



**Housing
Authority** of the City of Alameda
Rent and Community Programs



Alameda Rent Program

Monthly Report – January 2018

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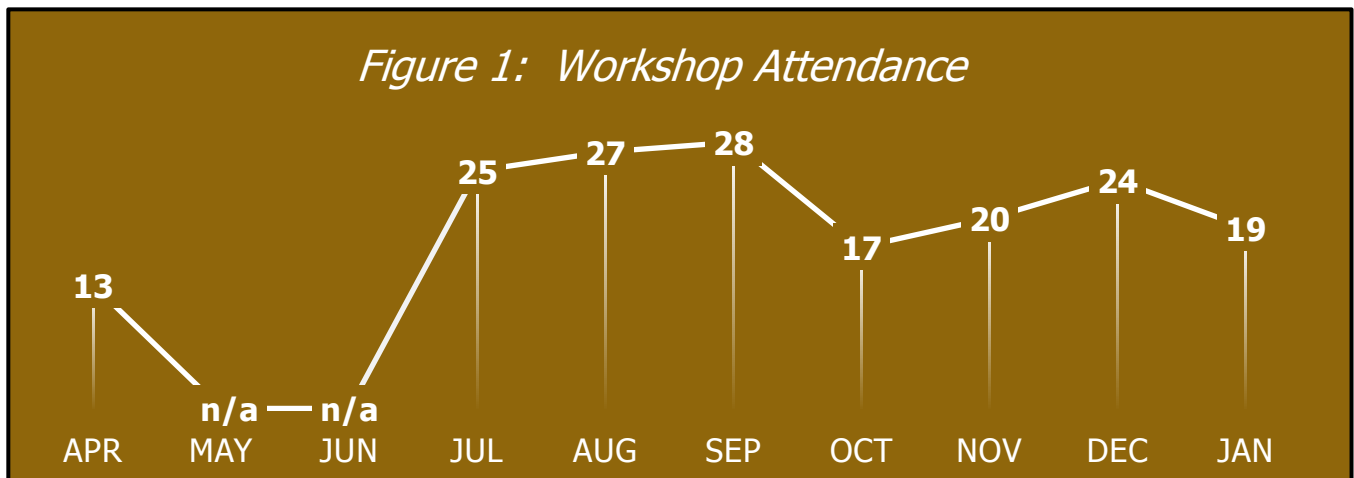
Outreach

Public Contacts

- **112 unique client contacts**
- After an initial inquiry was received, staff had **an average of 3 contacts with each client** to resolve the inquiry. (Total follow-up communications = 358)

Educational Workshops

- The Rent Program offers two unique workshops on the following topics:
 - Rent Increases
 - Terminations of Tenancy
- Educational workshops are generally available twice per month during daytime and evening hours.
- Total January attendees = 19 individuals



Outreach Activities

- Information workshops are now available as a free online video.
- Translated Rent Stabilization Program announcements were published in the Asian Journal, Vision Hispana and Sing Tao Daily.
- A Rent Stabilization Program announcement was published in the Alameda Journal.
- An online newsletter was published concerning buying and selling rental properties.
- An article on buying and selling rental properties was featured in the East Bay Association of Realtors Alameda Chapter newsletter.

Rent Increases (View Exhibit 1 for details)

NOTE: Submissions included in this monthly report are those filed between the 11th of the previous month through the 10th of the month identified in this report. This timeline is based on the Rent Review Advisory Committee (RRAC) hearing schedule.

a). Total submissions = 14

Invalid submissions = 4

- Submissions that do not meet City requirements are not eligible for RRAC hearings.
- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.

Submissions eligible for a RRAC hearing = 10

Figure 2: Rent increase submissions eligible for a RRAC hearing

Rent increase offer	Multi-family units built before Feb '95	Other units	Total
<i>MONTHLY DATA</i>			
0-5% rent increase	3	0	3
>5-10% rent increase	4	0	4
>10% rent increase	3	0	3
Dual option* rent increase	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
0-5% rent increase	13	0	13
>5-10% rent increase	27	8	35
>10% rent increase	29	10	39
Dual option* rent increase	45	0	45
* Dual option offers tenants the choice between different rent increase amounts for a 12-month lease and month-to-month agreement			

b). Submissions reviewed by RRAC = 1

January submissions were scheduled for review at the following month's RRAC meeting:

February 5, 2018 RRAC Regular Meeting

- **One (1) submission subject to a non-binding decision was reviewed by RRAC:**
 - Submission 931.2: 2-bedroom apartment at base rent \$1,950
 - Rent increase offer: \$97.50 (5.0%), for a total rent of \$2,047.50
 - Outcome: RRAC rendered a non-binding decision of a \$97.50 (5.0%) rent increase. Parties have the option to accept or appeal the decision. Results of any appeals filed will be reported when the information becomes available.

