



**Housing
Authority** of the City of Alameda
Rent and Community Programs



Alameda Rent Program

Monthly Report – April 2017

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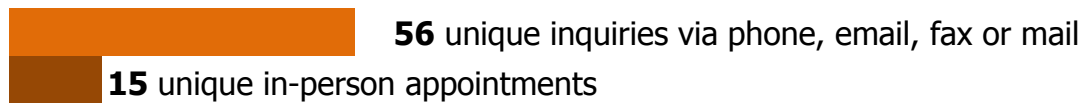
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Outreach

Public Contacts

Figure 1: Unique Client Contacts = 71



- After an initial inquiry is received, staff had **an average of five contacts with each client** to resolve the inquiry. (Total follow-up communications = 405)

Educational Workshops

- Thirteen (13) total attendees at two workshops (One daytime/ One evening)

Additional Outreach

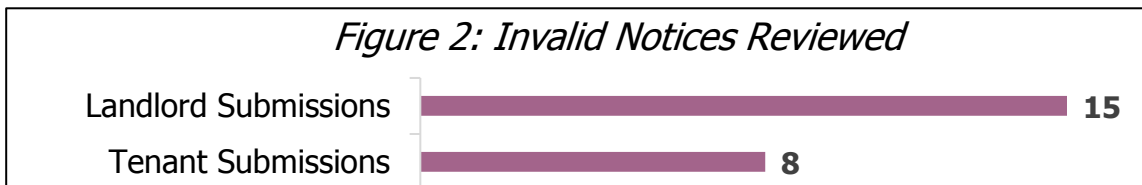
- Staff shared informational brochures at libraries and laundromats, as well as Mastick Senior Center and City Hall.
- Rent Program website publicized through Google AdWords.
- Staff made in-person site visits to several apartment complexes and property management offices.
- Staff met with local faith leaders to discuss collaboration on April 6th.
- Staff collaborated with local social service providers to share contacts and referrals.

Rent Increases (View Exhibit 1 for details)

A). Total Notices Reviewed - 57

Invalid Notices Reviewed = 23

- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.



Valid Submissions = 34

- 30 of 34 submissions offered two rent increase options (dual option). The increase offer for a 12-month lease was equal to or less than 5% and the increase offer for a month-to-month agreement was above 10%.
- 94% of the submissions received a rent increase the previous year.

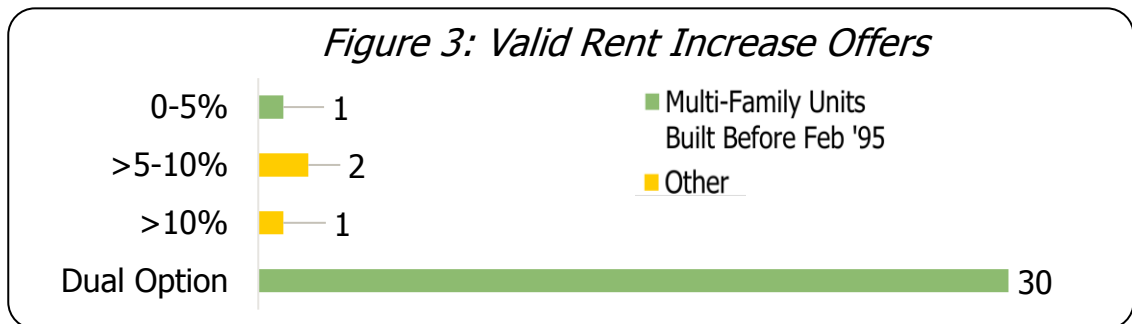


Figure 4: Valid Rent Increase Offers Cumulative Data for April '17 - March '18

	0-5%	>5-10%	>10%	Dual Option
Multi-Family Units Built Before Feb '95	1	0	0	30
Other	0	2	1	0

B). Rent Review Advisory Committee (RRAC) outcomes

April submissions are scheduled for review at the following month's meeting:

May 1, 2017 RRAC REGULAR MEETING

- **1 of 34 (3%) submissions were reviewed by the RRAC.**
 - ✓ One (1) unit subject to a non-binding decision had the following outcome:
RRAC recommended a \$280.00 (10.0%) rent increase, effective June 1, 2017.

