



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



Alameda Rent Program

Monthly Report – February 2018

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Table of Contents

I.	Outreach.....	2
II.	Rent Increases	
	a. Total submissions.....	3
	b. Submissions reviewed by RRAC.....	3
	c. Results from RRAC decision petitions & appeals.....	4
	d. Eligible submissions not reviewed by RRAC.....	4
III.	Terminations of Tenancy.....	5
IV.	Capital Improvement Plans.....	5
V.	Exhibits	
	Exhibit 1 – Rent increase submissions in compliance with City requirements.....	6
	Exhibit 2 – Termination submissions in compliance with City requirements.....	7

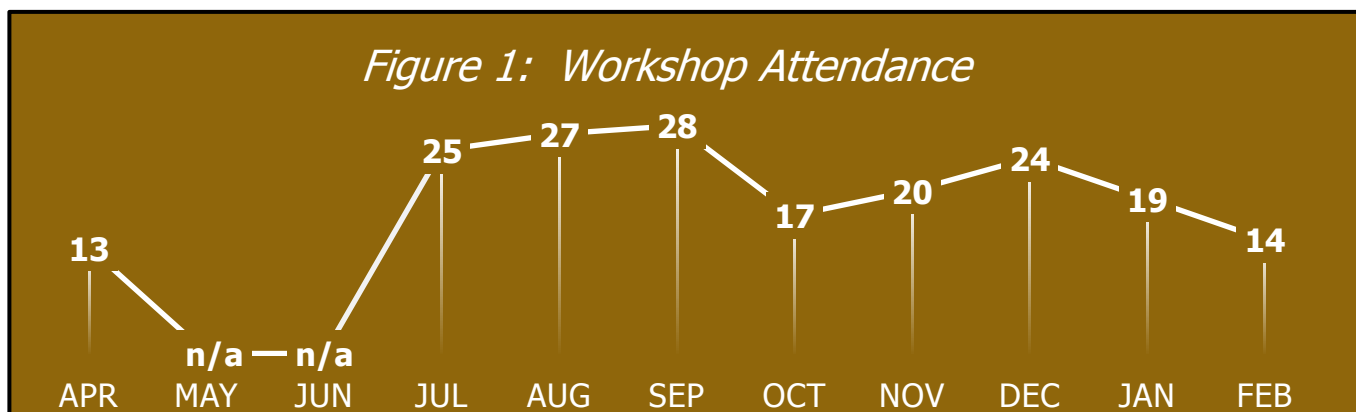
Outreach

Public Contacts

- **136 unique client contacts**
- After an initial inquiry was received, staff had **an average of 4 contacts with each client** to resolve the inquiry. (Total follow-up communications = approximately 554)

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 February attendees = 14 individuals



Outreach Activities

- 24/7 answering service now available.
- Online submission to request a rent increase review now available.
- A Rent Stabilization Program announcement was published in the Alameda Sun and a translated announcement was published in the Ba Mo magazine.
- Free Fair Housing Trainings were promoted for Spring 2018:
 - E-newsletter
 - City of Alameda and Rent Program websites
 - Shared with local social service organizations
 - 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 = 17

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- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 13

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	2	0	2
>5-10% rent increase	3	0	3
>10% rent increase	5	3	8
Dual option* rent increase	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
0-5% rent increase	15	0	15
>5-10% rent increase	30	8	38
>10% rent increase	34	13	47
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). February submissions were scheduled for review at the following month's RRAC meeting: **March 5, 2018 RRAC Regular Meeting**

- **One (1) submission subject to a binding decision was reviewed by RRAC:**
 - Submission 984: 2-bedroom apartment at base rent \$1,732
 - Rent increase offer: \$368 (21.3%), for a total rent of \$2,100
 - Outcome: RRAC rendered a binding decision of a \$168 (9.7%) 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	1	0	1
	Non-Binding	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>				
Parties reach agreement at RRAC meeting		5	1	6
RRAC members render a decision	Binding	5	0	5
	Non-Binding	2	4	6

c). Results from RRAC decision petitions & appeals = 0

d). Eligible submissions not reviewed by RRAC = 12

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	6	0	6
Agreement: Same increase as offered	3	3	6
Request for review withdrawn	0	0	0
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	20	0	20
Agreement: Same increase as offered	34	15	47
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 = 10

Withdrawn termination notices = 2

- Notices are withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
 - One (1) terminations was invalid for failure to file by the required deadline.
 - One (1) termination was invalid for invalid allowable grounds.

