



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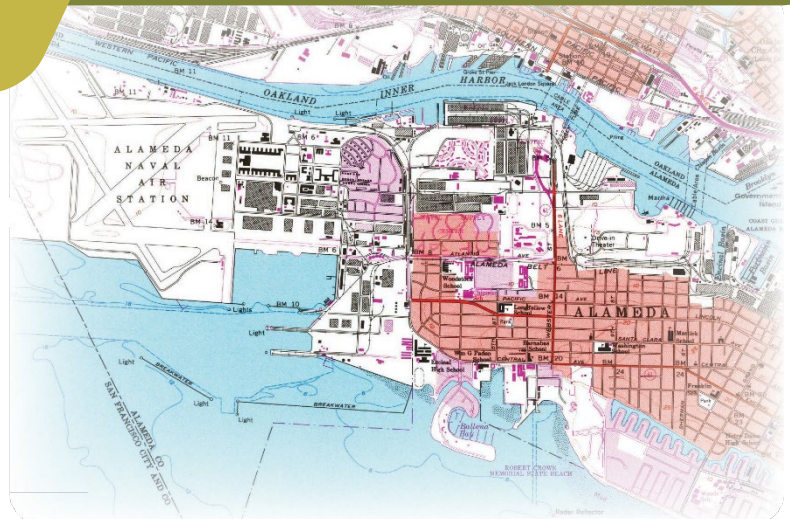
PROSECUTION & PUBLIC RIGHTS UNIT

Monthly Report

November
2024

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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 November 2024.



CRIMINAL MATTERS

For the month of November 2024, the Alameda City Attorney's Prosecution and Public Rights Unit reviewed **28** requests for charges, **19** of which resulted in the filing of a criminal case, including the following crimes:

CRIMES AGAINST PERSON/WEAPONS

	Battery / Assault	Placing Tracking Device	Child Abuse	Domestic Violence	Elder Abuse	Concealed Weapon
Nov 2024	0	1	0	2	0	0
YTD	51	1	7	43	10	6

CRIMES AGAINST PROPERTY

	Petty Theft	Grand Theft	Auto Theft	Criminal Trespass	Receiving Stolen Prop	Vandalism
Nov 2024	8	0	0	1	0	1
YTD	121	4	4	28	2	14

CRIMES AGAINST STATE

	DUI + DUI Drugs	Violating Court Order	Under the Influence of Contr. Subs	Public Nuisance	Possess Contr. Subs.	Hit & Run
Nov 2024	0	2	1	0	1	0
YTD	56	15	1	3	5	9

CRIMINAL MATTERS

9 of the 28 requests for charges in the month of November 2024 did not result in a filing of a new criminal case.

CHARGES DECLINED

	Nov 2024	YTD
Conduct Lawful	0	6
Civil Remedy	0	2
Rejected for Insufficient Evidence	2	117
Rejected, Victim considerations	0	6
Rejected, proceed other cts	4	40
Returned for Further Investigation	3	10
Interest of Justice	0	95
TOTALS	9	315



RESOLUTIONS

In the month of November 2024, 4 cases were resolved.

CONVICTIONS

	Nov 2024	YTD
Driving Under the Influence /Wet Reckless/ Reckless Driving	6	43
Petty Theft	0	9
Violation of Court Order	0	1
Stalking	1	2
Engaging in Lewd Conduct	0	1
TOTALS	4	50

PROBATION VIOLATIONS

In November 2024 3 probation violations were charged, bringing the year-to-date total to 62.

DISMISSALS

	Nov 2024	YTD
Global Resolution	5	69
Court Dismissal	4	18
Defer Prosecution/ Entry of Judgment	2	44
Lack of Witness	0	7
Successful Diversion	2	32
Insufficient Evidence	0	8
Interest of Justice	8	31
TOTALS	21	215

CIVIL MATTERS

CITIZEN INQUIRIES

	Electronic	Telephone	Walk-In	TOTALS
November 2024	164	60	2	226
Year-to-Date	649	543	29	1221

