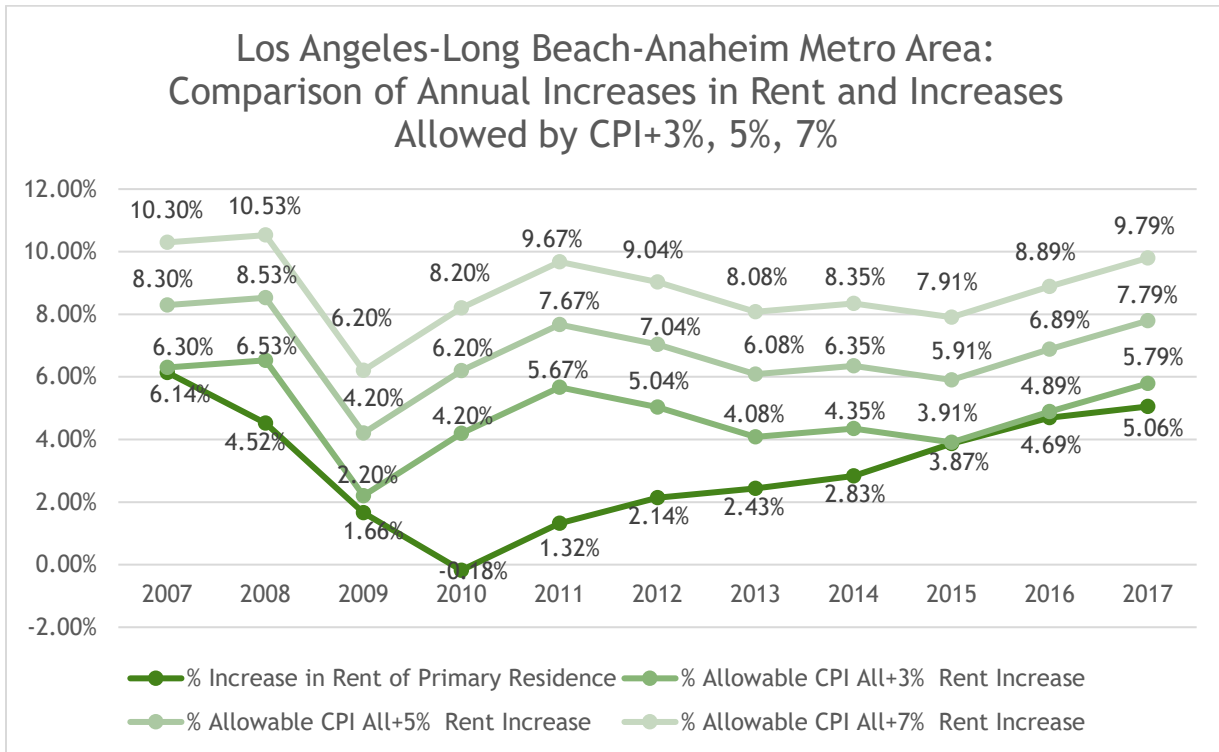


AB 1482 (Chiu) Anti-Rent Gouging - Supporting Data

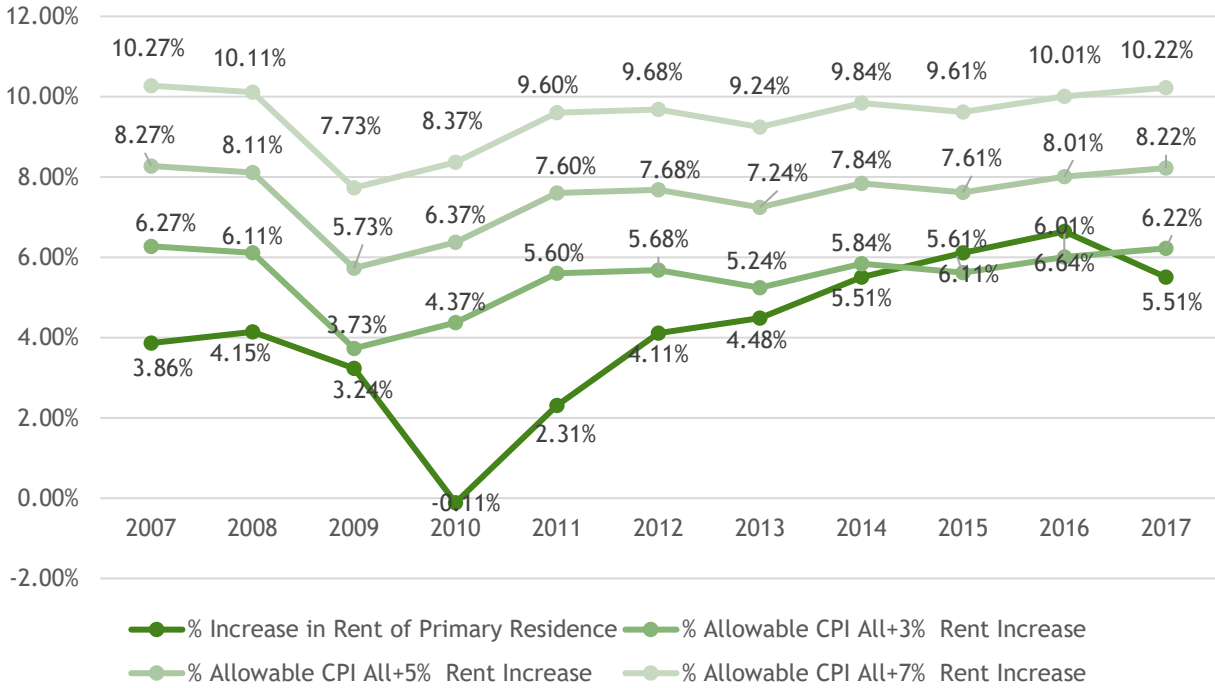
Series 1: Annual Comparison of Actual Rents and Potential Rent Caps

The following graphs compare how rents actually changed annually with the allowable annual rent increases under different rent cap scenarios. The darkest green line represents the annual change in median rent across several metropolitan areas. The other lines represent rent caps of CPI+3%, 5%, and 7%.¹

