



Presented by the City Attorney's Office
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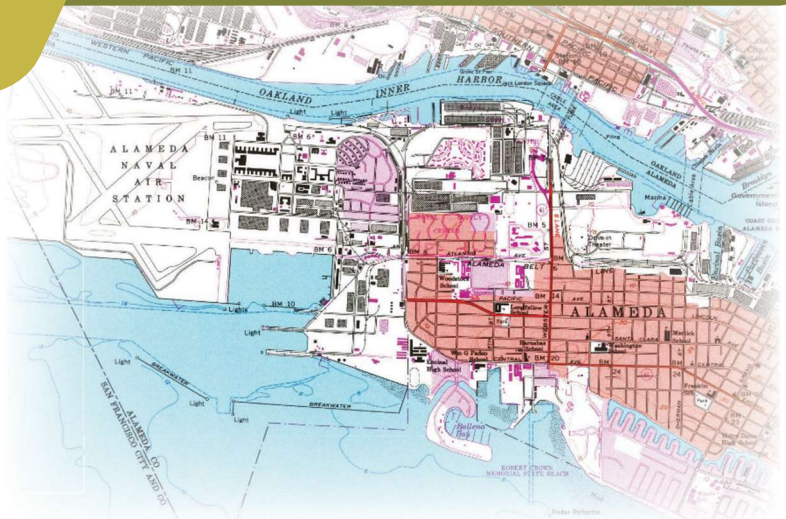
PROSECUTION & PUBLIC RIGHTS UNIT

Monthly Report

DECEMBER 2023

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SUMMARY

- The Prosecution and Public Rights Unit of the Alameda City Attorney's Office represents the People of the State of California in misdemeanor criminal matters. The Unit is further charged with bringing affirmative litigation in response to violations of consumer protection and fair housing laws, and protecting consumers against fraud and unfair business practices. This report is to summarize the Prosecution and Public Rights Unit's activity for the month of December 2023.



CRIMINAL MATTERS

For the month of December 2023, the Alameda City Attorney's Prosecution and Public Rights Unit reviewed **93** requests for charges, **50** of which resulted in the filing of a criminal case:

CRIMES AGAINST PERSON/WEAPONS

	Assault – Great Bodily Injury	Simple Battery	Battery Upon an Officer	Invasion of Privacy	Domestic Violence	TOTALS
Dec. 2023	1	4	1	1	8	14
YTD	1	24	2	1	28	56

CRIMES AGAINST PROPERTY

	Petty Theft	Grand Theft	Vehicle Theft	Receive Stolen Prop.	Vandalism	Conspiracy	Trespass	TOTALS
Dec. 2023	11	1	1	1	3	1	2	20
YTD	96	4	2	9	28	1	37	177

CRIMES AGAINST STATE

	Disobeying Court Order	DUI, Hit+ Run, Reckless Driving	Disturbing the Peace	Resisting Arrest	Indecent Exposure	Tobacco Sale to Minor	TOTALS
Dec. 2023	3	8	1	2	1	1	16
YTD	21	75	5	5	2	1	109

CRIMINAL MATTERS

40 of the **93** requests for charges in the month of December 2023 did not result in a filing of a new criminal case, and **3** require further investigation.

CHARGES DECLINED

	Dec. 2023	YTD
Rejected in the Interest of Justice	21	128
Rejected for Insufficient Evidence	11	65
Rejected, Victim requests no Prosecution	5	38
Rejected, proceed other Cases/Counts	3	11
Rejected, Jurisdiction Considerations	0	16
TOTALS	40	258

RESOLUTIONS

In the month of December 2023, **51** cases were resolved.

CONVICTIONS

	Dec. 2023	YTD
Driving Under the Influence /Wet Reckless/ Reckless Driving	5	51
Vandalism	1	4
Disturbing the Peace	2	2
Petty Theft	0	4
TOTALS	8	61

PROBATION VIOLATIONS

In Dec. 2023 there was **4** admissions to probation violations, bringing the year-to-date total to **46**.

DISMISSALS

	Dec. 2023	YTD
Global Resolution	8	64
Drug Court Completion	3	3
Deferred Entry of Judgment	11	69
Court Dismissal	0	10
Max Custody Served	0	3
Insufficient Evidence	11	36
Interest of Justice	6	55
TOTALS	39	240



CIVIL MATTERS

CITIZEN INQUIRIES

	Electronic	Telephone	Walk-In	TOTALS
December 2023	34	54	1	89
Year-to-Date	320	502	17	839

CURRENT CASE LOAD

	NEW CASES		TOTAL CASE LOAD			RESOLVED ¹	
	Housing	Consumer	Housing	Consumer	Labor	Housing	Consumer
December 2023	2	0	14	3	2	3	1
Year-to-Date	66	38				40	9

