

RENT STABILIZATION PROGRAM



OCTOBER 2018 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 WORKSHOPS	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				
DEC 2018				
JAN 2018				
FEB 2019				
MAR 2019				
APR 2019				
MAY 2019				
JUN 2019				
TOTAL	979	3,024	50	6,236

Activities

Distributed open RRAC seat flyer with Alameda Chamber of Commerce	Announcement of RRAC open seat shared with Alameda Renters Coalition	Program services information provided to Buena Vista United Methodist Church	Information on open RRAC seat featured in the East Bay Association of Realtors Alameda Chapter newsletter
Program services information shared at Senior Service Action Team meeting			Information about program services shared at Alameda County Community Action Plan meeting
Provided information and outreach materials Family Law Violence Center	Provided information and outreach materials Alameda County Family Justice Center	Program information is now available on HUD website: www.hud.gov/states/california/renting/tenantrights	Program information shared at the American Association of University Women

Capital Improvement Plan Submissions

One Capital Improvement Plan received conditional approval.

Rent Increase Submissions

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

Average **Noticed** Rent Increase

\$330.38 (22.6%)

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	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL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
JUL 2018					
DEC 2018					
JAN 2018					
FEB 2019					
MAR 2019					
APR 2019					
MAY 2019					
JUN 2019					
TOTAL	2	52	48	10	112

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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN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	0	11	1	1	20	4	13	0	2	2
AUG 2018	0	0	0	0	6	4	19	0	0	0
SEPT 2018	0	1	1	0	1	1	3	0	1	0
OCT 2018	4	0	1	0	1	2	1	2	0	2
NOV 2018										
DEC 2018										
JAN 2018										
FEB 2019										
MAR 2019										
APR 2019										
MAY 2019										
JUN 2019										
TOTAL	4	12	3	1	28	11	36	2	3	4

RRAC SUMMARY

AGREEMENT(S)

Hearing Date: November 7, 2018

- **Submission 1143: 2-bedroom unit at base rent \$1,200.00**
 - Rent increase offer: \$100.00 (8.3%)
 - Outcome: Parties agreed to \$100.00 (8.3%) increase.
- **Submission 1144: 2-bedroom unit at base rent \$1,200.00**
 - Rent increase offer: \$100.00 (8.3%)
 - Outcome: Parties agreed to \$100.00 (8.3%) increase.
- **Submission 1145: 2-bedroom unit at base rent \$1,200.00**
 - Rent increase offer: \$100.00 (8.3%)
 - Outcome: Parties agreed to \$100.00 (8.3%) increase.
- **Submission 1147: 2-bedroom unit at base rent \$1,200.00**
 - Rent increase offer: \$100.00 (8.3%)
 - Outcome: Parties agreed to \$100.00 (8.3%) increase.

DECISION(S)

Hearing Date: November 7, 2018

- **Submission 1152: 2-bedroom unit at base rent \$1,500.00**
 - **Rent increase offer:** \$1,400.00 (93.3%)
 - **Outcome:** RRAC rendered a decision of a \$300.00 increase for nine months, followed by additional increase of \$900.00 for next three months

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						
DEC 2018						
JAN 2018						
FEB 2019						
MAR 2019						
APR 2019						
MAY 2019						
JUN 2019						
TOTAL	15	8	1	3	1	28

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
\$9,690	2	0	0

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							
OCT 2018	RI1143	Landlord	2	\$1,200.00	Water, parking, cable TV	0	2	0	Effective 2015: \$100.00 (9.1%)	-	\$100.00	8.3%	11/1/2018	Non-exempt	RRAC hearing; agreement reached	\$100.00	8.3%
OCT 2018	RI1144	Landlord	2	\$1,200.00	Water, parking, cable TV	0	1	0	Effective 2015: \$100.00 (9.1%)	-	\$100.00	8.3%	11/1/2018	Non-exempt	RRAC hearing; agreement reached	\$100.00	8.3%
OCT 2018	RI1145	Landlord	2	\$1,200.00	Water, parking, cable TV	0	2	0	Effective 2015: \$100.00 (9.1%)	-	\$100.00	8.3%	11/1/2018	Non-exempt	RRAC hearing; agreement reached	\$100.00	8.3%
OCT 2018	RI1146	Landlord	2	\$1,200.00	Water, parking, cable TV	0	2	0	Effective 2017: \$100.00 (8.3%)	Effective 2015: \$100.00 (9.1%)	\$100.00	8.3%	11/1/2018	Non-exempt	T failed to appear at RRAC	\$100.00	8.3%
OCT 2018	RI1147	Landlord	2	\$1,200.00	Water, parking, cable TV	0	3	0	Effective 2015: \$100.00 (9.1%)	-	\$100.00	8.3%	11/1/2018	Non-exempt	RRAC hearing; agreement reached	\$100.00	8.3%
OCT 2018	RI1148	Landlord	2	\$1,200.00	Water, parking, cable TV	0	1	0	Effective 2017: \$100.00 (8.3%)	Effective 2015: \$100.00 (9.1%)	\$100.00	8.3%	11/1/2018	Non-exempt	T failed to appear at RRAC	\$100.00	8.3%
OCT 2018	RI1137.2	Landlord	2	\$1,627.00	Garage	0	0	2	Effective 2017: \$77.00 (5.0%)	Effective 2016: \$100.00 (6.9%)	\$773.00	47.5%	11/20/2018	Non-exempt	Agreement prior to hearing	\$773.00	47.5%
OCT 2018	RI1149	Landlord	2	\$1,155.00	Water, parking	1	5	0	Effective 2016: \$55.00 (5.0%)	-	\$300.00	26.0%	1/1/2018	Non-exempt	Pending	Pending	Pending
OCT 2018	RI1150	Landlord	1	\$1,825.00	Garbage, recycling, garage	0	1	0	Effective 2017: \$175.00 (10.6%)	-	\$125.00	6.8%	11/1/2018	Non-exempt	Agreement prior to hearing	\$125.00	6.8%
OCT 2018	RI1151	Landlord	3	\$2,637.00	Pet	0	4	0	Effective 2017: \$432.00 (19.5%)	Effective 2016: \$105.00 (5.0%)	\$432.00	16.4%	12/1/2018	Exempt	Agreement prior to hearing	\$432.00	16.4%
OCT 2018	RI1152	Landlord	2	\$1,500.00	Garage	0	2	0	Effective 2015: \$300.00 (25.0%)	-	\$1,400.00	93.3%	11/23/2018	Exempt	RRAC hearing; decision rendered	\$525.00	35.0%

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+)
OCT 2018	1301 SAINT CHARLES ST	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,445.00	1 year	\$ 4,850.00	Water & garbage	4	3	1	0
OCT 2018	2923 MARINA DR	No cause	New tenant rent limit: \$2976.50	\$12,935.00	2 years, 4 months	\$ 2,835.00	n/a	4	0	3	0