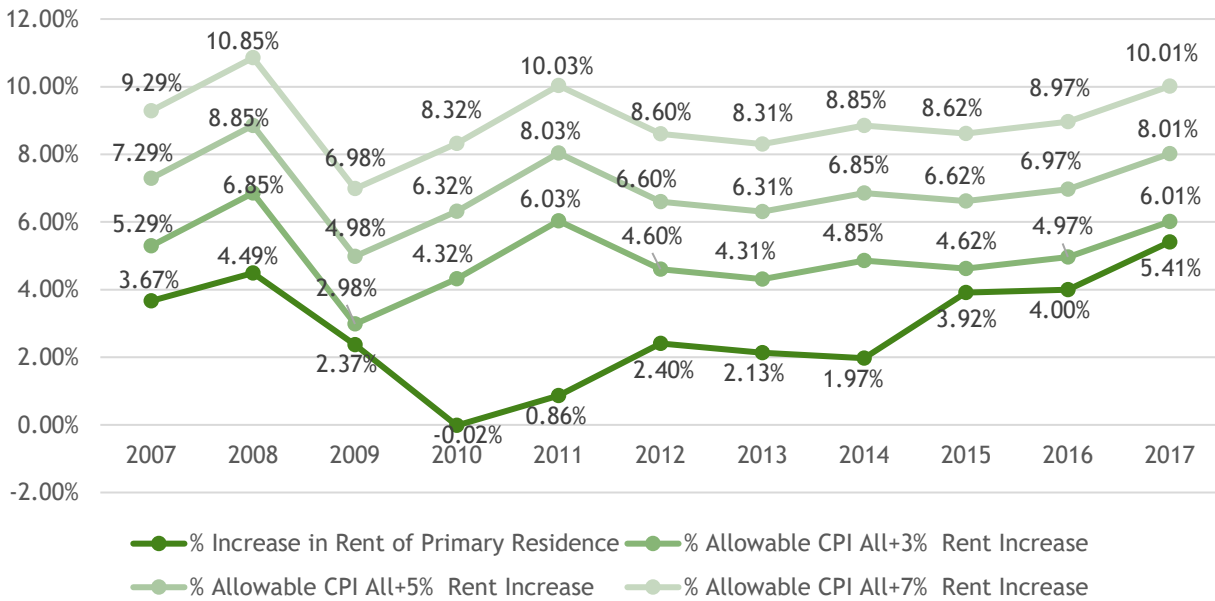


¹ Data from Bureau of Labor Statistics (BLS). Calculations based on CPI Rent of Primary Residence and CPI - All Items.

San Francisco-Oakland-Hayward Metro Area: Comparison of Annual Increases in Rent and Increases Allowed by CPI+3%, 5%, 7%



San Diego-Carlsbad Metro Area: Comparison of Annual Increases in Rent and Increases Allowed by CPI+3%, 5%, 7%



The following tables convey the magnitude of allowable rent increases under different cap scenarios (3%, 5%, and 7%) as compared to the actual annual rent increase, based on the graphs above. For example, in 2013, in the Los Angeles-Long Beach-Anaheim metro area the median rent increase was 2.43%. A cap of CPI+5% would have allowed a property owner to increase the rent by 6.08%. A tenant in Anaheim receiving a rent increase at CPI + 5% would therefore have receiving an increase 150% higher (3.65%) than the median rent increase in the region that year.

Amount CPI All Items + 3% Exceeded Annual CPI Rent Increases

	Los Angeles-Long Beach-Anaheim	San Francisco-Oakland-Hayward	San Diego-Carlsbad
2007	2.6%	62.4%	44.1%
2008	44.5%	47.4%	52.8%
2009	32.8%	15.3%	25.7%
2010	438%* ²	448%*	434%*
2011	329.6%	142.6%	601.2%
2012	134.9%	38.1%	91.4%
2013	67.8%	16.9%	102.0%
2014	53.6%	6.1%	146.6%
2015	1.0%	-8.1%	18.0%
2016	4.2%	-9.6%	24.3%
2017	14.6%	13.0%	11.2%

² * = In 2010, CPI Rent of Primary Residence decreased, so a percent increase cannot be calculated. In the three metro areas, allowable increases under CPI All Items+3% exceeded increases in CPI Rent of Primary Residence by 4.38%, 4.48%, and 4.34%, representing increases exceeding 438%, 448%, and 434% over CPI Rent Increases. For +5%, the difference was 6.38%, 6.48%, 6.34% and for +7%, 8.38%, 8.48%, and 8.34%.

Amount CPI All Items + 5% Exceeded Annual CPI Rent Increases

	Los Angeles-Long Beach- Anaheim	San Francisco-Oakland- Hayward	San Diego- Carlsbad
2007	35.1%	114.2%	98.6%
2008	88.7%	95.6%	97.4%
2009	153.3%	77.1%	110.0%
2010	638%*	648%*	634%*
2011	481.1%	229.2%	833.7%
2012	228.2%	86.7%	174.6%
2013	150.1%	61.5%	195.8%
2014	124.2%	42.4%	248.2%
2015	52.8%	24.6%	69.0%
2016	46.8%	20.5%	74.3%
2017	54.2%	49.3%	48.1%

Amount CPI All Items + 7% Exceeded Annual CPI Rent Increases

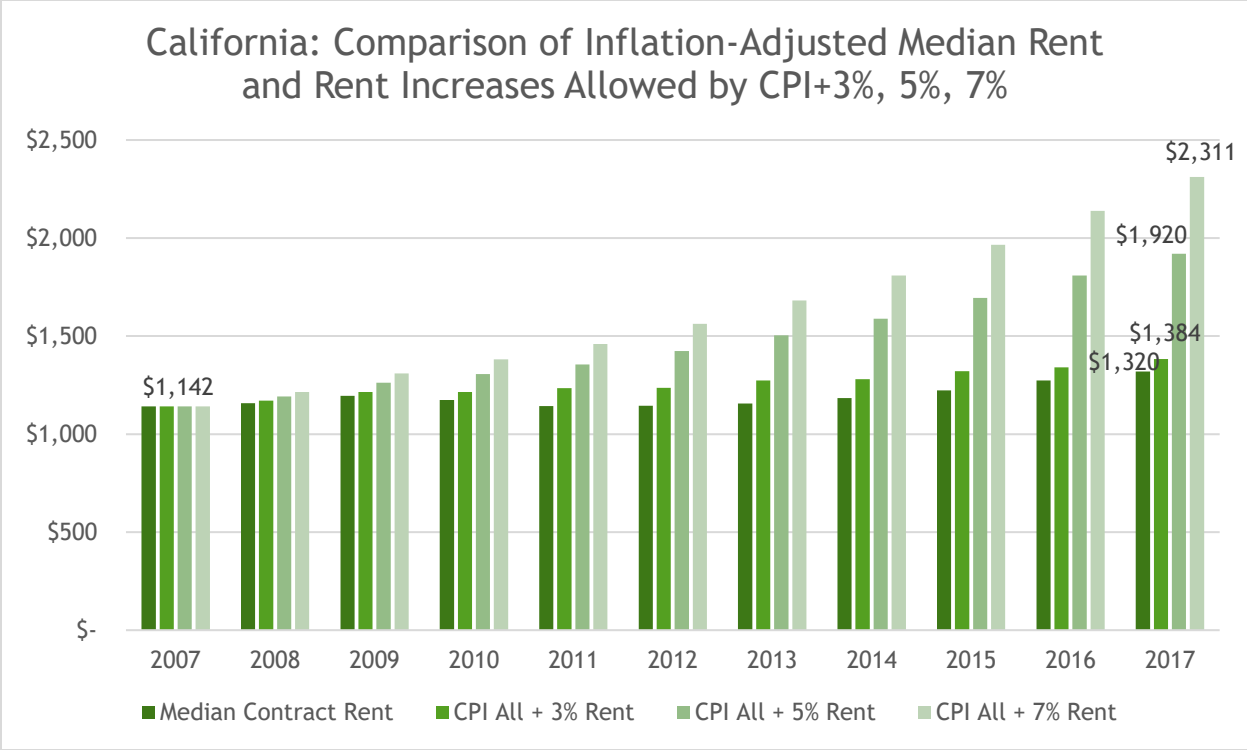
	Los Angeles-Long Beach- Anaheim	San Francisco-Oakland- Hayward	San Diego- Carlsbad
2007	67.7%	165.9%	153.1%
2008	133.0%	143.9%	141.9%
2009	273.8%	138.9%	194.3%
2010	838%*	848%*	834%*
2011	632.6%	315.7%	1066.1%
2012	321.6%	135.3%	257.8%
2013	232.3%	106.1%	289.6%
2014	194.8%	78.7%	349.8%
2015	104.5%	57.4%	120.1%
2016	89.5%	50.7%	124.3%
2017	93.7%	85.6%	85.1%