CURRENT CASE LOAD

	NEW CASES		TOTAL CASE LOAD			CLOSED CASES		
	Housing	Consumer	Housing	Consumer	Labor	Housing	Consumer	Labor
November 2024	6	0	17	2	0	0	1	0
Year-to-Date	49	9				41	10	2

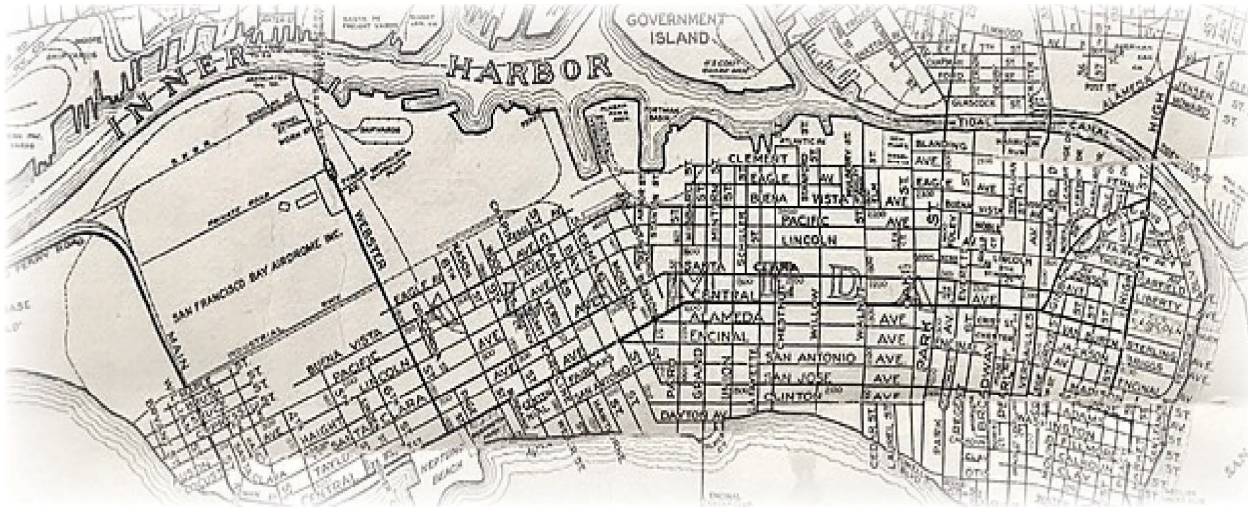
EXAMPLES OF NEW HOUSING CASES THIS MONTH

One case involving a tenant who claims her landlord continues to enter her unit without proper notice, despite her repeatedly asking them for one. She further claims her landlord may be scheduling maintenance projects adjacent to the home intentionally, as an attempt to harass her.

One case involving a tenant who claims her property management company is harassing her elderly, disabled mother via notices and inspections, as an attempt to get her to move out due to her mother's source of income (Section 8).

One case involving a tenant who claims their landlord failed to return their \$5000 deposit after they moved out. They claim the management failed to provide them with an itemized receipt of deduction within 21 days, as required. When they did receive a receipt months later, it contained many dubious deductions for things they believe could not have cost them \$5000.

CIVIL MATTERS



EXAMPLES OF EXISTING CASE LOAD

Two tenants claim when they moved out of their unit, they were told their inspection was good and they did not need to fix anything. However, after vacating, they received a notice from collections on behalf of the management company stating they owed money for vacating the unit without making repairs.

One new case involving a Tenant who claims her Landlord is retaliating against her by raising her rent. She says her landlord asked her to lie to the rent program about their owner move-in plans, which she refused to do. Her landlord then told her they were going to instead raise her rent so high that she would be forced to vacate.

One new case involving a Tenant who claims his Landlord is harassing and retaliating against him, for asking they place no smoking signs up. The tenant claims there is rampant smoking in his complex, which goes unabated. He asked the Landlord, numerous times, to place no-smoking signs to curb the activities. Instead, his landlord began issuing him notices to cease and notices to pay or quit and threatened him with eviction.

One case involving tenants who claims their Landlord is harassing them by entering their unit without notice, sending threatening texts or emails, leaving needles on the ground outside their home, "keying" their car, verbally harassing them and attempting to break into their home.

