



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



Alameda Rent Program

Monthly Report – April 2018

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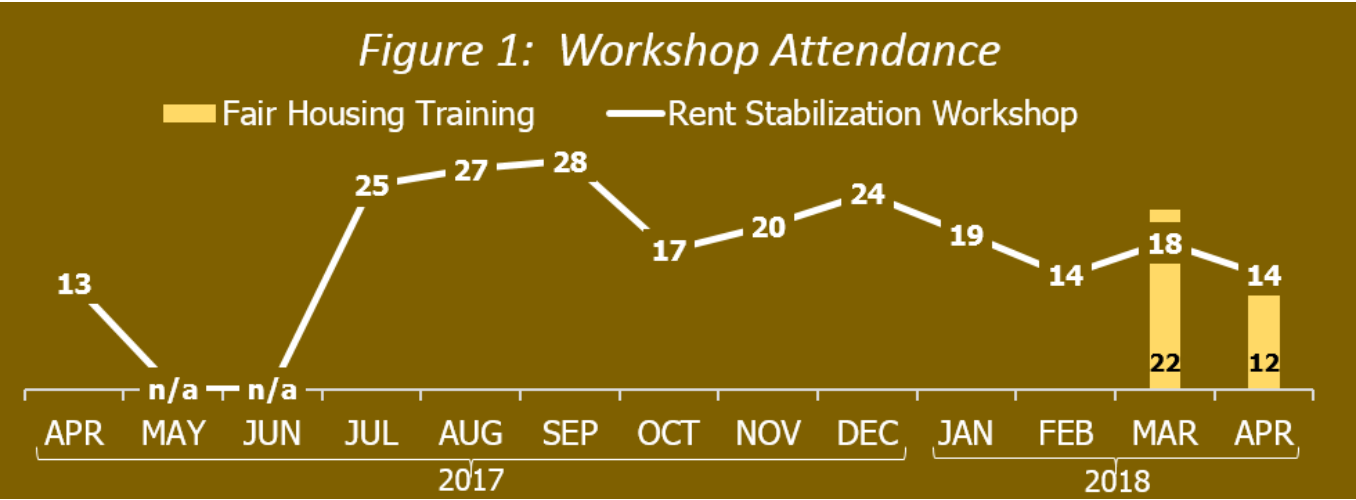
Outreach

Public Contacts

- **121 unique client contacts**
- After an initial inquiry was received, staff had **an average of 4 to 5 contacts with each client** to resolve the inquiry. (Total follow-up communications = 576)

Educational Workshops

- The Rent Stabilization Program offers unique workshops twice per month during daytime and evening hours on the following topics:
 - Rent increases;
 - Terminations of tenancy.
- The program is hosting four trainings on fair housing laws this spring.
- Total April attendees = 26 individuals at rent stabilization workshops;
12 individuals at fair housing training.



Outreach Activities

- Fair housing and rent stabilization workshops published in Alameda Sun “local happenings”.
- Fair housing training flyers circulated by local social services organizations.
- Program announcements published in the Asian Journal.
- Fair housing training and rent stabilization workshop information was sent to all owners and property managers with registered rental units.
- New mediation guide published online and shared with participants scheduled for Rent Review Advisory Committee (RRAC) hearings.

Rent Increases (View Exhibit 1 for details)

NOTE: This monthly report summarizes the submissions filed between March 11th and April 10th. This timeline is based on the Rent Review Advisory Committee (RRAC) hearing schedule.

a). Total submissions = 11

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- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 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 | 0 | 0 | 0 |
| >5-10% rent increase | 3 | 1 | 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 | 17 | 1 | 18 |
| >5-10% rent increase | 37 | 9 | 46 |
| >10% rent increase | 37 | 13 | 50 |
| 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

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

May 7, 2018 RRAC Regular Meeting

- **One (1) submission subject to a binding decision was reviewed by RRAC:**
 - Submission 1016: 2-bedroom unit at base rent \$1,565
 - Rent increase offer: \$106.25 (6.8%) (increase of \$78.25, plus approximately \$28.00/month for unbundling of part of the water bill), for a total rent of \$1,671.25
 - Outcome: Parties came to an agreement at the RRAC hearing: Tenant agreed to the \$106.25 increase, which includes 10% of the property's total water bill.

