

RENT STABILIZATION PROGRAM



JUNE 2019 REPORT

FY 2018 -2019

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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	229	704	11	1,311
OCT 2018	236	659	10	1,494
NOV 2018	241	688	6	1,493
DEC 2018	397	808	10	1,221
JAN 2019	201	567	1	1,559
FEB 2019	164	411	6	1,235
MAR 2019	331	657	3	1,650
APR 2019	290	788	15	1,604
MAY 2019	277	704	4	N/A
JUN 2019	230	650	5	N/A
TOTAL	3,110	8,297	100	14,998

Activities

Staff sent e-newsletter inviting the public to the 2 nd community event for input on potential amendments	Program resources and information were shared at Movie Night in the Park	
Nine individuals attend the June Fair Housing Training	Staff hosted 2 nd community event on June 6th to collect public input on potential amendments to the Rent Stabilization Ordinance	Notice of the 2 nd community event for input on potential amendments was published on program website

Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

Rent Increase Submissions

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

Average Noticed Rent Increase

\$223.44 (19.4%)

Average Imposed Rent Increase

\$206.25 (18.1%)

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	> 5 - 10%	Above 10%		
JUL 2018	1	17	36	3	57
AUG 2018	0	24	4	3	31
SEP 2018	1	3	4	3	11
OCT 2018	0	7	4	2	13
NOV 2018	3	13	15	3	34
DEC 2018	7	1	9	2	19
JAN 2019	0	23	5	2	30
FEB 2019	0	4	1	0	5
MAR 2019	2	23	1	10	36
APR 2019	1	12	8	1	22
MAY 2019	2	7	7	6	22
JUN 2019	2	1	4	1	8
TOTAL	19	135	98	36	288

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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN
		Binding	Advisory	0 - 5%	>5 - 10%	Above 10%				
JUL 2018	2	19	1	0	20	6	0	2	2	2
AUG 2018	2	3	0	0	7	10	0	5	0	1
SEPT 2018	0	1	1	1	1	3	0	0	1	0
OCT 2018	4	2	0	0	0	3	0	2	0	0
NOV 2018	3	2	0	2	6	4	0	4	0	10
DEC 2018	1	2	4	1	1	7	0	0	0	1
JAN 2019	1	2	0	0	9	11	0	1	1	3
FEB 2019	1	1	0	0	2	1	0	0	0	0
MAR 2019	0	0	2	1	4	0	0	2	0	17
APR 2019	2	6	0	0	3	6	0	1	2	1
MAY 2019	3	1	1	0	3	5	4	1	0	0
JUN 2019	0	0	1	1	1	4	0	0	0	0
TOTAL	19	39	10	6	57	60	4	18	6	35

RRAC SUMMARY

AGREEMENT(S)

None.

DECISION(S)

Hearing Date: July 1, 2019

- **Submission RI1282: 1-bedroom unit at a base rent of \$1,319.00 – (Submitted in May 2019)**
 - **Rent increase offer:** \$131.00 (9.9%), effective July 1, 2019
 - **Outcome:** Binding RRAC decision for an increase of \$66.00 (5.0%), effective July 1, 2019

Hearing Date: July 1, 2019

- **Submission RI1303: 1-bedroom unit at a base rent of \$1,535.00 – (Submitted in June 2019)**
 - **Rent increase offer:** \$75.00 (4.9%), effective July 1, 2019
 - **Outcome:** Non-binding RRAC decision for an increase of \$30.00 (2.0%), effective July 1, 2019

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 2018	7	2	0	1	1	0	11
AUG 2018	3	2	0	2	0	0	7
SEPT 2018	4	3	1	0	0	0	8
OCT 2018	1	1	0	0	0	0	2
NOV 2018	3	2	0	1	0	0	6
DEC 2018	3	2	1	1	0	0	7
JAN 2019	5	1	0	0	0	0	6
FEB 2019	4	1	0	2	0	0	7
MAR 2019	3	2	0	1	0	0	6
APR 2019	3	3	0	1	0	0	7
MAY 2019	2	4	0	1	0	0	7
JUN 2019	1	3	0	1	0	1	6
TOTAL	39	26	2	11	1	1	80

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
\$6,345.00	2	1	1

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	
JAN 2019	0	0	0	21	1	0	22
FEB 2019	20	3	0	5	42	0	70
MAR 2019	0	1	0	14	28	0	43
APR 2019	1	0	4	8	28	0	41
MAY 2019	16	4	0	8	13	2	43
JUN 2019	0	1	0	18	10	0	29

Exhibit 1 Rent Increase Active Submissions

June 2019

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							
Column1	Column2	Column3	Column4	Column5	Column6	Column63	Column62	Column7	Column8	Column9	Column10	Column102	Column11	Column12	Column123	Column122	Column13
JUN 2019	RI1295	Landlord	4	\$2,300.00	Garage, pool, furnished, HOA	3	2	0	No increase since tenancy began in 2012	-	\$400.00	17.4%	8/1/2019	Non-Binding	Agreement prior to hearing	\$400.00	17.4%
JUN 2019	RI1296	Landlord	3	\$1,300.00	Gas, water, electricity, garbage, recycling, garage	0	0	1	No increase since tenancy began in 2012	-	\$400.00	30.8%	8/1/2019	Binding	Agreement prior to hearing	\$400.00	30.8%
JUN 2019	RI1297	Landlord	3	\$1,500.00	Gas, water, electricity, garbage, recycling, garage	0	2	0	No increase since tenancy began in 2012	-	\$400.00	26.7%	8/1/2019	Binding	Agreement prior to hearing	\$400.00	26.7%
JUN 2019	RI1298	Landlord	Studio	\$500.00	Gas, water, electricity, garbage, recycling	0	2	0	No increase since tenancy began in 2012	-	\$300.00	60.0%	8/1/2019	Binding	Agreement prior to hearing	\$300.00	60.0%
JUN 2019	RI1301	Tenant	1	\$890.00	Water	0	1	1	Effective 2016: \$65.00 (7.9%)	Effective 2014: \$100.00 (14.0%)	\$44.50	5.0%	7/1/2019	Non-Binding	Agreement prior to hearing	\$20.00	2.2%
JUN 2019	RI1302	Landlord	1	\$1,750.00	Gas, water, electricity, garbage, recycling, garage, elevator, pool	0	2	0	No increase since tenancy began in 2016	-	\$100.00	5.7%	7/1/2019	Non-Binding	Agreement prior to hearing	\$100.00	5.7%
JUN 2019	RI1303	Tenant	1	\$1,535.00	Gas, water, garbage, recycling	0	1	0	Effective 2018: \$70.00 (4.8%)	Effective 2017: \$68.50 (4.9%)	\$75.00	4.9%	7/1/2019	Non-Binding	RRAC hearing; decision rendered	\$30.00	2.0%

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+)
JUN 2019	440 COLA BALLENA #B	No cause	New tenant rent limit: \$3,465	\$8,265.00	1 years, 0 months	\$3,300.00	Water, garbage, parking	2	2	2	0
JUN 2019	1818 9th St., In-Law Unit	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$5,065.00	1 years, 6 months	\$1,700.00	Electricity, water, garbage	4	0	2	0
JUN 2019	1045 SANTA CLARA 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.	\$5,985.00	14 years, 2 months	\$1,080.00	Water	2	0	1	0
JUN 2019	2124 ALAMEDA AVE, UNIT C	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,065.00	9 years, 3 months	\$1,100.00	Gas, water, electricity, garbage, recycling	1	1	2	0