Figure 5: Submissions Reviewed by RRAC



- **33 of 34 (97%) submissions were not reviewed by RRAC due to the reasons indicated in Figure 6, below.** More details for each outcome available in Exhibit 1.
 - ✓ 1 of 34 (3%) submissions resulted in a 5% rent increase, \$50 less than the original offer.
 - ✓ 23 of 34 (68%) submissions resulted in a rent increase equal to or less than 5% and no change to the original rent increase offer. These offers were scheduled for review because the rent increase offer was a dual option.

Figure 6: Submissions Not Reviewed by RRAC

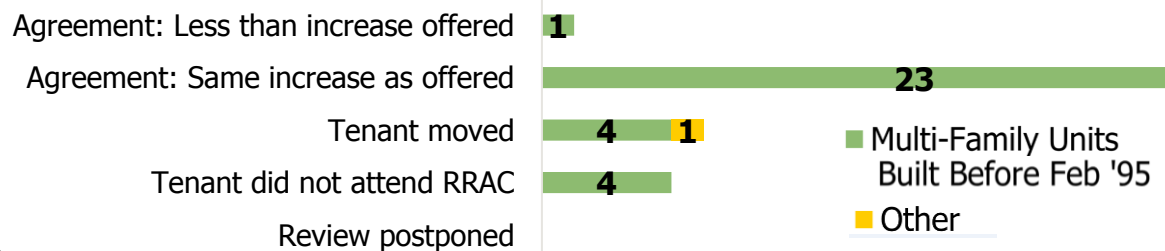


Figure 7: RRAC outcomes cumulative data for April '17 - March '18

<i>Figure 7: RRAC outcomes cumulative data for April '17 - March '18</i>		
Submissions reviewed by RRAC	Multi-Family Units Built Before Feb '95	Other
Agreement Reached	0	0
Binding Recommendation	0	0
Non-Binding Recommendation	0	1
Submissions <u>not</u> reviewed by RRAC	Multi-Family Units Built Before Feb '95	Other
Agreement: Less than increase offered	1	0
Agreement: Same increase as offered	23	0
Tenant moved	4	1
Tenant did not attend RRAC	0	0

Terminations of Tenancy (View Exhibit 2 for details)

Total Notices Reviewed - 10

Invalid Notices Reviewed = 4

- Parties are informed that an invalid notice must be rescinded.
 - × Three (3) terminations for **"Owner Move-In"**
 - × One (1) termination for **"Withdrawal"**

Valid Submissions = 6

- ✓ Three (3) terminations for **"No Cause"**:
 - One (1) Single Family Residence
 - One (1) Condominium
 - One (1) Multi-Family Residence
- ✓ Two (2) terminations for **"Owner Move-In"**
- ✓ One (1) termination for **"Other"**

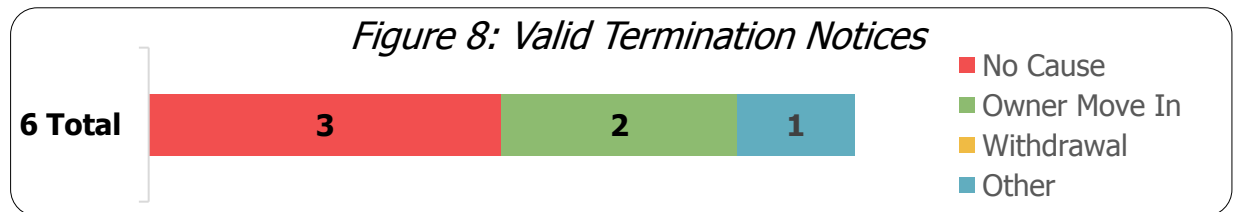


Figure 9: Valid termination notices cumulative data for April '17 - March '18

No Cause	Owner Move In	Withdrawal	Other
3	2	0	1

RELOCATION ASSISTANCE

- Relocation assistance is calculated based on monthly rent and length of tenancy.
- Relocation assistance ranged from \$5,257.00 – \$12,053.00
- Four (4) submissions were served on tenants residing in the unit for **four years or less**.
- One (1) submission was served on tenants residing in the unit for **~20 years**.
- One (1) submission was served on tenants residing in the unit for **~13 years**.

