

RENT STABILIZATION PROGRAM



NOVEMBER 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 6

Exhibits

Page 7 – Rent Increase Active Submissions

Page 9 – Termination of Tenancy Active Submissions



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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				
JAN 2018				
FEB 2019				
MAR 2019				
APR 2019				
MAY 2019				
JUN 2019				
TOTAL	1,220	3,712	56	7,729

Activities

Program services information was provided to Buena Vista United Methodist Church.	Two new RRAC members were appointed by the Mayor and confirmed by City Council. The new members hold the homeowner seat and one landlord seat.
Staff presented program information at Housing Programs Landlord Workshop.	

Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

Rent Increase Submissions

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

Average **Noticed** Rent Increase

\$222.62 (14.1%)

Average **Imposed** Rent Increase

Results pending postponed hearing

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	> 5 - 10%	Above 10%		
JUL 2018	1	18	35	3	57
AUG 2018	0	24	5	2	31
SEP 2018	1	3	4	3	11
OCT 2018	0	7	4	2	13
NOV 2018	3	12	15	3	33
DEC 2018					
JAN 2018					
FEB 2019					
MAR 2019					
APR 2019					
MAY 2019					
JUN 2019					
TOTAL	5	64	63	13	145

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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN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	1	21	4	0	2	2	2
AUG 2018	1	3	0	0	13	4	1	5	0	1
SEPT 2018	0	1	1	2	2	1	0	0	1	0
OCT 2018	4	1	1	0	1	2	0	2	0	0
NOV 2018	3	2	0	2	9	1	0	4	0	10
DEC 2018										
JAN 2018										
FEB 2019										
MAR 2019										
APR 2019										
MAY 2019										
JUN 2019										
TOTAL	10	26	3	5	46	12	1	13	3	13

RRAC SUMMARY

AGREEMENT(S)

Hearing Date: November 19, 2018

- **Submission 1067: 1-bedroom unit at a base rent of \$1,240.30 – (Submitted in July 2018)**
 - **Rent increase offer:** \$123.70 (10.0%)
 - **Outcome:** Parties agreed to a \$0 increase effective 9/1/18-11/30/18, followed by a \$89.70 (7.2%) increase effective 12/1/18-8/31/19.

Hearing Date: December 5, 2018

- **Submission 1081: 1-bedroom unit at a base rent of \$1,761.90 – (Submitted in July 2018)**
 - **Rent increase offer:** \$87.10 (4.9%)
 - **Outcome:** Parties agreed to an \$87.10 (4.9%) increase effective 11/16/18.
- **Submission 1181: 1-bedroom unit at a base rent of \$1,761.90 – (Submitted in November 2018)**
 - **Rent increase offer:** \$87.10 (4.9%)
 - **Outcome:** Parties agreed to an \$87.10 (4.9%) increase effective 11/16/18.

Hearing Date: December 17, 2018

- **Submission 1158: 1-bedroom unit at a base rent of \$1,795.00 – (Submitted in November 2018)**
 - **Rent increase offer:** \$179.00 (10.0%)
 - **Outcome:** Parties agreed to an \$85.00 (4.7%) increase effective 1/1/19.
- **Submission 1173: 1-bedroom unit at a base rent of \$1,795.00 – (Submitted in November 2018)**
 - **Rent increase offer:** \$179.00 (10.0%)
 - **Outcome:** Parties agreed to an \$80.00 (4.5%) increase effective 1/1/19.

