

RENT STABILIZATION PROGRAM



AUGUST 2018 REPORT
FY 2018 -2019

TABLE OF CONTENTS

Outreach

Page 1

Capital Improvement Plan submissions

Page 2

Rent Increase Submissions

Page 2

Termination of tenancy submissions

Page 5

Exhibits

Page 6 – Rent Increase Active Submissions

Page 8 – Termination of Tenancy Active Submissions



www.alamedarentprogram.org

Email: rrac@alamedahsg.org • Phone: 510-747-4346 • Fax: 510-864-0879

OUTREACH

Staff serve individuals in the community through phone calls, email communications, in-person appointments and public workshops.

Contacts

	PERSONALIZED SERVICE		COMMUNITY WORK SHOPS	WEBSITE USERS
	Unduplicated	Duplicated	Total Attendees	Total Users
JUL 2018	229	678	16	1,699
AUG 2018	285	983	13	1,732
SEPT 2018				
OCT 2018				
NOV 2018				
DEC 2018				
JAN 2018				
FEB 2019				
MAR 2019				
APR 2019				
MAY 2019				
JUN 2019				
TOTAL	514	1661	29	3431

Activities

Staff presented before the Rotary Club	The program collaborated with the Boys & Girls Club at a back to school event
--	---

Capital Improvement Plan Submissions

One Capital Improvement Plan has been submitted this fiscal year and is currently under review.

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

\$221.86 (14.1%)

Average Imposed Rent Increase

Results pending 19 postponed hearings

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	5.1 - 10%	Above 10%		
JUL 2018	1	18	35	3	57
AUG 2018	0	24	5	2	31
SEPT 2018					
OCT 2018					
NOV 2018					
DEC 2018					
JAN 2018					
FEB 2019					
MAR 2019					
APR 2019					
MAY 2019					
JUN 2019					
TOTAL	1	42	40	5	88

OUTCOMES FOR ACTIVE NOTICES

	REVIEWED BY RRAC			NOT REVIEWED BY RRAC					
	AGREEMENT AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POSTPONED	TENANT MOVED	HEARING REQUEST WITHDRAWN
		Binding	Advisory	0 - 5%	5.1 - 10%	Above 10%			
JUL 2018	0	11	1	1	20	4	13	2	2
AUG 2018	0	0	0	0	6	4	19	0	0
SEPT 2018									
OCT 2018									
NOV 2018									
DEC 2018									
JAN 2018									
FEB 2019									
MAR 2019									
APR 2019									
MAY 2019									
JUN 2019									
TOTAL	0	11	1	1	26	8	~	2	2

RRAC DECISION SUMMARY

Hearing Date: August 20, 2018

- **Submission 1077: 1-bedroom unit at base rent \$1,695.00**
 - Rent increase offer: \$208.22 (12.3%)
 - Outcome: RRAC binding decision of \$125 (7.4%)
- **Submission 1083: 1-bedroom unit at base rent \$1,595.00**
 - Rent increase offer: \$309.06 (19.4%)
 - Outcome: RRAC binding decision of \$100 (6.3%)

Hearing Date: August 29, 2018

- **Submission 1086: 1-bedroom unit at base rent \$1,395.00**
 - Rent increase offer: \$310.64 (23.3%)
 - Outcome: RRAC binding decision of \$90 (6.5%)
- **Submission 1087: 1-bedroom unit at base rent \$1,495.00**
 - Rent increase offer: \$337.06 (22.5%)
 - Outcome: RRAC binding decision of \$95 (6.4%)
- **Submission 1089: 1-bedroom unit at base rent \$1,395.00**
 - Rent increase offer: \$327.84 (23.5%)

- **Outcome:** RRAC binding decision of \$90 (6.5%)
- **Submission 1095: 1-bedroom unit at base rent \$1,350.00**
 - **Rent increase offer:** \$320.19 (23.7%)
 - **Outcome:** RRAC binding decision of \$90 (6.7%)