Series 2: Cumulative Comparison of Actual Rents and Potential Rent Caps

The following graphs and charts convey the cumulative effect of various rent caps (CPI + 3%, 5%, and 7%) compared to actual increases. The first set utilizes 2007 as the base year, representing a scenario where an economic recession reduced pressure for rent increases. The second set utilizes 2010 as the base year, representing a scenario of generally increased economic expansion and commensurate rent increases.³

³ These graphs and tables are calculated from American Community Survey (ACS) Median Contract Rent and CPI All Items, inflation-adjusted to 2017 using CPI All Items Less Shelter. U.S. Census Bureau, American Community Survey (ACS) rent estimates by metro area are only available starting in 2013. To better show the impact of CPI+3%, 5%, 7% over time, ACS rent data from counties in the area are used as proxies for metro area rent in these graphs.

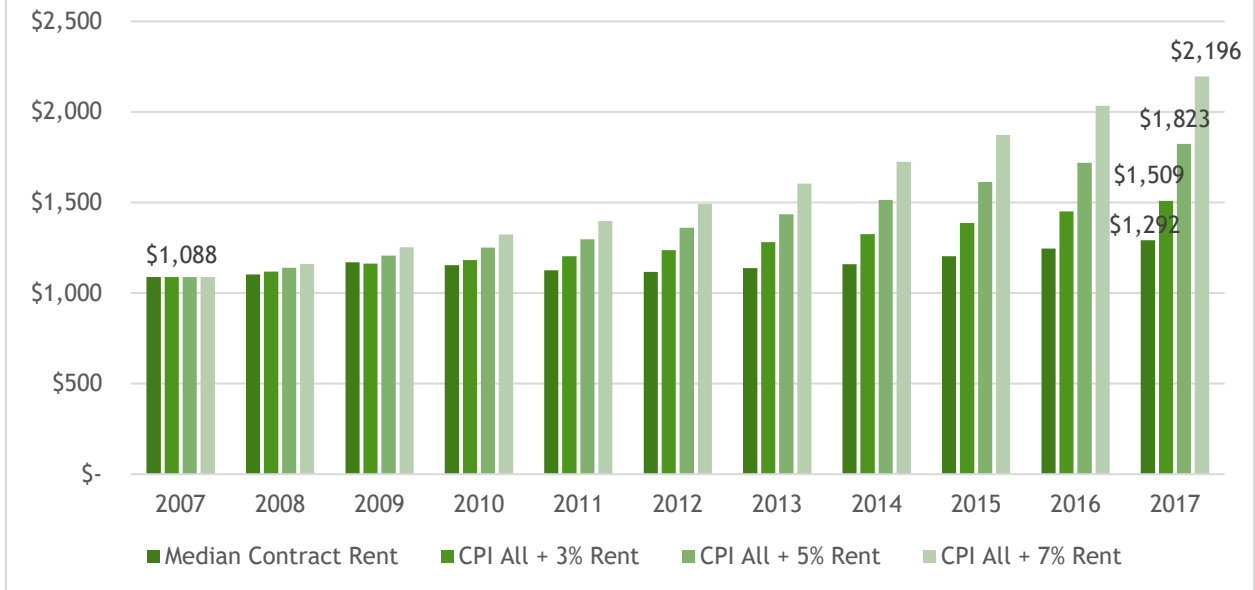
Regional CPI data from the BLS. The California CPI is calculated by the CA Department of Finance (DOF) as a population-weighted average of the BLS-published local area CPIs. CA DOF does not calculate a CA CPI All Items Less Shelter. To adjust for inflation, an estimate of CA CPI All Items Less Shelter was used. This estimate is a population-weighted average of BLS-published local area CPIs using ACS 2017 population data and proportions.



California: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2007	\$1,142	\$1,142	\$1,142	\$1,142
2008	\$1,157	\$1,171	\$1,193	\$1,215
2009	\$1,195	\$1,215	\$1,262	\$1,309
2010	\$1,174	\$1,215	\$1,307	\$1,382
2011	\$1,143	\$1,235	\$1,355	\$1,460
2012	\$1,144	\$1,236	\$1,424	\$1,563
2013	\$1,155	\$1,274	\$1,504	\$1,681
2014	\$1,184	\$1,281	\$1,589	\$1,809
2015	\$1,224	\$1,320	\$1,694	\$1,965
2016	\$1,273	\$1,340	\$1,809	\$2,138
2017	\$1,320	\$1,384	\$1,920	\$2,311
% Increase since 2007	15.6%	21.2%	68.2%	102.4%

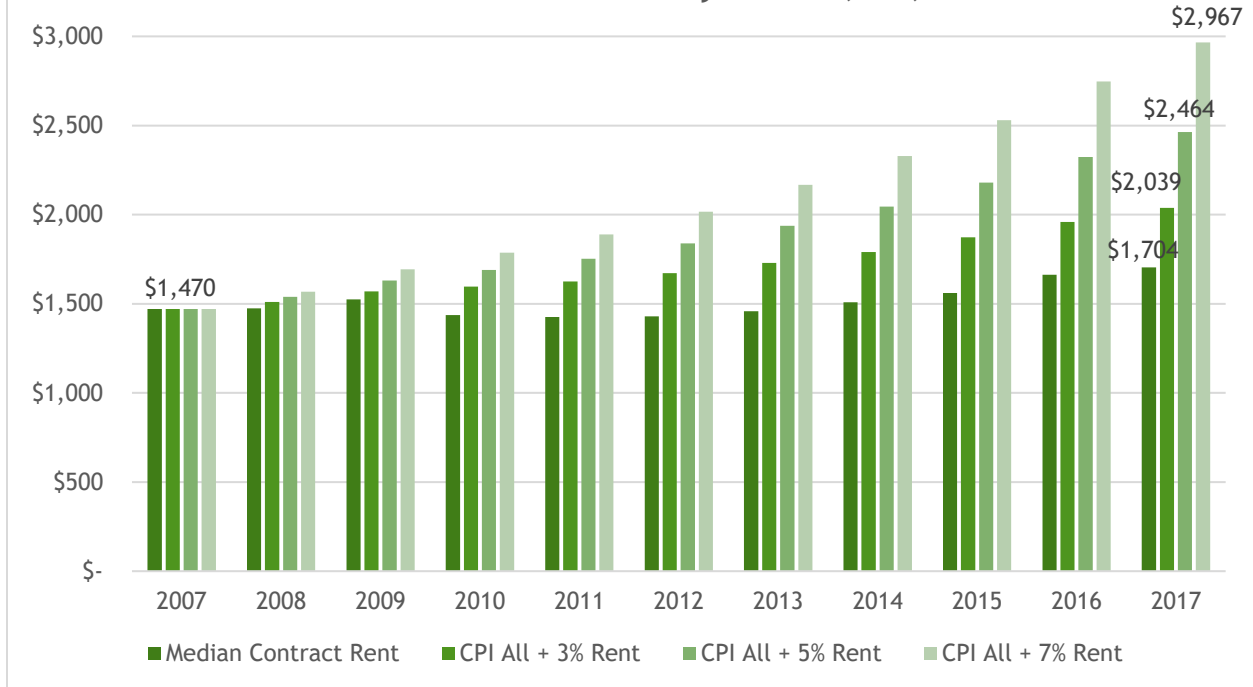
**Los Angeles County/Los Angeles-Long Beach-Anaheim
Metro Area: Comparison of Inflation-Adjusted Median Rent
and Rent Increases Allowed by CPI+3%, 5%, 7%**



