17	2	1	Zaher A. Mohamed	3092-3098 24th Street	
L180061	01/08/18	24	15	3201 23rd I7, Llc	3201 23rd Street	
L180072	01/08/18	12	7	1424 Valencia I6, Lp	1424 Valencia Street	
L180098	01/08/18	11	9	Sf Multifamily I Llc	625 Guerrero Street	
L180623	04/02/18	10	5	Align Design & Development, Inc.	3201-3207 Mission Street	
L180727	04/18/18	2	1	Lisette O. Irizarry	3159-3163 24th Street	
L180844	04/26/18	54	44	Anthony J. Martorana	3440 25th Street	
<b>94112</b>		<b>12</b>	<b>9</b>			<b>1</b>
L172261	12/11/17	12	9	The Felix Group, Llc	1200 17th Avenue	
<b>94114</b>		<b>72</b>	<b>59</b>			<b>6</b>
L171868	09/28/17	3	3	Thomas Bourret	206-210 Dorland Street	
L180046	01/08/18	6	6	477 Sanchez Street Llc	473-477 Sanchez Street	
L180048	01/08/18	8	8	Daryabi One Llc	2 Church Street	
L180138	01/19/18	34	28	642 Alvarado I7, Lp	642 Alvarado Street	
L180192	01/22/18	6	6	3744 16th Street	3744 16th Street	
L180638	04/02/18	15	8	101 Sanchez Associates Llc	781-797 14th Street	
<b>94115</b>		<b>69</b>	<b>41</b>			<b>7</b>
L171033	06/05/17	9	9	Charlene Lee	156 Terra Vista Avenue	
L171356	07/19/17	6	3	St. Francis Properties, Llc	2426 Buchanan Street	
L172088	10/27/17	6	4	Jabour Presidio Properties Llc	424-432 Presidio Avenue	
L172424	12/28/17	25	8	1015 Pierce Apartments Llc	1015 Pierce Street	
L180163	01/22/18	8	5	Sf Multifamily I Llc	201-207 Divisadero Street	
L180370	02/23/18	12	9	Thimothy Brown	2801 Pine Street	
L180606	03/26/18	3	3	Salman Shariat	945-947 Scott Street	
<b>94115</b>		<b>12</b>	<b>12</b>			<b>1</b>
L180639	04/02/18	12	12	800 Lyon I7, Lp	800-808 Lyon Street	
<b>94117</b>		<b>89</b>	<b>67</b>			<b>10</b>
L170999	05/26/17	6	5	326 Pierce Street Llc	326 Pierce Street	
L171223	07/06/17	4	4	Trisha L. Okubo	619-625 Webster Street	
L171440	07/28/17	5	4	H&o Properties	100 Scott Street	
L172017	10/17/17	7	6	H/s Partners Ii, Lp	585 Page Street	
L172265	12/11/17	10	9	Mc Lakeshore 1824 Llc	500-530 Haight Street	



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		in Bldg	in Petition			
L172378	12/27/17	15	10	430 Baker I5, Llc	430 Baker Street	
L180032	01/08/18	12	5	Daryabi One, Llc	1133 Fell Street	
L180054	01/08/18	8	8	Ben Ng, Trustee Of The Ben Ng	1220 Hayes Street	
L180161	01/22/18	9	8	Sf Multifamily I Llc	748 Page Street	
L180498	03/09/18	13	8	Dennis J. Breen	815 Pierce Street	
<b>94118</b>		<b>78</b>	<b>58</b>			<b>8</b>
L171875	09/29/17	3	1	Adam Scott Bristol	153-155 Wood Street	
L172025	10/20/17	2	1	John T. Brethauer	522-524 3rd Avenue	
L172139	11/15/17	2	1	Blossom Lee	3518-3520 California Street	
L172329	12/21/17	12	8	322-332 Stanyan I6, Llc	322-332 Stanyan Street	
L180069	01/08/18	16	11	Sf Multifamily I Llc	755-769 6th Avenue	
L180070	01/08/18	12	12	Sf Multifamily I Llc	4005 California Street	
L180199	01/26/18	25	20	99 Lupine I7, Lp	99 Lupine Avenue	
L180651	04/05/18	6	4	Devon P. Johnson	268 2nd Avenue	
<b>94121</b>		<b>28</b>	<b>16</b>			<b>3</b>
L172073	10/27/17	4	2	Anton B. Jaber Revocable Trust Dated	573 28th Avenue	
L180064	01/08/18	12	7	390 29th I6, Lp	390 29th Avenue	
L180285	02/07/18	12	7	433 34th Avenue Partners L.p.	433 34th Avenue	
<b>94122</b>		<b>66</b>	<b>40</b>			<b>4</b>
L171187	06/27/17	28	16	1300 26th Ave Partners, Lp	1300 26th Avenue	
L171760	09/07/17	6	5	The Church In San Francisco	1231-1233 19th Avenue	
L172322	12/19/17	4	3	Aaron B. Chong	1327 31st Avenue	
L180626	04/02/18	28	16	El Rancho Development Co. S2	1301-1361 La Playa Street	
<b>94123</b>		<b>6</b>	<b>5</b>			<b>1</b>
L180622	04/02/18	6	5	2323 Franklin Apartments Llc	2323 Franklin Street	
<b>94131</b>		<b>9</b>	<b>6</b>			<b>2</b>
L170997	05/26/17	6	5	Nine Sixty Nine Llc	969 Burnett Avenue	
L172071	10/26/17	3	1	Jack Chen	122-126 Bemis Street	
<b>94133</b>		<b>80</b>	<b>64</b>			<b>8</b>
L171613	08/15/17	3	3	Yasemin B. Kliman	42-46 Wayne Place	
L172026	10/24/17	12	11	1 San Antonio I5, Llc	1 San Antonio Place	
L172027	10/24/17	6	4	55 Genoa I5, Llc	55 Genoa Place	
L172407	12/28/17	24	19	916 Pacific I5, Llc	916 Pacific Avenue	
L180167	01/22/18	14	12	20 Romolo I7, Lp	20 Romolo Place	
L180372	02/23/18	6	5	Greenwich Properties	819-825 Lombard Street	
L180592	03/23/18	9	6	1046 Pacific Avenue Llc	1046-1050 Pacific Avenue	
L180601	03/23/18	6	4	Sf Cabo, Llc	357-359 Vallejo Street	
<b>94134</b>		<b>1</b>	<b>2</b>			<b>1</b>
L171176	06/23/17	1	2	Lien L. Uy	448 Velasco Avenue	
		<b>1,785</b>	<b>1,161</b>			<b>103</b>