EXAMPLES OF NEW HOUSINGCASES THIS MONTH²

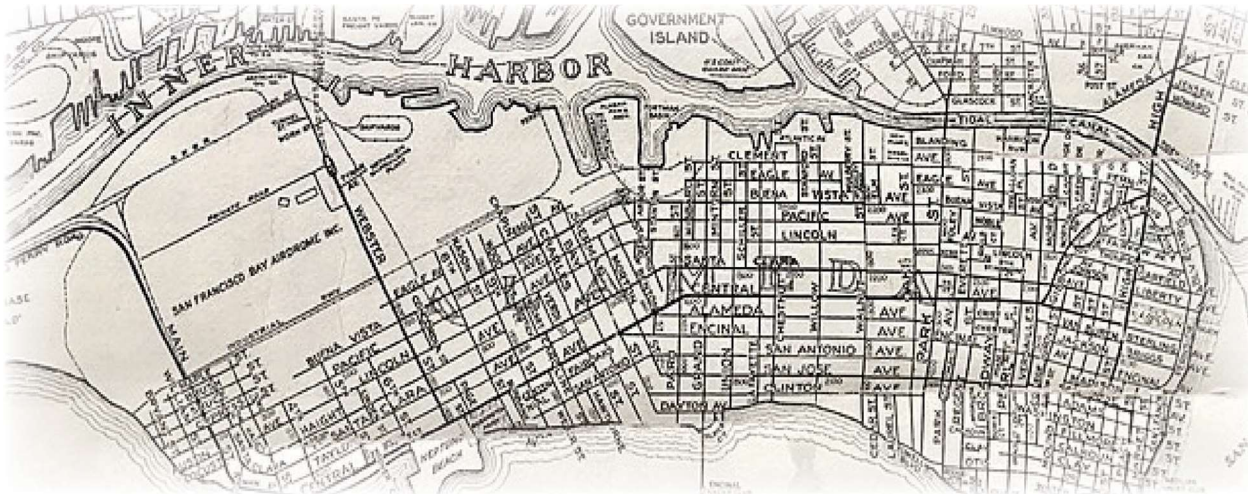
One case involving a tenant whose property was red tagged by code enforcement because of habitability defects. The tenant's landlord has allegedly failed to pay temporary relocation payments to the tenant and is allegedly negligent in avoiding this responsibility.

One case involving a tenant who claims their landlord is harassing them to get them to move out. They claim their landlord continue to threaten them with eviction and threatened to tow their vehicle as well. The tenant also claims the landlord harassed them with notices to enter, inspections and notice to cease.

¹ This category does not include cases that were closed due to being out of jurisdiction or out of scope.

² These are only a sample and are not meant to represent or reflect the Public Rights Unit's full new caseload.

CIVIL MATTERS



EXAMPLES OF EXISTING CASE LOAD³

A tenant claims their landlord entered their unit and stole tenant's personal belongings, cash and citizenship papers. The landlord also allegedly tried to evict them based on her belief that the tenant is a squatter, not a tenant.

A tenant alleges their property management company is trying to evict them and told them they are "squatters." The tenant alleges they have lived in their unit and been the on-site property manager for years, and have proof of rental payments to the property manager.

A tenant claims they were discriminated against based on their race by their on-site maintenance professional and another tenant, and after complaints to their property management company there was no action.

Some prospective tenants claim they were discriminated against. While using a local property management company to find a home, the company refused to let them rent at multiple different units. They allege this was due to discrimination of their source of income, age, disability and race.

³ These are only a sample and are not meant to represent or reflect the Public Rights Unit's full existing caseload.

CIVIL MATTERS

EXAMPLES OF EXISTING CASE LOAD cont...

A homeowner claims she recently purchased a home on Bay Farm, and discovered her house was listed “for rent” on various sites online. Someone called her wanting to rent her newly purchased home and told her that they even paid a \$55 application fee to one of these companies who claimed to be the managing agent.

A tenant alleges their unit was uninhabitable and subsequently red tagged by code enforcement. They allege their landlord harassed them after the unit was red tagged, entered their unit without notice, and failed to provide temporary relocation payments.

A customer alleges a recycling operator attempted to over-tare her after she asked a question about their taring policy.

A tenant alleges various harassing behaviors by their landlord. They claim they received various notices to vacate, harassing calls and texts, calls and texts to their family members, utility shut-offs, illegal entries and were illegally locked out.



CIVIL MATTERS

EXAMPLES OF EXISTING CASE LOAD cont...

A group of homeowners allege the new marina operator pressured them into signing a new slip lease, which increases their rent exorbitantly. They also claim the operator refused to accept rent from owners who declined to sign a new slip lease and further refused to honor existing lease agreements. They claim the situation only continues to worsen as the operator attempts to coerce them into signing new lease agreements and continues to prevent them from selling their homes.

Two cases of alleged Labor Law violations; joint investigations with Labor Commissioner and counsel pending.

A tenant claims they are being threatened with eviction since complaining about numerous issues at their property. They further claim that the property manager has intentionally incited harassing behaviors by other tenants against them, and that at least one other family has left the property after a similar incident occurred in the past.

A tenant claims he is being harassed and retaliated against by his property manager and the building staff because of his ethnicity and his past complaints. He made a complaint to Alameda code officials, which subsequently led to the red tagging of his unit's balcony. After that incident, he claims the property manager and maintenance staff began harassing him both verbally and with notices.