**Los Angeles County/Los Angeles-Long Beach-Anaheim Metro Area:
Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by
CPI+3%, 5%, 7%**

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2007	\$1,088	\$1,088	\$1,088	\$1,088
2008	\$1,103	\$1,118	\$1,139	\$1,160
2009	\$1,170	\$1,162	\$1,207	\$1,253
2010	\$1,155	\$1,182	\$1,251	\$1,323
2011	\$1,125	\$1,203	\$1,297	\$1,397
2012	\$1,117	\$1,238	\$1,360	\$1,493
2013	\$1,137	\$1,280	\$1,434	\$1,603
2014	\$1,160	\$1,326	\$1,514	\$1,724
2015	\$1,204	\$1,386	\$1,613	\$1,872
2016	\$1,246	\$1,450	\$1,720	\$2,033
2017	\$1,292	\$1,509	\$1,823	\$2,196
% Increase since 2007	18.7%	38.7%	67.6%	101.8%

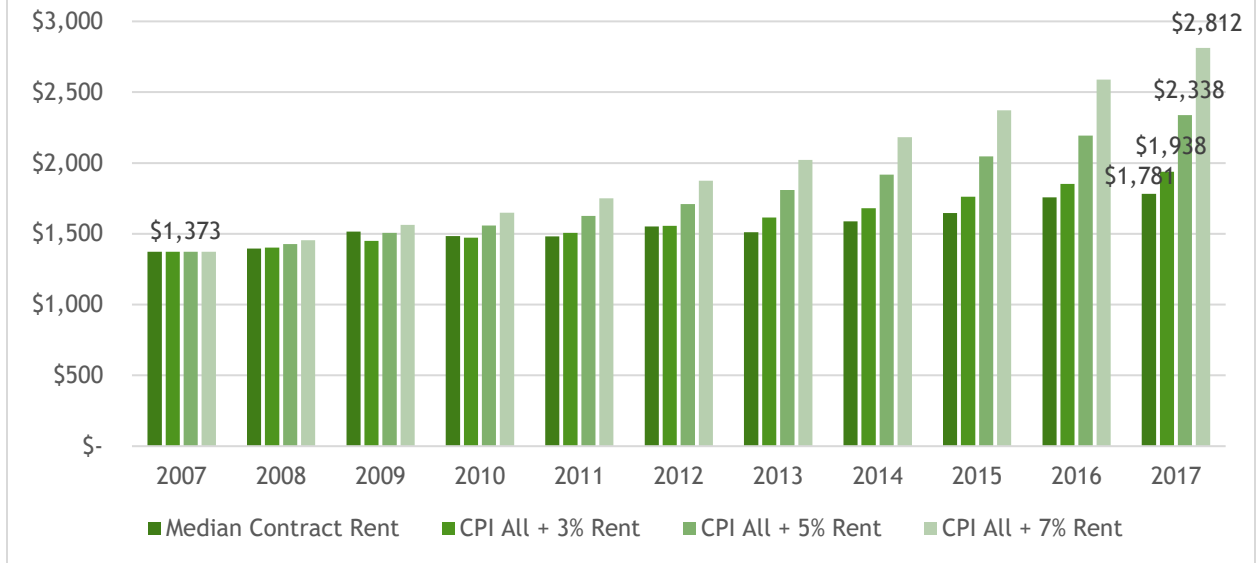
Orange County/Los Angeles-Long Beach-Anaheim Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%



Orange County/Los Angeles-Long Beach-Anaheim Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2007	\$1,470	\$1,470	\$1,470	\$1,470
2008	\$1,475	\$1,511	\$1,539	\$1,567
2009	\$1,524	\$1,570	\$1,631	\$1,693
2010	\$1,437	\$1,596	\$1,690	\$1,787
2011	\$1,426	\$1,625	\$1,753	\$1,888
2012	\$1,429	\$1,672	\$1,838	\$2,017
2013	\$1,459	\$1,730	\$1,938	\$2,166
2014	\$1,508	\$1,791	\$2,045	\$2,329
2015	\$1,561	\$1,873	\$2,180	\$2,530
2016	\$1,662	\$1,959	\$2,323	\$2,747
2017	\$1,704	\$2,039	\$2,464	\$2,967
% Increase since 2007	15.9%	38.7%	67.6%	101.8%

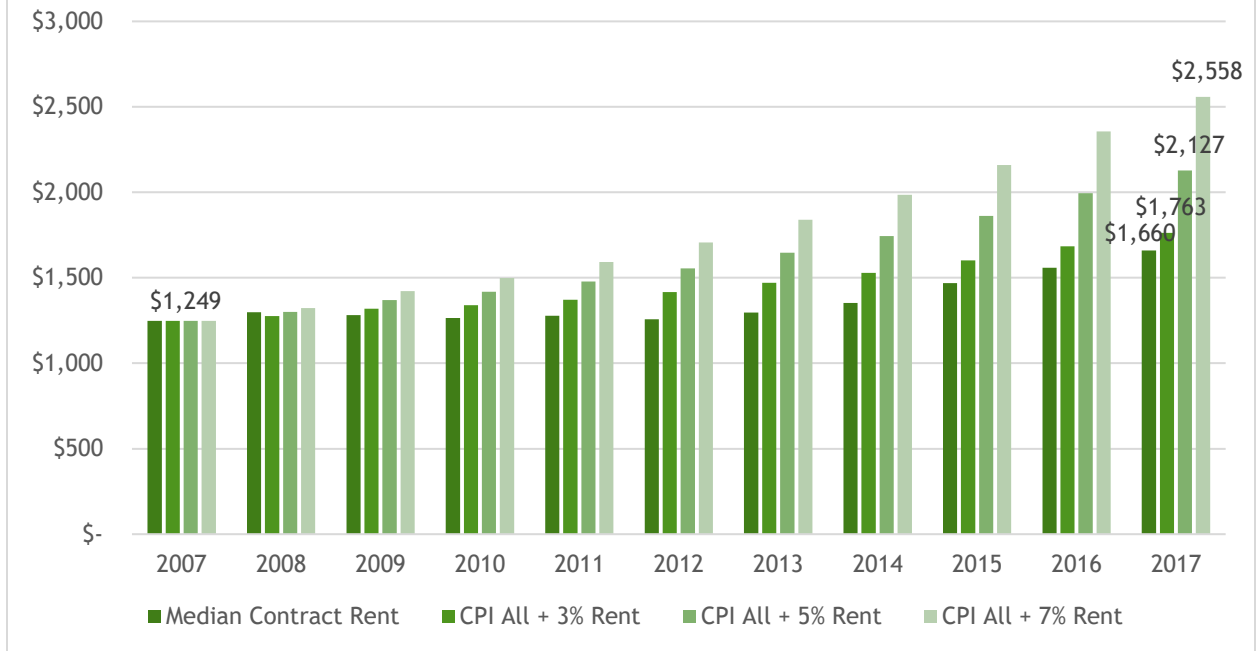
San Francisco County/San Francisco-Oakland-Hayward Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%