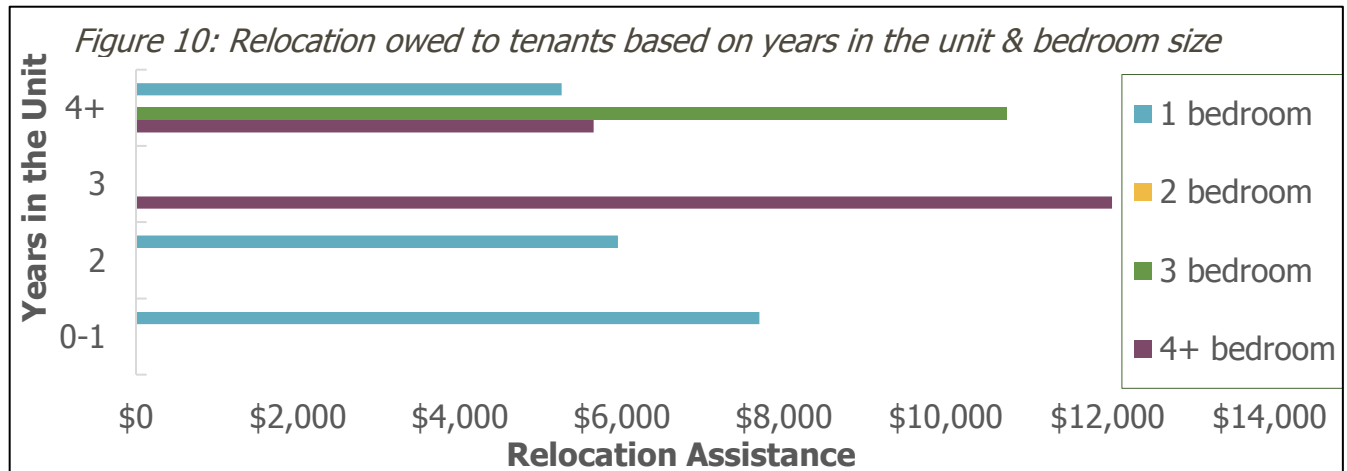


Exhibit 1 – Rent Increase Submissions

Valid Rent Increase Submissions Summary April 2017												
Submission Number	Review requested by Landlord or Tenant	Unit	3rd Party Recommendation	Base Rent	Utilities Included with Rent	Rent Increase Effective Date	Rent Increase Offer	Prior Increase #1	Prior Increase #2	Number of tenants	Outcome	Change in Rent Increase or Reason Tenant Moved
802.1	Landlord	Single Family Home 2 Bedroom	Non-binding	\$2,200.00	Parking	6/1/2017	\$220.00 (10.0%)	No increase since tenancy began in 2008		3	Tenant decided to move	Move Out Reason: Purchased home
818	Landlord	Single Family Home 2 Bedroom	Non-binding	\$2,000.00	Garbage	5/1/2017	\$150.00 (7.5%)	Effective 2016 \$100.00 (5.2%)	Effective 2015 \$25.00 (1.3%)	4	Agreement: \$100.00 (5.0%)	\$50 less than offer
820	Landlord	1 Bedroom	Non-binding*	\$2,469.00	Not available	5/31/2017	12 mth \$49.00 (2.0%) MTM \$673.00 (27.3%)	Effective 2016 \$62.00 (2.5%)	Tenancy began 2015	1	Tenant did not attend RRAC meeting	Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
821	Landlord	2 Bedroom	Non-binding*	\$2,702.00	Not available	5/2/2017	12 mth \$135.00 (5.0%) MTM \$680.00 (25.2%)	Effective 2016 \$100.00 (3.8%)	Effective 2015 \$147.00 (6.0%)	2	Agreement: \$135.00 (5.0%)	No change
822	Landlord	1 Bedroom	Non-binding*	\$1,853.00	Not available	5/24/2017	12 mth \$92.00 (5.0%) MTM \$567.00 (30.6%)	Effective 2016 \$38.00 (2.1%)	Effective 2015 \$160.00 (9.7%)	1	Agreement: \$92.00 (5.0%)	No change
823	Landlord	Studio	Non-binding*	\$1,795.00	Not available	5/25/2017	12 mth - \$84.00 (4.7%) MTM - \$592.00 (33.0%)	Effective 2016 \$85.00 (5.0%)	Tenancy began 2015	2	Agreement: \$84.00 (4.7%)	No change