DECISION(S)

Hearing Date: November 19, 2018

- **Submission 1059: 1-bedroom unit at a base rent of \$1,185.15 – (Submitted in July 2018)**
 - **Rent increase offer:** \$117.85 (9.9%)
 - **Outcome:** RRAC rendered a decision of a \$0 increase effective 9/1/18-11/30/18, followed by a \$90.00 (7.6%) increase effective 12/1/18-8/31/19.
- **Submission 1061: unit of unknown size at a base rent of \$1,575.00 – (Submitted in July 2018)**
 - **Rent increase offer:** \$157.00 (10.0%)
 - **Outcome:** RRAC rendered a decision of a \$0 increase effective 9/1/18-11/30/18, followed by a \$79.00 (5.0%) increase effective 12/1/18-8/31/19.
- **Submission 1062: 1-bedroom unit at a base rent of \$1,515.90 – (Submitted in July 2018)**
 - **Rent increase offer:** \$151.10 (10.0%)
 - **Outcome:** RRAC rendered a decision of a \$0 increase effective 9/1/18-8/31/19.
- **Submission 1064: unit of unknown size at a base rent of \$1,653.75 – (Submitted in July 2018)**
 - **Rent increase offer:** \$164.26 (10.0%)
 - **Outcome:** RRAC rendered a decision of a \$0 increase effective 9/1/18-11/30/18, followed by a \$135.00 (8.2%) increase effective 12/1/18-8/31/19.
- **Submission 1068: 2-bedroom unit at a base rent of \$1,470.00 – (Submitted in July 2018)**
 - **Rent increase offer:** \$147.10 (10.0%)
 - **Outcome:** RRAC rendered a decision of a \$0 increase effective 9/1/18-11/30/18, followed by a \$40.00 (2.7%) increase effective 12/1/18-8/31/19.

Hearing Date: November 27, 2018

- **Submission 1063: unit of unknown size at a base rent of \$1,190.00 – (Submitted in July 2018)**
 - **Rent increase offer:** \$119.00 (10.0%)
 - **Outcome:** RRAC rendered a decision of a \$0 increase effective 9/1/18-11/30/18, followed by a \$100.00 (8.4%) increase effective 12/1/18-8/31/19.
- **Submission 1107: 1-bedroom unit at a base rent of \$1,757.00 – (Submitted in August 2018)**
 - **Rent increase offer:** \$175.00 (10.0%)
 - **Outcome:** RRAC rendered a decision of a \$0 increase effective 9/1/18-11/30/18, followed by a \$100.00 (5.7%) increase effective 12/1/18-8/31/19.

Hearing Date: December 5, 2018

- **Submission 1149: 2-bedroom unit at a base rent of \$1,155.00 – (Submitted in October 2018)**
 - **Rent increase offer:** \$300.00 (25.0%)
 - **Outcome:** RRAC rendered a decision of a \$135.00 (11.7%) increase effective 1/1/19.

Hearing Date: December 17, 2018

- **Submission 1159: 1-bedroom unit at a base rent of \$1,795.00 – (Submitted in November 2018)**
 - **Rent increase offer:** \$179.00 (10.0%)
 - **Outcome:** RRAC rendered a decision of a \$55.00 (3.1%) increase effective 1/1/19.

Hearing Date: December 17, 2018

- **Submission 1179: 1-bedroom unit at a base rent of \$1,695.00 – (Submitted in November 2018)**
 - **Rent increase offer:** \$169.00 (10.0%)
 - **Outcome:** RRAC rendered a decision of a \$85.00 (5.0%) increase effective 1/1/19.

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	OTHER	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOOSE TO RESCIND	
JUL 2018	7	2	0	1	1	11
AUG 2018	3	2	0	2	0	7
SEPT 2018	4	3	1	0	0	8
OCT 2018	1	1	0	0	0	2
NOV 2018	3	2	0	1	0	6
DEC 2018						
JAN 2018						
FEB 2019						
MAR 2019						
APR 2019						
MAY 2019						
JUN 2019						
TOTAL	18	10	1	4	1	34