San Francisco County/San Francisco-Oakland-Hayward Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2007	\$1,373	\$1,373	\$1,373	\$1,373
2008	\$1,397	\$1,402	\$1,428	\$1,455
2009	\$1,514	\$1,450	\$1,505	\$1,562
2010	\$1,484	\$1,473	\$1,559	\$1,648
2011	\$1,482	\$1,507	\$1,625	\$1,750
2012	\$1,552	\$1,556	\$1,710	\$1,875
2013	\$1,511	\$1,616	\$1,809	\$2,022
2014	\$1,587	\$1,681	\$1,918	\$2,183
2015	\$1,646	\$1,761	\$2,047	\$2,373
2016	\$1,757	\$1,852	\$2,193	\$2,590
2017	\$1,781	\$1,938	\$2,338	\$2,812
% Increase since 2007	29.7%	41.2%	70.4%	104.9%

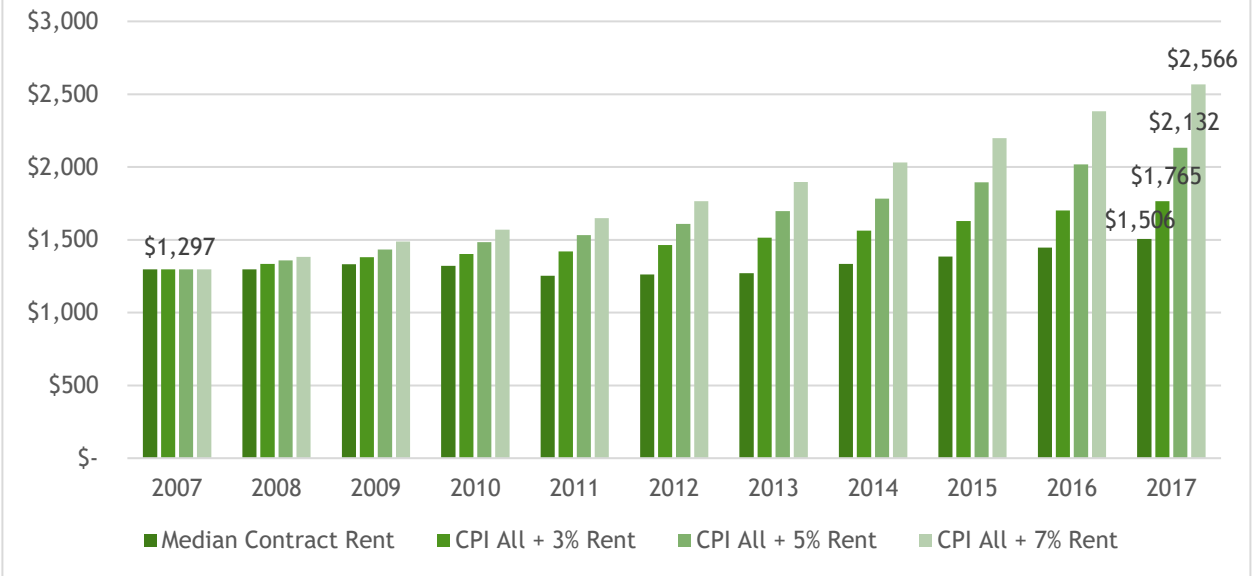
Alameda County/San Francisco-Oakland-Hayward Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%



Alameda County/San Francisco-Oakland-Hayward Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2007	\$1,249	\$1,249	\$1,249	\$1,249
2008	\$1,299	\$1,275	\$1,299	\$1,323
2009	\$1,282	\$1,319	\$1,369	\$1,421
2010	\$1,265	\$1,340	\$1,418	\$1,499
2011	\$1,277	\$1,371	\$1,479	\$1,592
2012	\$1,257	\$1,415	\$1,555	\$1,706
2013	\$1,297	\$1,470	\$1,646	\$1,839
2014	\$1,354	\$1,529	\$1,745	\$1,986
2015	\$1,468	\$1,602	\$1,862	\$2,159
2016	\$1,558	\$1,685	\$1,995	\$2,356
2017	\$1,660	\$1,763	\$2,127	\$2,558
% Increase since 2007	32.9%	41.2%	70.4%	104.9%

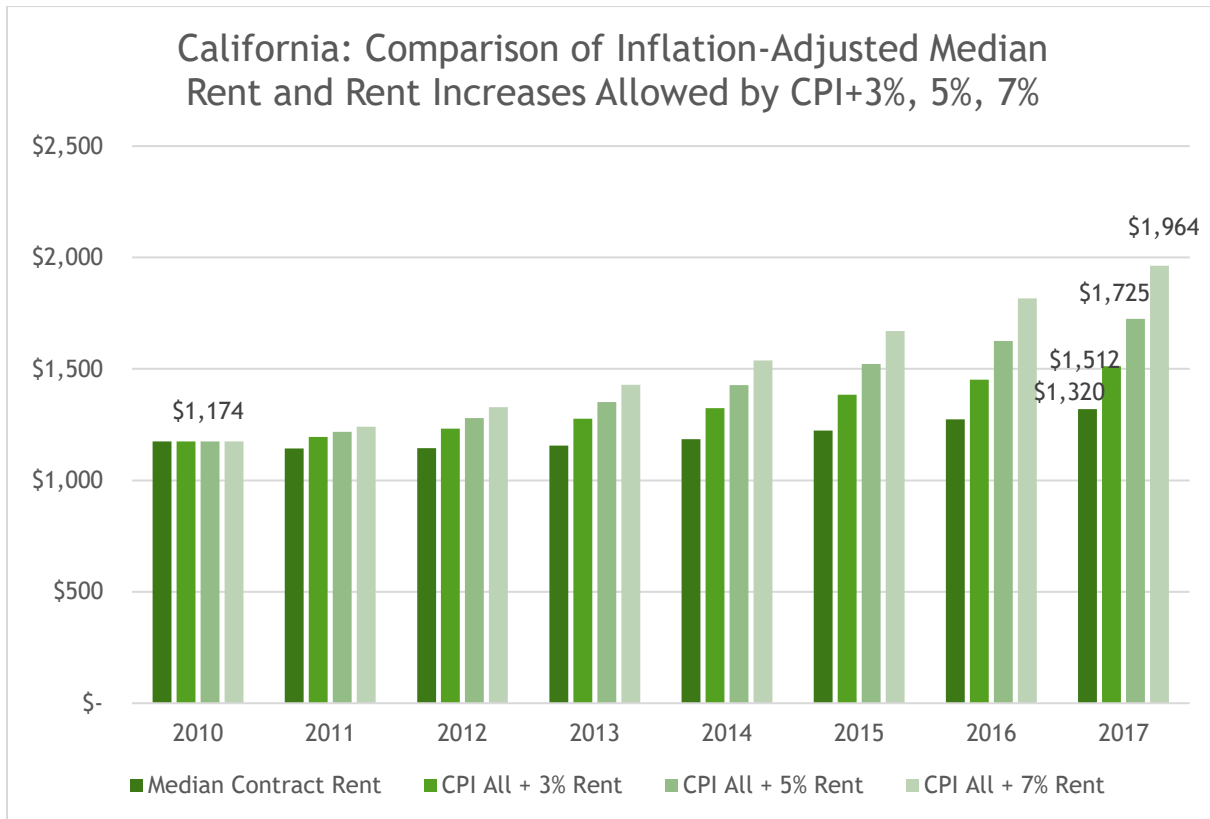
**San Diego County/San Diego-Carlsbad Metro Area:
Comparison of Inflation-Adjusted Median Rent and
Rent Increases Allowed by CPI+3%, 5%, 7%**



