

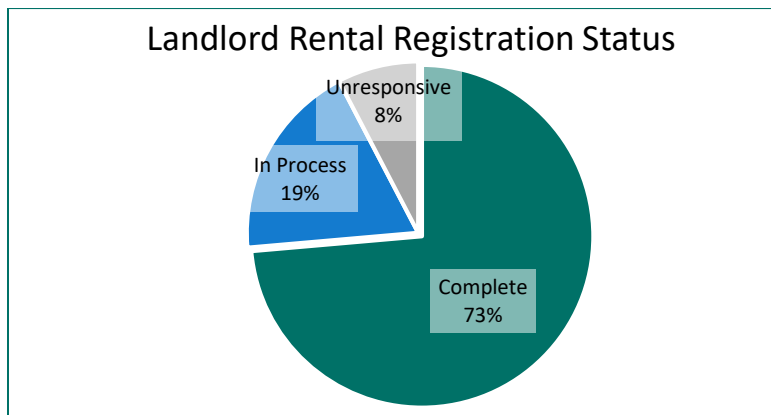
Date:	<b>March 31, 2022</b>
From:	<b>City of Concord</b>
Subject:	<b>Landlord Rental Registration Activity- Update to December 13, 2021 Report</b>

**Overview**

The City of Concord established a Rent Registry Program on July 1, 2021. Since May, 2021, HdL Companies, on behalf of the City, has contacted Concord property owners to notify them of and assist them with the City’s Rent Registry Program. Registration of units was due by July 31, 2021. As of the date of this report, 73 percent of landlords have completed their registration and 19 percent are in the process of registering their units.

The data below provides baseline information as of July 1, 2021, for those properties currently registered; subsequent annual reports will build upon this data. Attached is the raw data spreadsheet from which this report is derived. Identifying information has been redacted. The raw data spreadsheet and this report reflect information obtained from units that have completed their registration.

Please note, the City has continued to register units and update the data presented below since the December, 2021, report. As a result, the data presented in this report is an update to the December report and not a direct comparison.



**Landlord Registration Analysis**

Tables 1 – 3 illustrate the estimated inventory in the City and provide more detail about the status of the Rent Registry Program.

Table 1 - Inventory

Inventory	Landlords	Property Units*
<b>Landlord and Unit Estimates</b>	379	9,281

*\*Units are estimated as several owners have not registered.*

Table 2 – Completion Status

Status	Landlords	% of Total (L)	Property Units	% of Total (U)
<b>Completed</b>	279	73.6%	6,730	72.5%
<b>In-Process*</b>	71	18.7%	2,293	24.7%
<b>Unresponsive</b>	29	7.7%	258	2.8%
<b>Totals</b>	379	100%	9,281	100%

\*In-process of registering units in the City’s Rent Registry database but not yet complete.

Table 3-- Unresponsive (Please see Appendix A for more details on the Unresponsive Landlords)

Current Status	Landlords	% of Total (L)	Property Units	% of Total (U)
<b>Returned to Sender</b>	16	55.2%	176	68.22%
<b>Unresponsive</b>	13	44.8%	82	31.78%
<b>Totals</b>	29	100%	258	100%

Registration of units was due by July 31, 2021. As of March 15, 2022, HdL has sent four notices to property owners by standard mail to offer assistance with the registration process and to ensure compliance. Several attempts were also made to contact property owners directly by phone and/or email when that information was available; however, the return from these efforts was minimal. To further drive compliance, three assessment notices were sent via certified mail and follow-up calls/emails were made to urge the remaining non-compliant property owners to register. Despite these efforts, 71 owners are still in the process of completing the registration of their properties and 29 owners have not responded (Appendix A). The HdL team and City staff are continuing to work with the in-process owners to complete their registration. HdL is currently undertaking collection actions on those accounts that are not fully registered.