824	Landlord	1 Bedroom	Non-binding*	\$2,070.00	Not available	5/28/2017	12 mth - \$103.00 (5.0%) MTM - \$597.00 (28.8%)	Effective 2016 \$98.00 (5.0%)	Effective 2015 \$179.00 (10.0%)	1	Agreement: \$103.00 (5.0%)	No change
825	Landlord	1 Bedroom	Non-binding*	\$1,782.00	Not available	6/1/2017	12 mth - \$89.00 (5.0%) MTM - \$543.00 (30.5%)	Effective 2016 -\$504 (-22.1%)	Effective 2014 \$588.00 (34.6%)	1	Agreement: \$89.00 (5.0%)	No change
826	Landlord	2 Bedroom	Non-binding*	\$2,841.00	Not available	5/10/2017	12 mth - \$56.00 (2.0%) MTM - \$646.00 (22.7%)	Tenancy began 2016	Not available	2	Agreement: \$56.00 (2.0%)	No change
827	Landlord	1 Bedroom	Non-binding*	\$1,896.00	Not available	5/24/2017	12 mth - \$94.00 (5.0%) MTM - \$588.00 (31.0%)	Effective 2016 \$90.00 (5.0%)	Effective 2015 \$164.00 (10.0%)	1	Agreement: \$94.00 (5.0%)	No change
828	Landlord	1 Bedroom	Non-binding*	\$1,652.00	Not available	5/17/2017	12 mth - \$82.00 (5.0%) MTM - \$512.00 (31.0%)	Effective 2016 \$78.00 (4.8%)	Effective 2015 \$143.00 (9.6%)	1	Agreement: \$82.00 (5.0%)	No change
829	Landlord	1 Bedroom	Non-binding*	\$2,281.00	Not available	5/23/2017	12 mth - \$82.00 (3.6%) MTM - \$656.00 (28.8%)	Effective 2016 \$48.00 (2.1%)	Effective 2015 \$102.00 (4.8%)	2	Agreement: \$82.00 (3.6%)	No change
830	Landlord	1 Bedroom	Non-binding*	\$2,107.00	Not available	5/28/2017	12 mth - \$105.00 (5.0%) MTM - \$642.00 (30.5%)	Effective 2016 \$100.00 (4.9%)	Effective 2015 \$212.00 (11.5%)	2	Agreement: \$105.00 (5.0%)	No change
831	Landlord	1 Bedroom	Non-binding*	\$2,271.00	Not available	5/21/2017	12 mth - \$81.00 (3.6%) MTM - \$655.00 (28.8%)	Tenancy began 2016	Not available	2	Tenant decided to move	Move Out Reason: None provided