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 | | 7 | 1 | 8 |
| 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 | 1 | 0 | 1 |
| Agreement: Same increase as offered | 0 | 3 | 3 |
| Request for review withdrawn | 0 | 0 | 0 |
| Tenant did not attend RRAC | 1 | 0 | 1 |
| Tenant decided to move | 1 | 0 | 1 |
| Postponed | 0 | 0 | 0 |
| <i>CUMULATIVE DATA (Apr '17 – to date)</i> | | | |
| Agreement: Less than increase offered | 21 | 0 | 21 |
| Agreement: Same increase as offered | 38 | 18 | 56 |
| Request for review withdrawn | 2 | 0 | 2 |
| Tenant did not attend RRAC | 25 | 9 | 34 |
| Tenant decided to move | 47 | 1 | 48 |

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 = 7

Withdrawal of termination notices = 2

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

Submissions in compliance with City requirements = 5

GROUNDINGS FOR TERMINATION

- Two (2) terminations for "Owner Move-In"
- Two (2) terminations for "No Cause"
- One (1) termination for "Withdrawal from the Rental Market"

RELOCATION ASSISTANCE

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

- Relocation assistance ranged from \$7,491.00 – \$12,395.00
- Length of tenancy details:
 - One (1) notice was served on a tenant residing in their unit for 0-5 years
 - Three (3) notices were served on tenants residing in their unit for 6-10 years
 - One (1) notice was 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 | 2 | 36 |
| Owner Move-In | 2 | 40 |
| Withdrawal from Rental Market | 1 | 14 |
| 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 | | | | |
| APR 2018 | RI1013 | Landlord | Single-family home: 2 bedroom | \$ 1,548.75 | N/A | 4 | Effective 2017: \$73.75 (5.0%) | Effective 2016: \$125.00 (9.3%) | \$154.25 (10.0%) | 5/20/2018 | Non-binding | No RRAC hearing. Agreement: \$154.25 (10.0%) |
| APR 2018 | RI1012.1 | Landlord | Single-family home: 4 bedroom | \$ 4,295.00 | Garage, parking | 3 | No increase since tenancy began 2015 | - | \$1,205.00 (28.1%) | 6/1/2018 | Non-binding | No RRAC hearing. Agreement: \$1,205.00 (28.1%) |
| APR 2018 | RI1015 | Landlord | 2 bedroom | \$ 2,300.00 | Gas, water, electricity, garbage, recycling | 3 | Effective 2017: \$100.00 (4.5%) | - | \$118.00 (5.1%) | 6/1/2018 | Binding | Tenant decided to move. |
| APR 2018 | RI1016 | Landlord | 2 bedroom | \$ 1,565.00 | Gas, water, electricity, garbage, recycling | 1 | Effective 2017: \$69.00 (4.6%) | Effective 2016: \$71.00 (5.0%) | \$106.25 (6.8%) | 6/1/2018 | Binding | Agreement reached at 5.7.18 RRAC hearing: \$106.25 (6.8%) |
| APR 2018 | RI1017 | Landlord | 2 bedroom | \$ 1,565.00 | Gas, water, electricity, garbage, recycling | 2 | Effective 2017: \$69.00 (4.6%) | Effective 2016: \$71.00 (5.0%) | \$106.25 (6.8%) | 6/1/2018 | Binding | Tenant did not attend RRAC meeting. Increase is effective as stated in the notice. |
| APR 2018 | RI1018 | Landlord | 2 bedroom | \$ 1,680.00 | None | 4 | Effective 2017: \$80.00 (5.0%) | Effective 2016: \$200.00 (14.3%) | \$320.00 (19.0%) | 6/1/2018 | Non-binding | No RRAC hearing. Agreement: \$420.00 (25.0%), with \$300 abatement for first 11 months |
| APR 2018 | RI1019 | Landlord | 1 bedroom | \$ 1,750.00 | Garage, parking | 2 | No increase since tenancy began in 2012 | - | \$300.00 (17.1%) | 6/5/2018 | Non-binding | No RRAC hearing. Agreement: \$300.00 (17.1%) |

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+) |
|------------------|-------------------|---------------------------|-----------------------------------|---|-----------------------|----------|--------------------|------------|-----------------------------|---------------------|----------------------|--------------------|
| APR2018 | TN00192.1 | 3027 Linda Vista Ave. | Notice to Vacate "No Cause" | New tenant rent limit: \$2,976.75 | \$10,077.50 | 2 | 8/22/2015 | \$2,835.00 | Water | 1 | 2 | 0 |
| APR2018 | TN00197 | 331 Beach Rd., Unit A | Owner Move-In | Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year | \$7,491.00 | 2 | 1/1/1998 | \$1,474.00 | Water | 0 | 2 | 0 |
| APR2018 | TN00199 | 1410 Lincoln Ave. | Withdrawal From the Rental Market | Unit removed from rental market. | \$7,595.00 | 2 | 6/1/2010 | \$1,500.00 | n/a | 0 | 1 | 0 |
| APR2018 | TN00200 | 3231 Briggs Ave., Suite B | Notice to Vacate "No Cause" | New tenant rent limit: \$1,837.50 | \$8,595.00 | 2 | 6/1/2011 | \$1,750.00 | n/a | 0 | 3 | 0 |
| APR2018 | TN00202 | 974 High St. | Owner Move-In | Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year | \$12,395.00 | 3 | 1/24/2013 | \$2,700.00 | n/a | 2 | 2 | 0 |