



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



Alameda Rent Program

Monthly Report – March 2018

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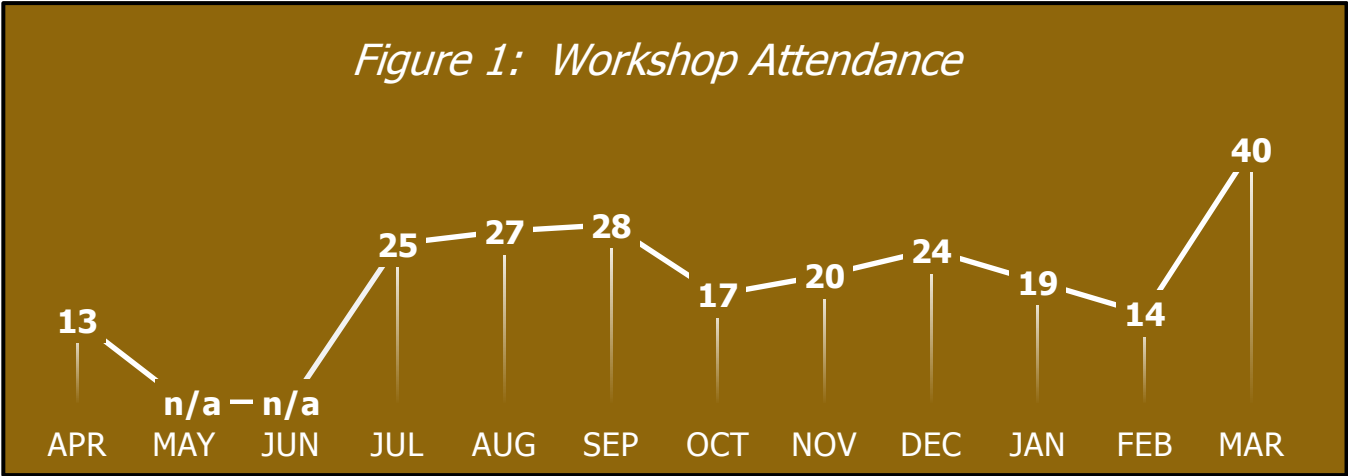
Outreach

Public Contacts

- **101 unique client contacts**
- After an initial inquiry was received, staff had **an average of 3 to 4 contacts with each client** to resolve the inquiry. (Total follow-up communications = 394)

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.
- Free training on Fair Housing was offered in March
- Total March attendees= 18 individuals at Rent Stabilization workshops;
22 individuals at Fair Housing training



Outreach Activities

- Fair housing and Rent Stabilization workshops published in Alameda Sun "local happenings"
- A Rent Stabilization Program announcement was send to every Alameda household through Alameda Municipal Power billing
- Fair Housing trainings shared with local social services organizations and City departments
- Staff shared announcements at City Council meeting about free Fair Housing trainings

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 = 7

- 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- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 7

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	1	3
>5-10% rent increase	4	0	4
>10% rent increase	0	0	0
Dual option* rent increase	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
0-5% rent increase	17	1	18
>5-10% rent increase	34	8	42
>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). Submissions reviewed by RRAC = 1

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

April 2, 2018 RRAC Regular Meeting

- **One (1) submission subject to a non-binding decision was reviewed by RRAC:**
 - Submission 1006: 2-bedroom unit at base rent \$1,770
 - Rent increase offer: \$85 (4.8%), for a total rent of \$1,855
 - Outcome: Parties came to an agreement at the RRAC hearing: Tenant agreed to the \$85 increase on the condition that the landlord made certain repairs or improvements to the property.