San Diego County/San Diego-Carlsbad Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

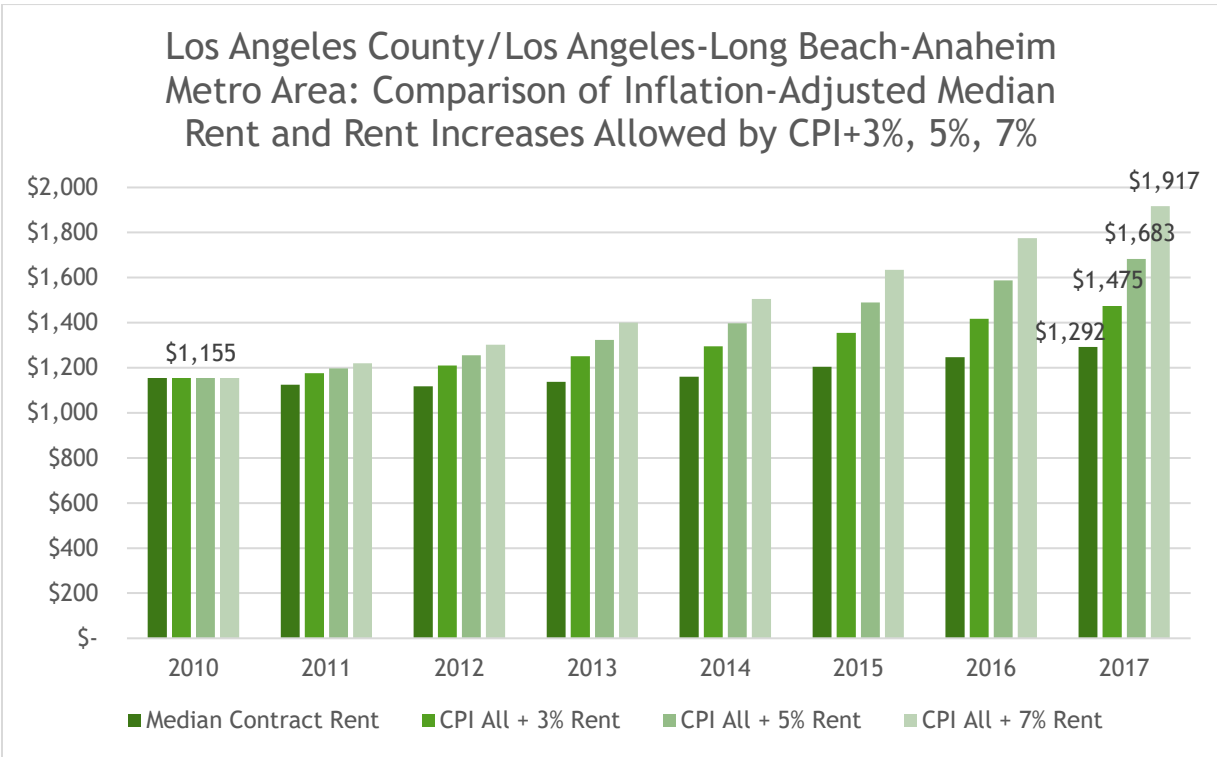
	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2007	\$1,297	\$1,297	\$1,297	\$1,297
2008	\$1,297	\$1,333	\$1,358	\$1,383
2009	\$1,332	\$1,380	\$1,433	\$1,487
2010	\$1,321	\$1,402	\$1,484	\$1,569
2011	\$1,253	\$1,420	\$1,531	\$1,649
2012	\$1,262	\$1,465	\$1,610	\$1,766
2013	\$1,272	\$1,515	\$1,697	\$1,896
2014	\$1,334	\$1,562	\$1,783	\$2,031
2015	\$1,384	\$1,629	\$1,895	\$2,198
2016	\$1,446	\$1,701	\$2,017	\$2,383
2017	\$1,506	\$1,765	\$2,132	\$2,566
% Increase since 2007	16.1%	36.1%	64.4%	97.9%

The same data for a tenant who moved in in 2010 is show below.