Figure 3: Submissions reviewed by RRAC

RRAC review results		Multi-family units built before Feb '95	Other units	Total
<i>MONTHLY DATA</i>				
Parties reach agreement at RRAC meeting		0	0	0
RRAC members render a decision	Binding	0	0	0
	Non-Binding	1	0	1
<i>CUMULATIVE DATA (Apr '17 – to date)</i>				
Parties reach agreement at RRAC meeting		5	1	6
RRAC members render a decision	Binding	4	0	4
	Non-Binding	2	4	6

c). Results from RRAC decision petitions & appeals = 1

- One (1) petition of a RRAC decision was heard by a Rent Dispute Hearing Officer
 - Submission 872.1: 1 bedroom multi-family unit at base rent \$1,100
 - Rent increase request: \$650 (59.1%), to a total rent of \$1,750
 - RRAC decision: RRAC rendered a decision of a \$100 (9.1%) rent increase from \$1,100 to \$1,200.
 - Hearing officer decision: Hearing officer rendered a decision of a \$100 (9.1%) rent increase from \$1,100 to \$1,200.

d). Eligible submissions not reviewed by RRAC = 9

Figure 4: Eligible submissions not reviewed by RRAC

Outcome	Multi-family units built before Feb '95	Other units	Total
<i>MONTHLY DATA</i>			
Agreement: Less than increase offered	3	0	3
Agreement: Same increase as offered	5	0	5
Request for review withdrawn	1	0	1
Tenant did not attend RRAC	0	0	0
Tenant decided to move	0	0	0
Postponed	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
Agreement: Less than increase offered	14	0	14
Agreement: Same increase as offered	31	12	43
Request for review withdrawn	2	0	2
Tenant did not attend RRAC	23	8	31
Tenant decided to move	46	1	47

Terminations of Tenancy (View Exhibit 2 for details)

NOTE: The termination of tenancy review process includes examination of any rent increase imposed over the previous 12 months.

Total submissions = 11

Withdrawn termination notices = 5

- Notices are withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
 - Five (5) terminations were invalid for failure to file by the required deadline.

Submissions in compliance with City requirements = 6

GROUNDINGS FOR TERMINATION

- One (1) terminations for "Owner Move-In"
- Five (5) terminations for "No Cause"

RELOCATION ASSISTANCE

Relocation assistance is calculated based on monthly rent and length of tenancy.

- Relocation assistance ranged from \$5,395.00 – \$13,595.00
- Length of tenancy details:
 - Three (3) notices were served on tenants residing in their unit for 0-5 years
 - Three (3) notices were served on tenants residing in their unit for 6-10 years

Figure 5: Submissions in compliance with City requirements

GROUNDINGS FOR TERMINATION	MONTHLY DATA	CUMULATIVE DATA (Apr '17 – to date)
No Cause	5	28
Owner Move-In	1	31
Withdrawal from Rental Market	0	13
Other	0	5
Total	6	77