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		1	0	1
RRAC members render a decision	Binding	0	-	0
	Non-Binding	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>				
Parties reach agreement at RRAC meeting		6	1	7
RRAC members render a decision	Binding	5	-	5
	Non-Binding	2	4	6

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

d). Eligible submissions not reviewed by RRAC = 6

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	0	0	0
Agreement: Same increase as offered	4	0	4
Request for review withdrawn	0	0	0
Tenant did not attend RRAC	1	1	2
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	38	15	51
Request for review withdrawn	2	0	2
Tenant did not attend RRAC	24	9	33
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

Withdrawal of termination notices = 5

- A notice is withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
 - Three (3) deficient terminations notice withdrawn
 - Two (2) deficient terminations notices pending withdrawal

Submissions in compliance with City requirements = 5

GROUNDINGS FOR TERMINATION

- Two (2) 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 \$6,755.00 – \$11,995.00
- Length of tenancy details:
 - One (1) notice was served on a tenant residing in their unit for 0-5 years
 - Two (2) notices were served on tenants residing in their unit for 6-10 years
 - Two (2) notices were served on tenants residing in their unit for more than 10 years

Figure 5: Submissions in compliance with City requirements

GROUNDINGS FOR TERMINATION	MONTHLY DATA	CUMULATIVE DATA (Apr '17 – to date)
No Cause	3	34
Owner Move-In	2	38
Withdrawal from Rental Market	0	13
Other	0	5
Total	5	95

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				
MAR 2018	RI1006	Tenant	2 bedroom	\$ 1,770.00	Water, garbage, recycling	2	Effective 2017: \$81.50 (4.8%)	Effective 2015: \$153.50 (10.0%)	\$85.00 (4.8%)	4/1/2018	Non-binding	Agreement reached at 4.2.18 RRAC hearing: \$85.00 (4.8%)
MAR 2018	RI1008	Tenant	1 bedroom	\$ 2,135.00	Garbage, garage parking, elevator	2	Effective 2017: \$51.00 (2.5%)	Effective 2016: \$147.00 (7.8%)	\$104.00 (4.9%)	3/26/2018	Non-binding	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice.
MAR 2018	RI1002.1	Landlord	2 bedroom	\$ 900.00	Water, elevator	1	No increase since tenancy began 2005	-	\$90.00 (10.0%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$90.00 (10.0%)
MAR 2018	RI1003.1	Landlord	2 bedroom	\$ 800.00	Water, elevator	2	No increase since tenancy began 1989	-	\$80.00 (10.0%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$80.00 (10.0%)
MAR 2018	RI1004.1	Landlord	2 bedroom	\$ 1,050.00	Water, elevator	2	No increase since tenancy began 2014	-	\$105.00 (10.0%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$105.00 (10.0%)
MAR 2018	RI1005.1	Tenant	3 bedroom	\$ 3,045.00	Garage, pool	4	Effective 2017: \$145.00 (5.0%)	Effective 2016: \$250 (9.4%)	\$152.25 (5.0%)	4/1/2018	Non-binding	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice.
MAR 2018	RI1010	Landlord	1 bedroom	\$ 1,500.00	Lawn service	1	Effective 2016: \$50.00 (3.4%)	Effective 2014: \$25.00 (1.8%)	\$150.00 (10.0%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$150.00 (10.0%)

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+)
MAR 2018	TN00187	2155 Encinal Ave., Unit A	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,755.00	1	11/17/2010	\$1,290.00	Gas, water, parking	0	1	0
MAR 2018	TN00188	1442 Fernside Blvd.	Notice to Vacate "No Cause"	New tenant rent limit: \$2,205.00	\$9,995.00	2	5/8/2001	\$2,100.00	n/a	0	1	0
MAR 2018	TN00189	133 Santa Clara Ave.	Notice to Vacate "No Cause"	New tenant rent limit: \$1,984.50	\$9,155.00	2	1/2/2010	\$1,890.00	n/a	1	2	0
MAR 2018	TN00191	1166 Marianas Ln.	Notice to Vacate "No Cause"	New tenant rent limit: \$2,730.00	\$11,995.00	4	3/1/2005	\$2,600.00	Water	0	4	0
MAR 2018	TN00195	1531-1533 Lafayette St., Unit 2	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$8,121.68	2	2/1/2013	\$1,634.67	Water, garbage	1	2	0