Valid Rent Increase Submissions
April 2017

832	Landlord	1 Bedroom	Non-binding*	\$2,775.00	Not available	6/1/2017	12 mth - \$73.00 (2.6%) MTM - \$677.00 (24.4%)	Effective 2016 \$117.00 (4.4%)	Effective 2015 \$60.00 (2.3%)	1	Tenant decided to move	Move Out Reason: Roommate change
833	Landlord	Studio	Non-binding*	\$2,171.00	Not available	5/6/2017	12 mth - \$43.00 (2.0%) MTM - \$611.00 (28.1%)	Tenancy began 2016	Not available	2	Tenant decided to move	Move Out Reason: Price, Location
834	Landlord	1 Bedroom	Non-binding*	\$1,575.00	Not available	5/15/2017	12 mth - \$78.00 (5.0%) MTM - \$466.00 (30.0%)	Effective 2016 \$74.00 (4.9%)	Effective 2015 \$111.00 (8.0%)	1	Tenant did not attend RRAC meeting	Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
835	Landlord	2 Bedroom	Non-binding*	\$2,196.00	Not available	5/18/2017	12 mth - \$109.00 (5.0%) MTM - \$576.00 (26.2%)	Effective 2016 \$104.00 (5.0%)	Effective 2015 \$130.00 (6.6%)	2	Agreement: \$109.00 (5.0%)	No change
836	Landlord	2 Bedroom	Non-binding*	\$2,252.00	Not available	5/24/2017	12 mth - \$112.00 (5.0%) MTM - \$600.00 (26.6%)	Effective 2016 \$107.00 (4.9%)	Effective 2015 \$195.00 (9.8%)	2	Agreement: \$112.00 (5.0%)	No change
837	Landlord	1 Bedroom	Non-binding*	\$2,241.00	Not available	5/29/2017	12 mth - \$81.00 (3.6%) MTM - \$652.00 (29.1%)	Effective 2016 \$86.00 (4.0%)	Tenancy began 2014	3	Agreement: \$81.00 (3.6%)	No change
838	Landlord	2 Bedroom	Non-binding*	\$2,318.00	Not available	5/24/2017	12 mth - \$115.00 (5.0%) MTM - \$615.00 (26.5%)	Effective 2016 \$110.00 (5.0%)	Effective 2015 \$200.00 (10.0%)	1	Agreement: \$115.00 (5.0%)	No change
839	Landlord	2 Bedroom	Non-binding*	\$2,268.00	Not available	5/26/2017	12 mth - \$113.00 (5.0%) MTM - \$604.00 (26.6%)	Effective 2016 \$108.00 (4.9%)	Effective 2015 \$196.00 (9.8%)	1	Agreement: \$113.00 (5.0%)	No change
840	Landlord	Studio	Non-binding*	\$1,808.00	Not available	5/10/2017	12 mth - \$71.00 (3.9%) MTM - \$594.00 (32.8%)	Tenancy began 2016	Not available	2	Tenant decided to move	Move Out Reason: None provided
841	Landlord	2 Bedroom	Non-binding*	\$2,875.00	Not available	5/26/2017	12 mth - \$57.00 (2.0%) MTM - \$657.00 (22.9%)	Effective 2016 \$86.00 (3.1%)	Effective 2015 \$251.00 (9.9%)	3	Tenant did not attend RRAC meeting	Rent increase is Effective as stated in the notice with 12 month or MTM option available to tenant
842	Landlord	1 Bedroom	Non-binding*	\$1,775.00	Not available	5/15/2017	12 mth - \$88.00 (5.0%) MTM - \$550.00 (31.0%)	Effective 2016 \$84.00 (5.0%)	Effective 2015 \$125.00 (8.0%)	1	Agreement: \$88.00 (5.0%)	No change
843	Landlord	Studio	Non-binding*	\$1,399.00	Not available	5/18/2017	12 mth - \$69.00 (4.9%) MTM - \$461 (33.0%)	Effective 2016 \$66.00 (5.0%)	Effective 2015 \$98.00 (7.9%)	1	Agreement: \$69.00 (4.9%)	No change
844	Landlord	Studio	Non-binding*	\$1,858.00	Not available	5/25/2017	12 mth - \$37.00 (2.0%) MTM - \$564.00 (30.4%)	Effective 2016 \$88.00 (4.7%)	Effective 2015 \$97.00 (5.4%)	2	Agreement: \$37.00 (2.0%)	No change
845	Landlord	Studio	Non-binding*	\$1,348.00	Not available	5/24/2017	12 mth - \$67.00 (5.0%) MTM - \$444.00 (32.9%)	Effective 2016 \$64.00 (5.0%)	Effective 2015 \$116.00 (9.9%)	1	Agreement: \$67.00 (5.0%)	No change
846	Landlord	Studio	Non-binding*	\$1,842.00	Not available	5/20/2017	12 mth - \$37.00 (2.0%) MTM - \$564.00 (30.4%)	Effective 2016 \$87.00 (5.0%)	Effective 2015 \$159.00 (10.0%)	1	Agreement: \$37.00 (2.0%)	No change
847	Landlord	Studio	Non-binding*	\$1,883.00	Not available	5/22/2017	12 mth - \$46.00 (2.4%) MTM - \$571.00 (30.3%)	Effective 2016 \$89.00 (5.0%)	tenancy began 2015	2	Agreement: \$46.00 (2.4%)	No change