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
\$8,891	2	1	2

Exhibit 1

Rent Increase Active Submissions

FY 2018-2019																	
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							
NOV 2018	RI1155	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$179.00	10.0%	12/1/2018	Binding	Agreement prior to hearing	\$179.00	10.0%
NOV 2018	RI1156	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$179.00	10.0%	12/1/2018	Binding	Agreement prior to hearing	\$145.00	8.1%
NOV 2018	RI1157	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$179.00	10.0%	12/1/2018	Binding	Agreement prior to hearing	\$73.00	4.1%
NOV 2018	RI1158	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$179.00	10.0%	12/1/2018	Binding	RRAC hearing; agreement reached	\$85.00	4.7%
NOV 2018	RI1159	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$179.00	10.0%	12/1/2018	Binding	RRAC hearing; decision rendered	\$55.00	3.1%
NOV 2018	RI1160	Landlord	2	\$1,400.00	Water, trash, & electric	DNP	DNP	DNP	Effective 2015: \$76.75 (5.0%)	Effective 2015: \$135.00 (9.6%)	\$453.00	32.4%	1/1/2019	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1161	Landlord	2	\$1,472.83	Water, trash, & electric	DNP	DNP	DNP	Effective 2016: \$70.00 (4.9%)	Effective 2015: \$125.00 (9.6%)	\$246.17	16.7%	1/1/2019	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1163	Landlord	1	\$1,134.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2010.	-	\$170.00	15.0%	1/1/2019	Binding	Agreement prior to hearing	\$113.00	10.0%
NOV 2018	RI1165	Landlord	2	\$1,559.00	Water, trash, & electric	DNP	DNP	DNP	Effective 2017: \$74.00 (5.0%)	-	\$233.00	14.9%	1/1/2019	Binding	Agreement prior to hearing	\$156.00	10.0%
NOV 2018	RI1166	Landlord	2	\$1,500.00	Water, trash, & electric	DNP	DNP	DNP	Effective 2014: \$24.50 (2.0%)	-	\$225.00	15.0%	1/1/2019	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1167	Landlord	1	\$1,165.04	Water, trash, & electric	DNP	DNP	DNP	Effective 2016: \$56.25 (5.0%)	Effective 2015: \$100.00 (9.8%)	\$192.96	16.6%	1/1/2019	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1168	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$179.00	10.0%	12/1/2018	Binding	Agreement prior to hearing	\$179.00	10.0%
NOV 2018	RI1169	Landlord	2	\$2,000.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$300.00	15.0%	1/1/2019	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1170	Landlord	1	\$1,575.00	Water, trash, & electric	DNP	DNP	DNP	Effective 2017: \$48.83 (3.1%)	Effective 2016: \$105.00 (7.0%)	\$236.00	15.0%	1/1/2019	Binding	T failed to appear at RRAC	\$236.00	15.0%
NOV 2018	RI1171	Landlord	2	\$1,360.00	Water, trash, & electric	DNP	DNP	DNP	Effective 2017: \$63.92 (4.7%)	Effective 2016: \$95.90 (7.4%)	\$204.00	15.0%	1/1/2019	Binding	Agreement prior to hearing	\$136.00	10.0%
NOV 2018	RI1172	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$179.00	10.0%	12/1/2018	Binding	T failed to appear at RRAC	\$179.00	10.0%
NOV 2018	RI1173	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2017.	-	\$179.00	10.0%	12/1/2018	Binding	RRAC hearing; agreement reached	\$80.00	4.5%
NOV 2018	RI1174	Landlord	1	\$1,795.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2016.	-	\$179.00	10.0%	12/1/2018	Binding	Agreement prior to hearing	\$179.00	10.0%
NOV 2018	RI1175	Landlord	1	\$1,180.00	Water, trash, & electric	DNP	DNP	DNP	Effective 2017: \$56.74 (4.8%)	Effective 2014: \$24.60 (2.4%)	\$177.00	15.0%	1/1/2019	Binding	Agreement prior to hearing	\$177.00	15.0%
NOV 2018	RI1176	Landlord	1	\$1,695.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2016.	-	\$254.00	15.0%	1/1/2019	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1177	Landlord	1	\$1,650.00	Water, trash, & electric	0	2	0	No increase since tenancy began in 2017.	-	\$247.00	15.0%	1/1/2019	Binding	T failed to appear at RRAC	\$247.00	15.0%
NOV 2018	RI1178	Landlord	DNP	\$1,700.00	Water, trash, & electric	DNP	DNP	DNP	DNP	DNP	\$170.00	10.0%	12/1/2018	Binding	Withdrawn	\$0.00	0.0%

