



Monthly News & Updates

For more information, check out the [Informational Brochure](#), [Information Packet](#), or the list of [Frequently Asked Questions](#) on our website!

To submit an inquiry, please click [here](#).

Legal Advice Offered Regarding Ordinance no. 3148

The City of Alameda passed a Rent Stabilization Ordinance March 1, 2016 that was affirmed by voters with the recent passage of Measure L1. Under the City's Ordinance, Alameda renters are offered a number of protections pertaining to annual rent increases, lease terms, and wrongful evictions.

If you would like additional information regarding a tenancy, feel you have been wrongfully evicted, or feel threatened or retaliated against, lawyers from the City Attorney's Office and staff from the Alameda Housing Authority's Rent Program will be available to the public before the next City Council meeting. City staff will provide information on the City's Ordinance and relocation benefits as well as take information and complaints to ensure compliance with the City's Ordinance.

What: Legal and Rent Program assistance to Alameda renters from the Alameda City Attorney's Office and the Alameda Housing Authority

When: Tuesday, December 6, 2016 from 5:00-8:00 p.m.

Where: City Hall, 2263 Santa Clara Avenue, Room 360

Bring: If possible, please bring lease agreement, rent increase and/or eviction notices, and any other relevant documentation

To submit an inquiry about a rent increase or termination of tenancy notice you have received, please visit: <http://www.alamedarentprogram.org/tenant-resources/>

To register to attend an upcoming informational workshop about the Rent Stabilization Ordinance, please visit: <http://www.alamedarentprogram.org/informational-workshops>.

To contact the Alameda City Attorney's Office, please call (510) 747-4750 or email jkern@alamedacityattorney.org.

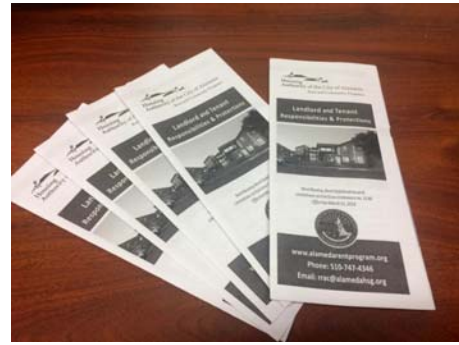
To contact the Alameda Rent Program at the Housing Authority of the City of Alameda, please call (510) 747-4346 or email rrac@alamedahs.org.

What is the RRAC?

The Rent Review Advisory Committee (RRAC) is made up of five Alamedan volunteers: two landlords, two tenants, and one homeowner. These members review rent increases in the City of Alameda.

Members are not advocates for tenants and landlords, rather the Committee acts as a third party mediator for rent increase disputes.

For more information on the process, factors considered by the Committee, current members, and more, click [here!](#)



Frequently Asked Questions

Q: What specific language from Ordinance no. 3148 must be included with a rent increase?

A: *For rent increases less than or equal to 5%*, the language from Section 6-58.60 or Form [RP-02](#) must be included with the rent increase. Additionally, if it is the first rent increase since March 31, 2016, the landlord must offer a tenant a one year lease (Section 6-58.35).

For rent increases greater than 5%, the language from Section 6-58.65 or Form [RP-03](#) must be used. Additionally, if it is the first rent increase since March 31, 2016, the landlord must offer a tenant a one year lease (Section 6-58.35). Landlords must file the rent increase notice and [Form RP-04](#) with the Program Administrator within 15 days after serving the rent increase to the tenant. Please note that any rent increase offer above 5% must be filed with the Program Administrator. For example, if a 12-month lease option is offered below 5% and the same rent increase also offers a month-to-month option above 5%, the rent increase must be filed with the Program Administrator.

Q: Can a tenant request a review of a rent increase if the increase is equal to or less than 5%?

A: Yes! Tenants may use [Form RP-01](#) to request a review of a rent increase less than or equal to 5% before the City's Rent Review Advisory Committee. The Committee will facilitate a discussion between a tenant and a landlord to resolve rent disputes. If no agreement is reached, the Committee will make a non-binding recommendation as to the amount of the rent increase.