Hearing Date: August 30, 2018

- **Submission 1100: 1-bedroom unit at base rent \$1,295.00**
 - **Rent increase offer:** \$310.83 (24.0%)
 - **Outcome:** RRAC binding decision of \$123.03 (9.5%)
- **Submission 1101: 1-bedroom unit at base rent \$1,495.00**
 - **Rent increase offer:** \$344.84 (23.1%)
 - **Outcome:** RRAC binding decision of \$100 (6.7%)

Hearing Date: September 17, 2018

- **Submission 1082: 1-bedroom unit at base rent \$1,550**
 - **Rent increase offer:** \$300.39 (19.4%)
 - **Outcome:** RRAC binding decision of \$100 (6.5%)
- **Submission 1104: 1-bedroom unit at base rent \$1,390**
 - **Rent increase offer:** \$326.99 (23.5%)
 - **Outcome:** RRAC binding decision of \$95 (6.8%)
- **Submission 1081: 1-bedroom unit at base rent \$1,495**
 - **Rent increase offer:** \$293.95 (19.7%)
 - **Outcome:** RRAC binding decision of \$142.03 (9.5%)
- **Submission 1098.1: 1-bedroom unit at base rent \$1,295**
 - **Rent increase offer:** \$310.83 (24.0%)
 - **Outcome:** RRAC binding decision of \$85 (6.6%)

RESULTS FROM RRAC DECISION APPEALS AND PETITIONS

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		TOTAL
	NO CAUSE	OWNER MOVE-IN	WITHDRAWAL FROM THE RENTAL MARKET	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOOSE TO RESCIND	
JUL 2018	9	2	0	1	1	11
AUG 2018	5	2	0	5	0	9
SEPT 2018						
OCT 2018						
NOV 2018						
DEC 2018						
JAN 2018						
FEB 2019						
MAR 2019						
APR 2019						
MAY 2019						
JUN 2019						
TOTAL	14	4	0	6	1	18

RELOCATION ASSISTANCE SUMMARY FOR ACTIVE CASES

<u>AVERAGE AMOUNT</u>	<u>TIME IN THE UNIT</u>		
	0 to 5 years	5+ to 10 years	10+ years
\$8,211	1	2	1

Exhibit 1 Rent Increase Active Submissions

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 2018	RI1106	Landlord	1	\$1,490.00	Water	0	1	1	Effective 2017: \$95.00 (6.9%)	Effective 2016: \$25.00 (1.7%)	\$105.00	7.0%	9/5/2018	Binding	Agreement	105	7.0%
AUG 2018	RI1053.1	Landlord	DNP	\$3,200.00	Garage, pool	2	2	0	No increase since tenancy began in 2014	-	\$1,125.00	35.2%	9/16/2018	Non-binding	Pending	Pending	Pending
AUG 2018	RI1107	Landlord	1	\$1,757.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	No increase since tenancy began in 2015	-	\$175.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1108	Landlord	1	\$1,267.85	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$57.50(5.0%)	Effective 2017: \$60.35 (4.9%)	\$126.15	9.9%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1109	Landlord	1	\$1,267.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$60(4.9%)	-	\$126.00	9.9%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1110	Landlord	1	\$1,647.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$78.00(4.9%)	-	\$164.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1111	Landlord	2	\$1,548.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$73.00(4.9%)	-	\$154.00	9.9%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1112	Landlord	1	\$1,515.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$62.50 (5.0%)	Effective 2017 : \$65.50 (4.9%)	\$137.00	9.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1113	Landlord	DNP	\$1,509.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$71.00 (4.9%)	-	\$150.00	9.9%	10/1/2018	Binding	Agreement	150	9.9%
AUG 2018	RI1114	Landlord	1	\$1,680.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$80.00 (5.0%)	-	\$168.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1115	Landlord	1	\$1,471.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$63.00 (4.9%)	-	\$133.00	9.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1116	Landlord	2	\$1,543.50	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$70.00 (5.0%)	Effective 2017: \$73.00 (4.9%)	\$154.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1117	Landlord	DNP	\$1,433.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$65.00 (5.0%)	Effective 2017: \$68.00 (5.0%)	\$143.00	10.0%	10/1/2018	Binding	Agreement	5/22/1900	10.0%
AUG 2018	RI1118	Landlord	DNP	\$1,700.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	No increase since Tenancy began in 2016	-	\$170.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1119	Landlord	DNP	\$1,501.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	DNP	DNP	\$150.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1120	Landlord	2	\$1,837.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$55.00 (3.2%)	Effective 2017: \$87.00 (4.9%)	\$183.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1121	Landlord	2	\$1,444.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$68.75 (5.0%)	-	\$144.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1122	Landlord	2	\$1,443.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2015: \$50.00 (4.0%)	-	\$144.00	10.0%	10/1/2018	Binding	Agreement	5/23/1900	10.0%