**Citywide Rental Property Analysis**

Table 4a – Summary

Attribute	Avg. Value
Rent	\$1,716.90
Square ft.	776.4
Rent per Sq. ft.	\$2.25
Occupancy Rate	96.7%
Bedrooms	1.63
Bathrooms	1.17

As noted below, there were 702 tenant-initiated and 103 owner-initiated changes in occupancy. Included within those 103 owner-initiated changes in occupancy are four unlawful detainers.\* Please note that a countywide eviction moratorium was in place during the reporting period that offered protections for those tenants whose inability to pay rent was a direct result of the COVID-19 pandemic; if a tenant’s ability to pay was not a direct result of the COVID-19 pandemic, owner-initiated terminations were still permissible per California State law

\*An unlawful detainer is a legal way for a landlord to evict a tenant who maintains possession of real property without legal rights to do so. An unlawful detainer lawsuit is the step before eviction measures can be taken.

Table 4b – Change of Occupancy

Change in Occupancy	Count	% of completed units	% of Est. Total Units in Concord*
<b>Total</b>	<b>805</b>	<b>12%</b>	<b>9%</b>
<b>Tenant Initiated</b>	<b>702</b>	<b>10%</b>	<b>8%</b>
<b>Owner Initiated</b>	<b>103</b>	<b>2%</b>	<b>1%</b>
3-day notice	2		
15-day notice	96		
30-day notice	1		
60-day notice	0		
Unlawful Detainer	4		

\* Units are estimated as several owners have not registered. See Table 1.

Table 4c – Owner-Initiated Termination Cause

Termination Cause	Count
Non-Payment of Rent	98
Lease violation other than non-payment of rent	1
Unlawful Detainer	4
Compliance with a Government or Court Order	0
Demolition or Substantial Remodel	0
Owner or Relative Move-In	0
Unit Removed from the Market/Ellis Act	0

Table 3d – Occupancy and Vacancy Percentage

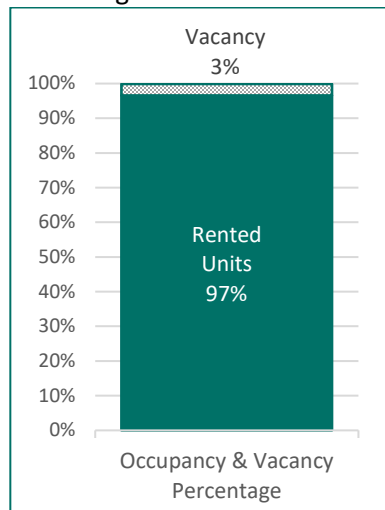


Table 3e – New Leases

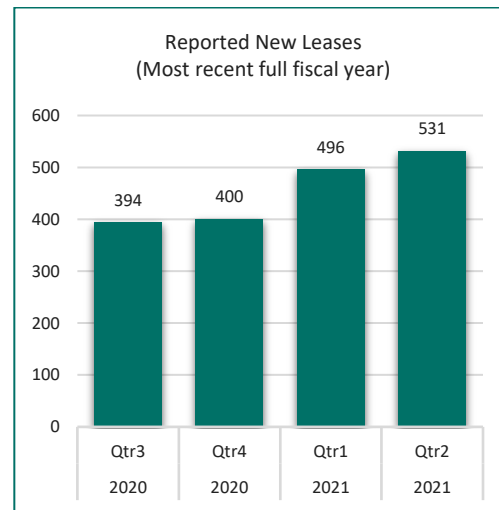


Table 5 – Apartment Complex Size (Based on Completed Registrations)

Size	Count
4 Units	89
5-12 Units	70
13-24 Units	36
25-60 Units	47
More than 60	28

\*"Properties" are represented by the number of account numbers and not by parcels or apartment names

Table 6 – Analysis of Average Monthly Rent + Non-Optional Charges

By Number of Units

Unit Ranges	Average Rent & Fees
4 Units	\$1,594.75
5-12 Units	\$1,639.57
13-24 Units	\$1,649.59
25-60 Units	\$1,646.39
More than 60	\$1,829.73

