

RENT STABILIZATION PROGRAM



AUGUST 2019 REPORT

FY 2019 -2020

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OUTREACH

Staff serves individuals in the community via telephone, email, in-person appointments, and public trainings and workshops.

Contacts

	PERSONALIZED SERVICE		COMMUNITY WORK SHOPS	WEBSITE USERS
	Unduplicated	Duplicated	Total Attendees	Total Users
JUL 2019	214	432	4	N/A
AUG 2019	200	509	15	1,902
SEPT 2019				
OCT 2019				
NOV 2019				
DEC 2019				
JAN 2020				
FEB 2020				
MAR 2020				
APR 2020				
MAY 2020				
JUN 2020				
TOTAL	414	941	19	1,902

Activities

Website updated with proposed changes to the City’s rent ordinance under consideration at the September 3, 2019 City Council meeting	Community meeting held at library regarding recent and proposed changes to Rent Program	
	Monthly educational workshop hosted for tenants, landlords, and the general public	E-newsletter distributed with information on proposed rent ordinance changes under consideration by City Council
Proposed Rent Program changes shared through City’s social media		

Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

Rent Increase Submissions

Data summarizes the submissions filed between July 11th and August 10th. This timeline is based on the Rent Review Advisory Committee (RRAC) hearing schedule.

Average Noticed Rent Increase

\$166.52 (10.7%)

Average Imposed Rent Increase

\$87.60 (4.6%)

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	> 5 - 10%	Above 10%		
JUL 2019	3	11	6	6	26
AUG 2019	2	0	1	2	5
SEPT 2019					
OCT 2019					
NOV 2019					
DEC 2019					
JAN 2020					
FEB 2020					
MAR 2020					
APR 2020					
MAY 2020					
JUN 2020					
TOTAL	5	11	7	8	31

OUTCOMES FOR ACTIVE NOTICES

	REVIEWED BY RRAC			NOT REVIEWED BY RRAC							
	AGREEMENT AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN	SUBJECT TO AGA LIMIT
		Binding	Advisory	0 - 5%	>5 - 10%	Above 10%					
JUL 2019	1	2	1	1	6	1	0	0	1	2	5
AUG 2019	0	0	0	2	0	0	0	1	0	0	0
SEPT 2019											
OCT 2019											
NOV 2019											
DEC 2019											
JAN 2020											
FEB 2020											
MAR 2020											
APR 2020											
MAY 2020											
JUN 2020											
TOTAL	1	2	1	3	6	1	0	1	1	2	5

RRAC SUMMARY

AGREEMENT(S)

None.

DECISION(S)

None.

Termination of Tenancy Submissions

Terminations for “no cause”** and “no fault” must be filed with the Rent Stabilization Program. There are no filing requirements for terminations initiated for a fault of the tenant. The termination of tenancy review process includes examination of any rent increase imposed over the previous 12 months.

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN		PENDING	TOTAL
	NO CAUSE	OWNER MOVE-IN	OTHER	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOOSE TO RESCIND		
JUL 2019	0	3	0	2	0	0	5
AUG 2019	0	0	0	0	1	1	2
SEPT 2019							
OCT 2019							
NOV 2019							
DEC 2019							
JAN 2020							
FEB 2020							
MAR 2020							
APR 2020							
MAY 2020							
JUN 2020							
TOTAL	0	3	0	2	1	1	7

Monitoring of Unit Restrictions

Certain restrictions are imposed on rental units following a terminations of tenancy for “no cause”** and “no fault”. These restrictions apply regardless of a change in ownership. Quarterly, staff initiates monitoring on the units subject to restrictions. The monitoring cases remain “ongoing” until staff receives sufficient documentation from property owners to verify compliance with the restrictions.

MONITORING ACTIVITY

	CASES INITIATED			ONGOING CASES			TOTAL UNITS MONITORED
	NO CAUSE **	OWNER MOVE-IN	WITH-DRAWAL FROM RENTAL MARKET	NO CAUSE **	OWNER MOVE-IN	WITH-DRAWAL FROM RENTAL MARKET	
JUL 2019	0	0	9	12	5	1	27
AUG 2019	0	5	0	1	4	10	20
SEPT 2019							
OCT 2019							
NOV 2019							
DEC 2019							
JAN 2019							
FEB 2019							
MAR 2019							
APR 2019							
MAY 2019							
JUN 2019							

**Effective July 5, 2019, terminations of tenancy for “no cause” are prohibited.

FY 2019-2020

Rent increase submissions in compliance with City requirements under Ordinance no. 3148

Submission Month	Submission Number	Party Requesting Review	Number of Bedrooms	Base Rent	Included in Rent	Tenants aged 0-17	Tenants aged 18-61	Tenants aged 62+	Rent Increase History		Rent Increase Offer	Rent Increase Offer Percentage	Rent increase effective date	Third Party Decision	Outcome	Final Rent Increase	Final Rent Increase Percentage
									Prior Increase #1	Prior Increase #2							
AUG 2019	RI1317.1	Tenant	1	\$2,835.00	Off-street parking, elevator, business center	0	1	0	Effective 2017: \$135.00 (5.0%)	-	\$140.00	4.9%	9/1/2019	Binding	Withdrawn	\$140.00	4.9%
AUG 2019	RI1328	Landlord	1	\$1,500.00	Gas, water, garbage, recycling, off-street parking, elevator, pool	0	2	0	Effective 2018: \$100.00 (7.1%)	Effective 2017: \$100.00 (7.7%)	\$200.00	13.3%	9/6/2019	Non-Binding	T failed to appear at RRAC	\$200.00	13.3%
AUG 2019	RI1319.1	Tenant	2	\$1,970.00	Gas, water, garbage, off-street parking	0	2	0	Effective 2015: \$50.00 (2.6%)	Effective 2014: \$100.00 (5.5%)	\$98.00	5.0%	9/1/2019	Non-Binding	Agreement prior to hearing	\$98.00	5.0%