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 2018	RI1123	Landlord	1	\$1,433.25	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$68.25 (5.0%)	-	\$142.75	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1124	Landlord	1	\$1,674.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$79.00 (4.95%)	-	\$167.00	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1125	Landlord	1	\$1,433.25	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$65.00 (5.0%)	-	\$142.75	10.0%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1126	Landlord	1	\$1,267.85	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$57.50 (5.0%)	Effective 2017: \$60.35 (4.99%)	\$126.15	9.9%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1127	Landlord	1	\$1,378.10	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$65.60 (4.99%)	-	\$139.90	10.2%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1128	Landlord	2	\$1,468.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	DNP	-	\$146.00	9.9%	10/1/2018	Binding	Pending	Pending	Pending
AUG 2018	RI1129	Landlord	1	\$1,378.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2016: \$62.50 (5.0%)	Effective 2017: \$65.60 (4.9%)	\$137.00	9.9%	10/1/2018	Binding	Agreement	5/16/1900	9.9%
AUG 2018	RI1130	Landlord	1	\$1,100.00	Garage	0	2	0	No increase since tenancy began in 1997	-	\$1,150.00	104.5%	9/24/2018	Binding	Agreement	2/23/1903	104.5%
AUG 2018	RI1132	Landlord	1	\$2,175.00	Water, parking	0	2	0	No increase since tenancy began in 2017	-	\$200.00	9.2%	9/1/2018	Binding	Agreement	7/18/1900	9.2%
AUG 2018	RI1134	Landlord	2	\$1,680.00	Water. Garbage. Recycling, garage, storage, fireplace	0	2	0	Effective 2017: \$80.00 (5.0%)	Effective 2016: \$200.00 (14.3%)	\$320.00	19.0%	10/1/2018	Binding	Agreement	11/15/1900	19.0%
AUG 2018	RI1135	Landlord	2	\$1,680.00	Water. Garbage. Recycling, garage, storage, fireplace	2	3	0	Effective 2017: \$80.00 (5.0%)	Effective 2016: \$125.00 (8.5%)	\$320.00	19.0%	10/1/2018	Binding	Agreement	11/15/1900	19.0%

Exhibit 2

Termination of Tenancy Active Submissions

Submission month	Address	Grounds for termination	Termination Unit Restrictions	Relocation Assistance	Length of Tenancy	Base Rent	Utilities Include with Rent	Number of bedrooms	Tenants (Ages 0-17)	Tenants (Ages 18-61)	Tenants (Ages 62+)
AUG 2018	470 CENTRAL AVE, UNIT 33	No cause	New tenant rent limit: \$1294.65	6,527.00	16 years, 0 months	\$1,233.00	Gas, water	2	0	2	0
AUG 2018	465 CENTRE CT	No cause	New tenant rent limit: \$2625.00	9,095.00	2 years, 10 months	\$2,500.00	n/a	2	0	2	0
AUG 2018	2137 ENCINAL AVE, UNIT A	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	6,828.33	7 years, 10 months	\$1,350.00	n/a	2	0	2	0
AUG 2018	1511 LINDEN ST	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	10,395.00	6 years, 6 months	\$2,200.00	n/a	3	1	2	0