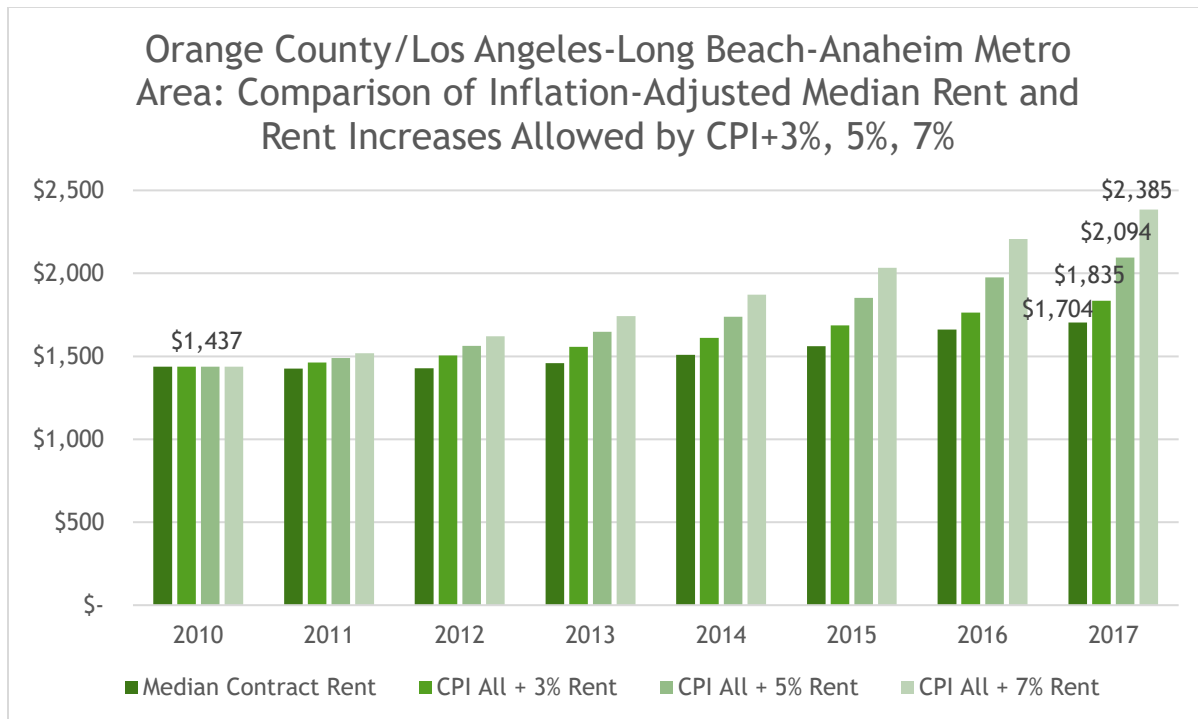
California: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2010	\$1,174	\$1,174	\$1,174	\$1,174
2011	\$1,143	\$1,195	\$1,218	\$1,240
2012	\$1,144	\$1,233	\$1,280	\$1,328
2013	\$1,155	\$1,277	\$1,351	\$1,429
2014	\$1,184	\$1,324	\$1,428	\$1,537
2015	\$1,224	\$1,385	\$1,522	\$1,670
2016	\$1,273	\$1,452	\$1,626	\$1,817
2017	\$1,320	\$1,512	\$1,725	\$1,964
% Increase since 2007	12.4%	28.7%	46.9%	67.2%



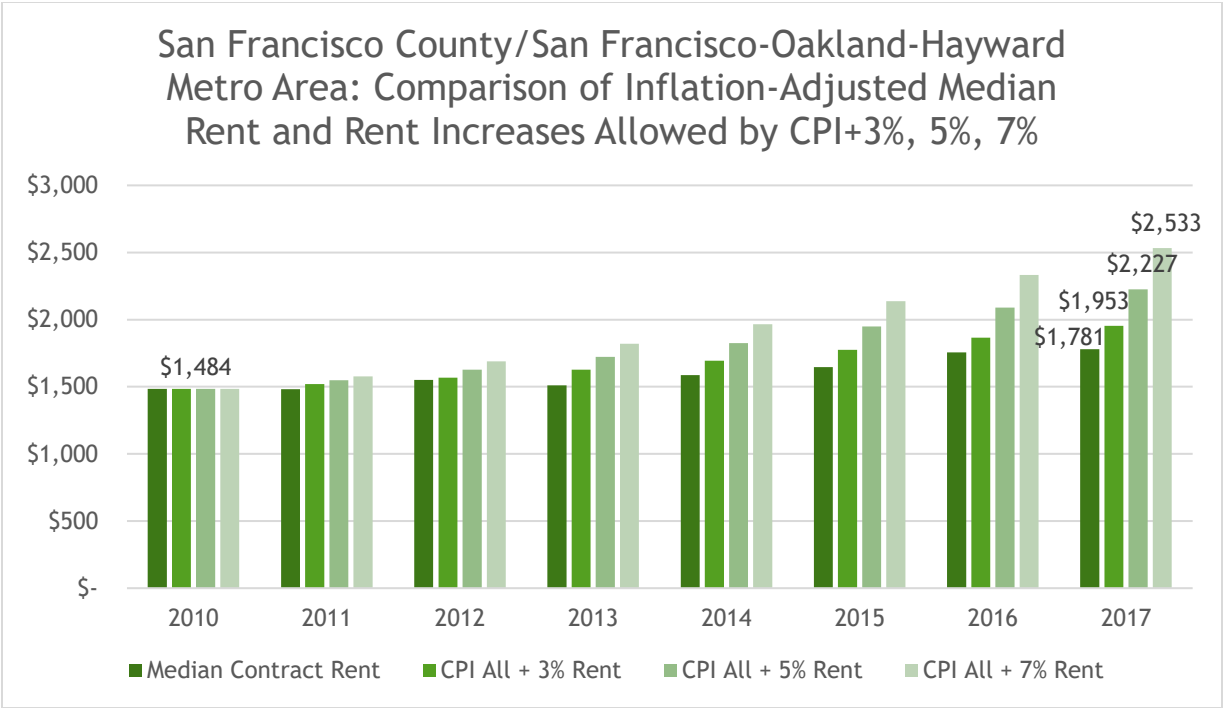
Los Angeles County/Los Angeles-Long Beach-Anaheim Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2010	\$1,155	\$1,155	\$1,155	\$1,155
2011	\$1,125	\$1,175	\$1,198	\$1,220
2012	\$1,117	\$1,209	\$1,256	\$1,303
2013	\$1,137	\$1,251	\$1,324	\$1,400
2014	\$1,160	\$1,295	\$1,397	\$1,505
2015	\$1,204	\$1,355	\$1,489	\$1,634
2016	\$1,246	\$1,417	\$1,587	\$1,775
2017	\$1,292	\$1,475	\$1,683	\$1,917
% Increase since 2007	11.9%	27.7%	45.8%	66.0%



Orange County/Los Angeles-Long Beach-Anaheim Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

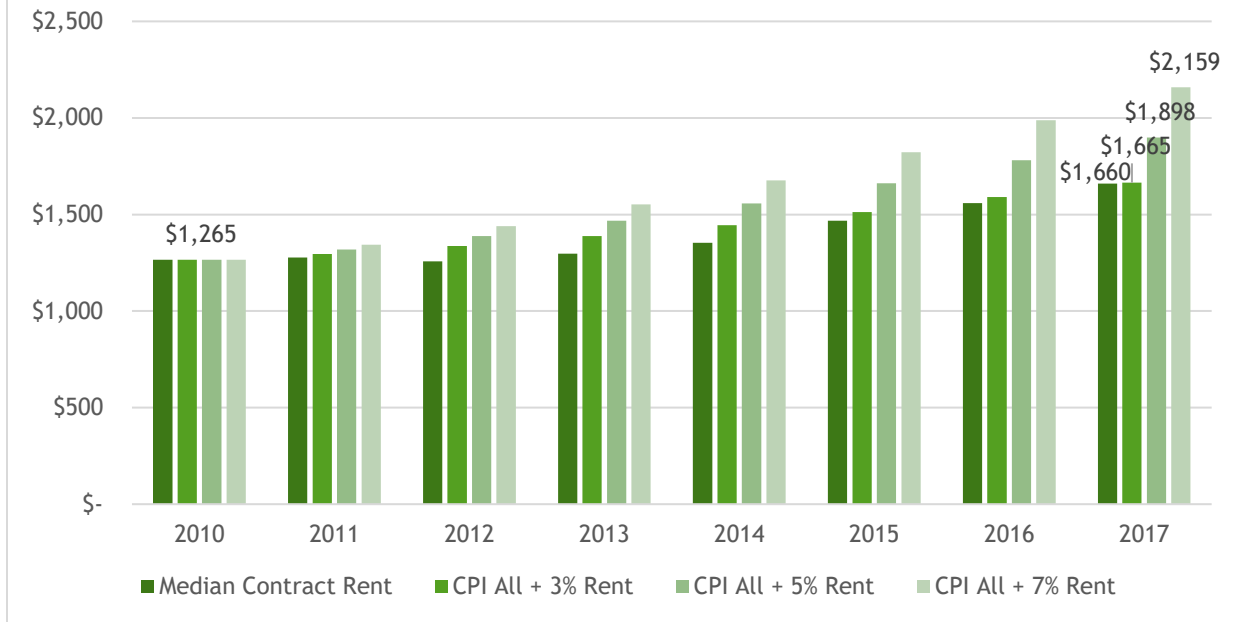
	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2010	\$1,437	\$1,437	\$1,437	\$1,437
2011	\$1,426	\$1,462	\$1,490	\$1,518
2012	\$1,429	\$1,505	\$1,562	\$1,621
2013	\$1,459	\$1,556	\$1,647	\$1,741
2014	\$1,508	\$1,612	\$1,738	\$1,872
2015	\$1,561	\$1,685	\$1,853	\$2,033
2016	\$1,662	\$1,763	\$1,975	\$2,208
2017	\$1,704	\$1,835	\$2,094	\$2,385
% Increase since 2007	18.6%	27.7%	45.8%	66.0%