By Avg. Cost Per Sq. Foot

Room Size	Avg. Rent & Fees Per SqFt
One Bedroom	\$2.50
Two Bedroom	\$2.12
Three Bedroom	\$2.00
Four Bedroom	\$1.63

By Geo-Area

Area Name	Average Rent & Fees
Clayton Road	\$1,640.84
Downtown	\$1,994.60
Monument	\$1,719.03
North Concord	\$1,676.38

By Number of Bedrooms

Room Size	Average Rent & Fees
One Bedroom	\$1,547.62
Two Bedroom	\$1,843.29
Three Bedroom	\$2,250.92
Four Bedroom	\$2,258.25

**Appendix A:****Table of Unresponsive Landlords**

DBA	Business Street Address	Business City and Zip	# of Units (Est)
BALHAN APTS	5319 BALHAN CT	CONCORD, CA 94521-3729	4
BALHAN COURT APTS	5281 BALHAN CT	CONCORD, CA 94521-3724	4
BERNAL APTS	1651 DETROIT AVE	CONCORD, CA 94520-3356	27
BRISENO HALLER APTS	1661 HALLER CT	CONCORD, CA 94520-4178	6
CASA DEL SOL	2061 GRANT ST	CONCORD, CA 94520-2376	17
CLAYTON SIERRA APTS	2023 SIERRA RD E	CONCORD, CA	4
COTTON HILLSBOROUGH APTS	2248 HILLSBOROUGH CT	CONCORD, CA 94520-1646	4
DETROIT APTS	1201 DETROIT AVE	CONCORD, CA 94520-5983	6
DIABLO GLEN APTS	4462 CLAYTON RD	CONCORD, CA 94521-2837	4
FIFTH ST APTS	1737 FIFTH ST	CONCORD, CA	6
FOURPLEX APTS	2300 PACHECO ST	CONCORD, CA 94520-2018	4
GUZMAN BALHAN APTS	5305 BALHAN CT	CONCORD, CA 94521-3727	4
LARRABEE QUEENS APTS	1906 QUEENS RD	CONCORD, CA 94519-1702	10
LI MARCLAIR APTS	1462 MARCLAIR DR	CONCORD, CA 94521-5369	4
MAJOR LACEY APTS	1132 LACEY LN	CONCORD, CA 94520-4235	4
MARTIN CHESTNUT APTS	3550 CHESTNUT AVE	CONCORD, CA 94519-2443	8
MASTER DETROIT APTS	1151 DETROIT AVE	CONCORD, CA 94520-3140	5
MEADOW LN APTS	1145 MEADOW LN	CONCORD, CA 94520-3795	8
MORSE CARLETON APTS	1472 CARLETON DR	CONCORD, CA 94518-1117	4
NEW DETROIT APTS	1650 DETROIT AVE	CONCORD, CA 94520-3392	12
NORD FRISBIE APTS	1590 FRISBIE CT	CONCORD, CA 94520-4281	6
NORD HILLSBOROUGH APTS	2237 HILLSBOROUGH CT	CONCORD, CA 94520-1655	4
OAKVIEW APTS	2055 FOX WAY	CONCORD, CA 94518-2973	35
SABIN OLIVERA APTS	2415 OLIVERA RD	CONCORD, CA 94520-1678	20
SHERBOURNE CAMARA APTS	2543 CAMARA CIR	CONCORD, CA 94520-3160	4
SHIELD WALTERS APTS	2499 WALTERS WAY	CONCORD, CA 94520-3674	4
SUN TERRACE APTS	3401 HILLSBOROUGH DR	CONCORD, CA 94520-1567	30
TROLAN CONCORD APTS	1930 CONCORD LN	CONCORD, CA	6
VLAHAKOS MARCLAIR APTS	1468 MARCLAIR DR	CONCORD, CA 94521-7679	4