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							
NOV 2018	RI1179	Landlord	1	\$1,695.00	Water, trash, & electric	DNP	DNP	DNP	No increase since tenancy began in 2016.	-	\$169.00	10.0%	12/1/2018	Binding	RRAC hearing; decision rendered	\$85.00	5.0%
NOV 2018	RI1164.1	Landlord	2	\$2,000.00	Water, trash, & electric	0	2	0	No increase since tenancy began in 2017.	-	\$300.00	15.0%	1/1/2019	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1154.1	Landlord	1	\$1,100.00	Gas, water, electricity, garbage, recycling	0	2	0	Effective 2015: \$50.00 (5.0%)	Effective 2014: \$25.00 (2.4%)	\$725.37	65.9%	12/15/2018	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1180	Landlord	1	\$1,500.00	Water, garbage, recycling	0	3	2	Effective 2018: \$100.00 (7.1%)	Effective 2017: \$100.00 (7.6%)	\$100.00	6.7%	1/1/2019	Binding	Agreement prior to hearing	\$100.00	6.7%
NOV 2018	RI1162.1	Landlord	1	\$1,674.00	Gas, water, electricity, garbage, recycling, security, pool, gym, children's center	DNP	DNP	DNP	Effective 2017: \$79.00 (5.0%)	-	\$251.00	15.0%	1/1/2019	Binding	Withdrawn	\$0.00	0.0%
NOV 2018	RI1181	Tenant	1	\$1,761.90	Water, garbage, recycling, sewer, storage	0	1	0	Effective 2017: \$83.90 (5.0%)	Effective 2016: \$123.00 (7.9%)	\$87.10	4.9%	11/16/2018	Binding	RRAC hearing; agreement reached	\$87.10	4.9%
NOV 2018	RI1182	Landlord	2	\$2,250.00	Garbage, recycling, off-street parking	0	2	0	Effective 2017: \$200.00 (9.8%)	Effective 2016: \$150.00 (7.9%)	\$200.00	8.9%	12/1/2018	Binding	Agreement prior to hearing	\$200.00	8.9%
NOV 2018	RI1183	Tenant	2	\$1,523.00	Garbage, recycling	DNP	1	1	Effective 2017: \$59.00 (4.0%)	Effective 2016: \$69.00 (4.9%)	\$76.00	5.0%	12/1/2018	Binding	T failed to appear at RRAC	\$76.00	5.0%
NOV 2018	RI1185	Tenant	1	\$2,725.00	Water, garbage, recycling	0	2	0	Effective 2017: \$125.00 (4.8%)	-	\$136.00	5.0%	12/1/2018	Binding	Agreement prior to hearing	\$0.00	0.0%

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+)
NOV 2018	2709 SANTA CLARA AVE	No cause	New tenant rent limit: \$3,780	\$15,995.00	3 years, 1 months	\$ 3,600.00	Gardener	4	0	3	0
NOV 2018	1539 VERDI ST, UNIT A	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$7,555.00	9 years, 0 months	\$ 1,490.00	Water, garbage & parking	4	1	1	0
NOV 2018	1539 VERDI ST, UNIT B	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$8,295.00	14 years, 5 months	\$ 1,675.00	Water, garbage & parking	4	0	2	0
NOV 2018	933 SHORE LINE DR #106	No cause	New tenant rent limit: \$2,047.50	\$9,395.00	11 years, 2 months	\$ 1,950.00	Water, garbage & parking	2	0	0	1
NOV 2018	2257 BUENA VISTA AVE	No cause	New tenant rent limit: \$1,701	\$3,215.00	0 years, 11 months	\$ 1,620.00	Garbage	2	0	1	0