San Francisco County/San Francisco-Oakland-Hayward Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

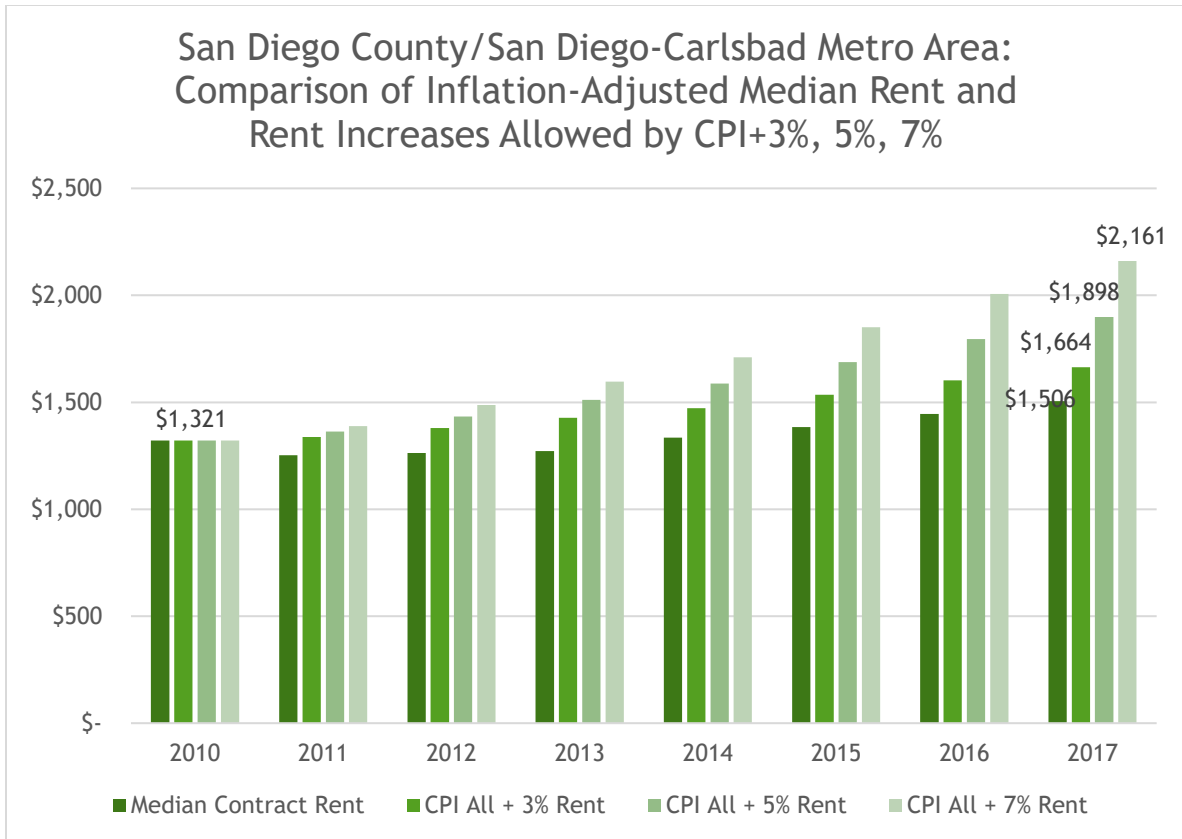
	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2010	\$1,484	\$1,484	\$1,484	\$1,484
2011	\$1,482	\$1,519	\$1,548	\$1,576
2012	\$1,552	\$1,568	\$1,628	\$1,689
2013	\$1,511	\$1,629	\$1,723	\$1,821
2014	\$1,587	\$1,694	\$1,826	\$1,966
2015	\$1,646	\$1,775	\$1,949	\$2,137
2016	\$1,757	\$1,866	\$2,089	\$2,332
2017	\$1,781	\$1,953	\$2,227	\$2,533
% Increase since 2007	20.0%	31.6%	50.0%	70.6%

Alameda County/San Francisco-Oakland-Hayward Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%



Alameda County/San Francisco-Oakland-Hayward Metro Area: Comparison of Inflation-Adjusted Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2010	\$1,265	\$1,265	\$1,265	\$1,265
2011	\$1,277	\$1,295	\$1,319	\$1,344
2012	\$1,257	\$1,337	\$1,388	\$1,440
2013	\$1,297	\$1,388	\$1,469	\$1,552
2014	\$1,354	\$1,444	\$1,557	\$1,676
2015	\$1,468	\$1,513	\$1,661	\$1,822
2016	\$1,558	\$1,591	\$1,780	\$1,988
2017	\$1,660	\$1,665	\$1,898	\$2,159
% Increase since 2007	31.2%	31.6%	50.0%	70.6%



**San Diego County/San Diego-Carlsbad Metro Area: Comparison of Inflation-Adjusted
Median Rent and Rent Increases Allowed by CPI+3%, 5%, 7%**

	Median Contract Rent	CPI+3%	CPI+5%	CPI+7%
2010	\$1,321	\$1,321	\$1,321	\$1,321
2011	\$1,253	\$1,338	\$1,363	\$1,388
2012	\$1,262	\$1,380	\$1,433	\$1,487
2013	\$1,272	\$1,427	\$1,511	\$1,597
2014	\$1,334	\$1,472	\$1,588	\$1,710
2015	\$1,384	\$1,535	\$1,687	\$1,851
2016	\$1,446	\$1,603	\$1,796	\$2,007
2017	\$1,506	\$1,664	\$1,898	\$2,161
% Increase since 2007	14.0%	25.9%	43.7%	63.6%