Submissions in compliance with City requirements = 8

GROUNDINGS FOR TERMINATION

- Five (5) terminations for "Owner Move-In"
- Three (3) terminations for "No Cause"

RELOCATION ASSISTANCE

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

- Relocation assistance ranged from \$5,995.00 – \$12,328.33
- Length of tenancy details:
 - Four (4) notices were served on tenants residing in their unit for 0-5 years
 - Four (4) 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	3	31
Owner Move-In	5	36
Withdrawal from Rental Market	0	13
Other	0	5
Total	8	85

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				
FEB 2018	RI984	Landlord	2 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	RRAC decision at 3/5/18 mtg: \$168.00 (9.7%)
FEB 2018	RI986	Landlord	3 bedroom	\$ 1,930.00	Water, pool	2	Effective 2017: \$70.00 (3.8%)	Effective 2015: \$80.00 (4.5%)	\$770.00 (39.9%)	4/1/2018	Non-binding	No RRAC hearing. Agreement: \$770.00 (39.9%)
FEB 2018	RI988	Landlord	3 bedroom	\$ 2,800.00	None	4	Effective 2017: \$100.00 (3.7%)	-	\$600.00 (21.4%)	4/1/2018	Non-binding	No RRAC hearing. Agreement: \$600.00 (21.4%)
FEB 2018	RI990	Landlord	2 bedroom	\$ 1,850.00	None	1	Effective 2017: \$200.00 (12.1%)	-	\$150.00 (8.1%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$150.00 (8.1%)
FEB 2018	RI991	Landlord	1 bedroom	\$ 1,350.00	None	1	Effective 2017: \$200.00 (17.4%)	-	\$150.00 (11.1%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$150.00 (11.1%)
FEB 2018	RI992	Landlord	2 bedroom	\$ 1,230.00	None	1	Effective 2017: \$80.00 (7.0%)	Effective 2016: \$50.00 (4.5%)	\$170.00 (13.8%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$60.00 (4.9%)
FEB 2018	RI993	Landlord	2 bedroom	\$ 1,272.00	None	1	Effective 2017: \$72.00 (6.0%)	Effective 2014: \$50.00 (4.3%)	\$128.00 (10.1%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$65.00 (5.1%)
FEB 2018	RI994	Landlord	1 bedroom	\$ 1,100.00	None	1	Effective 2017: \$100.00 (10.0%)	Effective 2016: \$50.00 (5.3%)	\$100.00 (9.1%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$50.00 (4.5%)
FEB 2018	RI995	Landlord	3 bedroom	\$ 2,152.50	None	4	Effective 2017: \$102.50 (5.0%)	Effective 2016: \$100.00 (5.1%)	\$347.50 (16.1%)	4/1/2018	Non-binding	No RRAC hearing. Agreement: \$347.50 (16.1%)
FEB 2018	RI996	Landlord	2 bedroom	\$ 1,525.00	None	2	Effective 2017: \$125.00 (8.9%)	Effective 2014: \$100.00 (7.7%)	\$175.00 (11.5%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$125.00 (8.2%)
FEB 2018	RI997	Landlord	1 bedroom	\$ 1,100.00	None	2	Effective 2017: \$100.00 (10.0%)	Effective 2014: \$50.00 (5.3%)	\$100.00 (9.1%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$50.00 (4.5%)
FEB 2018	RI998	Tenant	3 bedroom	\$ 1,950.00	Water, garage	2	Effective 2016: \$50.00 (2.6%)	Effective 2016: \$100.00 (5.6%)	\$95.00 (4.9%)	3/1/2018	Non-binding	No RRAC hearing. Agreement: \$50.00 (2.6%)
FEB 2018	RI1000	Tenant	1 bedroom	\$ 1,635.00	Water, parking	1	Effective 2017: \$60.00 (3.8%)	Effective 2016: \$75.00 (5.0%)	\$80.00 (4.9%)	3/1/2018	Non-binding	No RRAC hearing. Agreement: \$80.00 (4.9%)

Exhibit 2 - Termination submissions in compliance with City requirements

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+)
FEB 2018	TN00180	3276 Washington Street	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$10,395.00	3	3/8/2008	\$2,200.00	n/a	0	2	0
FEB 2018	TN00181	1609 Santa Clara Avenue Unit A	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$7,311.67	1	7/20/2014	\$1,440.00	Water	0	0	1
FEB 2018	TN00182	338 Haight Avenue	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$12,328.33	2	12/23/2013	\$2,700.00	n/a	1	2	0
FEB 2018	TN00174.1	958 Park Street Unit C	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$8,813.00	2	03/17/200	\$1,815.00	Water, garbage	0	1	0
FEB 2018	TN00177.1	1821 Union Street	Notice to Vacate "No Cause"	New tenant rent limit: \$1,155.00	\$5,995.00	3	6/8/2005	\$1,100.00	Water, garbage	0	1	0
FEB 2018	TN00183	3317 Willis Lane	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$11,395.00	2	2/8/2014	\$2,450.00	Water	0	0	1
FEB 2018	TN00178.1	1210 Ninth Street	Notice to Vacate "No Cause"	New tenant rent limit: \$2,546.25	\$10,915.00	3	6/1/2009	\$2,425.00	Water	0	2	0
FEB 2018	TN00186	1723 St. Charles Unit B	Notice to Vacate "No Cause"	New tenant rent limit: \$1,627.50	\$7,795.00	1	3/5/2012	\$1,550.00	Water, garbage	0	1	0