Capital Improvement Plans

Total submissions = 0

Invalid Submissions = 0

Valid Submissions = 0

Exhibit 1 - Rent increase submissions in compliance with City requirements

Submission month	Submission number	Individual submitting review	Unit	Base Rent	Included with rent	# of tenants	Rent increase history		Rent increase offer	Rent increase effective	3rd party decision	Outcome
							Prior increase #1	Prior increase #2				
JAN 2018	RI931.2	Tenant	2 bedroom	\$ 1,950.00	Water	3	No increase since tenancy began 2016	-	\$97.50 (5.0%)	1/1/2018	Non-binding	RRAC decision at 2/5/18 mtg: \$97.50 (5.0%)
JAN 2018	RI976	Landlord	2 bedroom	\$ 1,660.00	Water, garbage	4	Effective 2017: \$200.00 (13.7%)	Effective 2016: \$100.00 (7.4%)	\$140.00 (8.4%)	3/1/2018	Binding	No RRAC hearing. Agreement: \$0.00 (0.0%)
JAN 2018	RI977	Landlord	2 bedroom	\$ 1,650.00	Water, garbage	2	Effective 2017: \$100.00 (6.5%)	Tenancy began 2016	\$150.00 (9.1%)	3/1/2018	Binding	No RRAC hearing. Agreement: \$150.00 (9.1%)
JAN 2018	RI978	Landlord	2 bedroom	\$ 1,643.00	Water, parking	2	Effective 2017: \$78.00 (5.0%)	Effective 2015: \$115.00 (7.9%)	\$407.00 (24.8%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$307.00 (18.7%)
JAN 2018	RI979	Tenant	1 bedroom	\$ 2,100.00	Water	2	No increase since tenancy began 2016	-	\$105.00 (5.0%)	1/1/2018	Non-binding	Withdrawn
JAN 2018	RI974.1	Landlord	2 bedroom	\$ 1,400.00	None	2	No increase since tenancy began 2016	-	\$200.00 (14.3%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$200.00 (14.3%)
JAN 2018	RI975.1	Landlord	2 bedroom	\$ 1,300.00	None	2	Effective 2015: \$125.00 (10.6%)	Tenancy began 2007	\$200.00 (15.4%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$200.00 (15.4%)
JAN 2018	RI958.1	Tenant	2 bedroom	\$ 1,837.50	Gas, water, parking, elevator	2	Effective 2017: \$87.50 (5.0%)	Effective 2016: \$150.00 (9.4%)	\$91.50 (5.0%)	2/1/2018	Non-binding	No RRAC hearing. Agreement: \$91.50 (5.0%)
JAN 2018	RI982	Landlord	1 bedroom	\$ 1,512.50	Gas, electricity, parking	2	Effective 2016: \$137.50 (10.0%)	Effective 2015: \$125.00 (10.0%)	\$151.25 (10.0%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$72.60 (5.0%)
JAN 2018	RI983	Landlord	1 bedroom	\$ 1,732.00	Water, parking	5	Effective 2017: \$82.00 (5.0%)	Effective 2016: \$100.00 (6.1%)	\$368.00 (21.3%)	3/1/2018	Binding	No RRAC hearing. Agreement: \$75.62 (5.0%)

Exhibit 2 - Termination submissions in compliance with City requirements

Filing Date	Submission month	Submission number	Address	Grounds for termination	Termination Unit Restrictions	Relocation Assistance	Bedrooms	Date Tenancy Began	Base Rent	Utilities Include with Rent	Tenants (Ages 0-17)	Tenants (Ages 18-61)	Tenants (Ages 62+)
1/2/2018	JAN 2018	TN00172	315 Lincoln Avenue Unit A	Notice to Vacate "No Cause"	New tenant rent limit: \$1,575.00	\$7,553.00	3	1/1/2014	\$1,500.00	n/a	2	2	0
1/6/2018	JAN 2018	TN00173	2264 San Jose Avenue Unit F	Notice to Vacate "No Cause"	New tenant rent limit: \$1,075.00	\$5,593.00	1	1/12/2008	\$1,024.00	Gas, electricity, water, garbage	0	1	0
1/9/2018	JAN 2018	TN00175	641 Centre Court	Notice to Vacate "No Cause"	New tenant rent limit: \$3,087.00	\$13,355.00	2	10/10/2014	\$2,940.00	n/a	0	2	0
1/11/2018	JAN 2018	TN00176	2622 Clay Street	Notice to Vacate "No Cause"	New tenant rent limit: \$2,598.75	\$11,495.00	2	4/1/2010	\$2,475.00	n/a	0	4	0
1/25/2018	JAN 2018	TN00171	305 Fair Haven Road	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$5,395.00	4	3/17/2017	\$3,800.00	Parking	0	6	1
1/27/2018	JAN 2018	TN00179	3313 Eugenia Court	Notice to Vacate "No Cause"	New tenant rent limit: \$3,255.00	\$13,595.00	3	8/30/2008	\$3,100.00	Gas, electricity, water, garbage	0	1	0