



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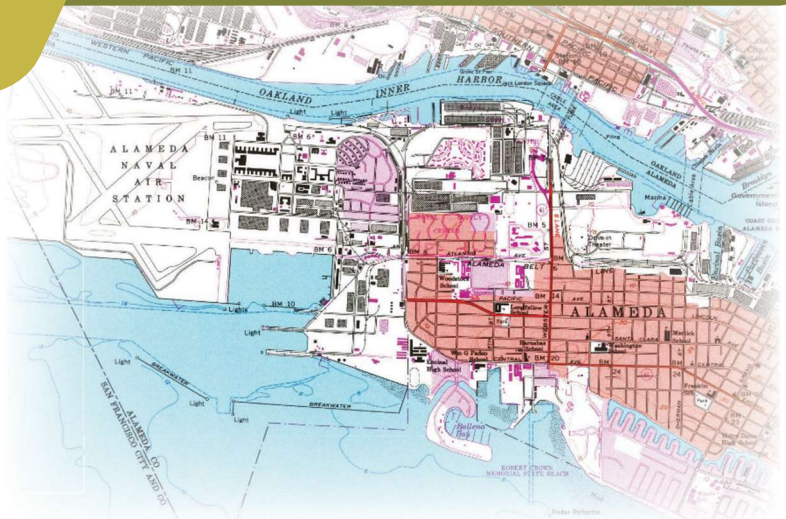
PROSECUTION & PUBLIC RIGHTS UNIT

Monthly Report

NOVEMBER
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 November 2023.



CRIMINAL MATTERS

For the month of November 2023, the Alameda City Attorney's Prosecution and Public Rights Unit reviewed **71** requests for charges, **31** of which resulted in the filing of a criminal case:

CRIMES AGAINST PERSON/WEAPONS

	Battery	Criminal Threats	Concealed Firearm	Child Molestation	Domestic Violence	TOTALS
Nov. 2023	0	0	1	1	4	6
YTD	20	2	2	2	20	46

CRIMES AGAINST PROPERTY

	Petty Theft	Burglary	Vandalism	Arson	Trespass	TOTALS
Nov. 2023	11	4	2	1	1	19
YTD	81	5	25	3	35	149

CRIMES AGAINST STATE

	Disobeying Court Order	Driving Under the Influence	Reckless Driving	Indecent Exposure	Disturbing the Peace	TOTALS
Nov. 2023	0	4	1	1	0	6
YTD	18	58	3	1	4	84

CRIMINAL MATTERS

40 of the **71** requests for charges in the month of November 2023 did not result in a filing of a new criminal case, and **4** require further investigation.

CHARGES DECLINED

	Nov. 2023	YTD
Rejected in the Interest of Justice	14	107
Rejected for Statute of Limitations	1	9
Rejected for Insufficient Evidence	9	55
Rejected, Victim requests no Prosecution	7	33
Rejected, proceed other Cases/Counts	1	8
Rejected, Jurisdiction Considerations	8	14
TOTALS	19	226

RESOLUTIONS

In the month of November 2023, **17** cases were resolved.

CONVICTIONS

	Nov. 2023	YTD
Driving Under the Influence /Wet Reckless/ Reckless Driving	2	46
Vandalism	1	3
Grand Theft	1	1
Domestic Violence	0	1
TOTALS	4	51

PROBATION VIOLATIONS

In Nov. 2023 there was **1** admission to probation violations, bringing the year-to-date total to **42**.

DISMISSALS

	Nov. 2023	YTD
Global Resolution	5	56
Civil Compromise	0	3
Deferred Entry of Judgment	2	58
Court Dismissal	0	7
Max Custody Served	0	3
Insufficient Evidence	2	25
Interest of Justice	3	49
TOTALS	12	201



CIVIL MATTERS

CITIZEN INQUIRIES

	Electronic	Telephone	Walk-In	TOTALS
November 2023	55	32	1	88
Year-to-Date	286	448	16	750

CURRENT CASE LOAD

	NEW CASES		TOTAL CASE LOAD			RESOLVED ¹	
	Housing	Consumer	Housing	Consumer	Labor	Housing	Consumer
November 2023	6	0	12	4	2	7	1
Year-to-Date	64	38				38	6

EXAMPLES OF NEW HOUSING CASES THIS MONTH

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 behavior by other tenants towards 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.

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

CIVIL MATTERS



EXAMPLES OF EXISTING CASE LOAD²

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

A tenant claims they were discriminated against by their on-site maintenance professional and another tenant based on race, and after complaints to their property management company, the management company did nothing to address the allegations.

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.

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 based on source of income, age, disability and race.

² The samples provided are not meant to represent or reflect the Unit's full caseload.

CIVIL MATTERS

EXAMPLES OF EXISTING CASE LOAD continued...

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 began harassing 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, including: sending notices to vacate, sending harassing calls and texts to the tenant as well as their family members, shutting off their utilities, illegally entered their unit, and conducted an illegal lockout.



CIVIL MATTERS

EXAMPLES OF EXISTING CASE LOAD continued...

A group of homeowners allege the new marina operator has pressured them into signing a new slip lease, which increases their rent exorbitantly. They also claim the operator has refused to accept rent from owners who have declined to sign a new slip lease and are further refusing 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 prevent them from selling their homes.

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