Valid Rent Increase Submissions
April 2017

848	Landlord	1 Bedroom	Non-binding*	\$2,327.00	Not available	5/2/2017	12 mth - \$110.00 (5.0%) MTM - \$649.00 (29.3%)	Effective 2016 \$105.00 (5.0%)	Tenancy began 2015	1	Tenant did not attend RRAC meeting	Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant
849	Landlord	Studio	Non-binding*	\$1,598.00	Not available	5/24/2017	12 mth - \$76.00 (5.0%) MTM - \$502.00 (33.0%)	Effective 2016 \$72.00 (4.8%)	Effective 2015 \$131.00 (9.6%)	2	Agreement: \$76.00 (5.0%)	No change
805.1	Landlord	Single Family Home 4 Bedroom	Non-binding	\$2,800.00	Not available	6/1/2017	\$350.00 (12.5%)	Effective 2015 \$300.00 (12.0%)	Effective 2015 \$200.00 (8.7%)	Not available	RRAC recommendation: \$280.00 (10.0%)	Recommendation \$70.00 less than offer
858	Tenant	Not available	Non-binding	\$1,785.00	Not available	5/1/2017	\$85.00 (4.7%)	Effective 2016 \$85.00 (5.0%)	Effective 2015 \$230.00 (15.6%)	Not available	Agreement: \$85.00 (4.7%)	No change

* Two lease options offered at different rates: 12-month rate equal to or less than 5%; Month-to-month Above 5%.
If the tenant chose for a review of the month-to-month offer, the case type became binding.

Exhibit 2 – Terminations Submissions

Valid Termination of Tenancy Submissions Summary April 2017

Filing Date	Submission number	Address	Cause for termination	Termination Unit Restrictions	Relocation Assistance	Bedrooms	Date Tenancy Began	Base Rent	Utilities Include with Rent	Number of Tenants		
										Ages 0-17	Ages 18-61	Ages 62+
4/3/2017	TN00074.1	157 Shannon Circle	No Cause	New tenant rent limit: \$3,675.00	\$12,053.00	4	11/24/2014	\$3,500.00	None	2	2	0
4/6/2017	TN00085	1420 Pacific Avenue	Compliance with Governmental Order	Same unit must be offered to tenant at same rent once landlord meets government compliance	\$7,700.00	2	5/1/2016	\$700.00	All utilities & parking	0	0	1
4/18/2017	TN00084.1	1812 3rd Street, Unit A	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$5,953.00	2	9/1/2015	\$2,200.00	Water	0	0	2
4/21/2017	TN00088	3231 Briggs Avenue, Unit A	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$10,753.00	3	4/1/2013	\$2,300.00	None	0	3	0
4/25/2017	TN00089	1814 Clinton Avenue, Unit C	No Cause	New tenant rent limit: \$972.30	\$5,257.00	1	1/1/1990	\$926.00	None	0	0	1
4/27/2017	TN00077.1	1027 Azalea Drive	No Cause	New tenant rent limit: \$2,152.50	\$5,653.00	4	2/15/2002	\$2,050.00	None	1	4	0