



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



Alameda Rent Program

Monthly Report – May 2018

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Outreach

Public Contacts

- **212 unduplicated client contacts**
- **607 total duplicated client contacts** (Staff had an average of 3 contacts with each client to resolve the inquiry.)

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 will host four trainings on fair housing laws this spring.
- Total May attendees = 15 individuals at rent stabilization workshops;
9 individuals at fair housing training.



Outreach Activities

- Fair Housing Training announcement shared on City’s Facebook and Next Door.
- Fair Housing Training flyer circulated by local social services organizations.
- Rent Stabilization Program announcement shared in Affordable Housing Flyer.
- Fair housing and rent stabilization workshops published in Alameda Sun “local happenings”.
- Staff spoke at the Bay East Association of Realtors Local Government Relations committee meeting.

Rent Increases (View Exhibit 1 for details)

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

a). Total submissions = 13

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- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 9

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	7	0	7
>10% rent increase	2	0	2
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	44	9	53
>10% rent increase	39	13	52
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

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

June 6, 2018 RRAC Regular Meeting

- **One (1) submission subject to a binding decision was reviewed by RRAC:**
 - Submission 1025: 2-bedroom unit at base rent \$1,650.00
 - Rent increase offer: \$165.00 (10.0%) to a total rent of \$1,815.00, effective July 1, 2018
 - Outcome: RRAC decision: \$125.00 (7.6%) rent increase, imposed at stepped intervals; \$50.00 for six months, followed by an additional increase of \$75.00 for the next six months.

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	-	1
	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	6	-	6
	Non-Binding	2	4	6

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

d). Eligible submissions not reviewed by RRAC = 8

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	7	0	7
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	22	0	22
Agreement: Same increase as offered	45	18	63
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 = 15

Withdrawal of termination notices = 4

- 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
 - One (1) termination withdrawn after unit restrictions clarified

Submissions in compliance with City requirements = 11

GROUNDINGS FOR TERMINATION

- Six (6) 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 \$6,217.00 – \$16,058.33
- Length of tenancy details:
 - Six (6) 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
 - Three (3) 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	5	41
Owner Move-In	6	47
Withdrawal from Rental Market	0	14
Other	0	5
Total	11	107

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	Unit	Base Rent	Included with rent	# of tenants	Rent increase history		Rent increase offer	Rent increase	3rd party decision	Outcome
							Prior increase #1	Prior increase #2				
MAY 2018	RI1023	Landlord	2 bedroom	\$ 1,700.00	Water, laundry	2	Effective 2017: \$80.00 (4.9%)	Effective 2016: \$120.00 (8.0%)	\$170.00 (10.0%)	6/1/2018	Binding	No RRAC hearing. Agreement: \$120.00 (7.1%)
MAY 2018	RI1025	Landlord	2 bedroom	\$ 1,650.00	Laundry	1	Effective 2017: \$150.00 (10.0%)	Effective 2015: \$100.00 (7.1%)	\$165.00 (10.0%)	7/1/2018	Binding	RRAC decision at 6/6/18 mtg: \$50.00 (3.0%) for six months; additional \$75.00 (4.4%) for next six months
MAY 2018	RI1028	Landlord	2 bedroom	\$ 1,800.00	Gas, water, electricity, garbage, recycling, garage	4	Not available	Not available	\$300.00 (16.7%)	7/1/2018	Binding	No RRAC hearing. Agreement: \$300.00 (16.7%)
MAY 2018	RI1029	Landlord	2 bedroom	\$ 1,575.00	Gas, water, electricity, garbage, recycling, garage	1	No increase since tenancy began in 2006	-	\$525.00 (33.3%)	7/1/2018	Binding	No RRAC hearing. Agreement: \$525.00 (33.3%)
MAY 2018	RI1030	Landlord	1 bedroom	\$ 1,225.00	Water, electricity, garbage, recycling, garage, security, pool	1	No increase since tenancy began in 2012.	-	\$121.00 (9.9%)	7/1/2018	Binding	No RRAC hearing. Agreement \$121.00 (9.9%)
MAY 2018	RI1031	Landlord	2 bedroom	\$ 1,548.00	Water, electricity, garbage, recycling, garage, security, pool	1	No increase since tenancy began in 2011.	-	\$154.00 (9.9%)	7/1/2018	Binding	No RRAC hearing. Agreement: \$154.00 (9.9%)
MAY 2018	RI1032	Landlord	1 bedroom	\$ 1,323.00	Water, electricity, garbage, recycling, garage, security, pool	1	Effective 2015: \$75.00 (6.7%)	Tenancy began in 2012	\$132.00 (10.0%)	7/1/2018	Binding	No RRAC hearing. Agreement: \$132.00 (10.0%)
MAY 2018	RI1033	Landlord	2 bedroom	\$ 1,500.00	Water, electricity, garbage, recycling, garage, security, pool	1	Effective 2015: \$100.00 (7.7%)	Effective 2014: \$50.00 (4.0%)	\$149.00 (9.9%)	7/1/2018	Binding	No RRAC hearing. Agreement \$149.00 (9.9%)
MAY 2018	RI1034	Landlord	1 bedroom	\$ 1,200.00	Water, electricity, garbage, recycling, garage, security, pool	1	No increase since tenancy began in 2012.	-	\$119.00 (9.9%)	7/1/2018	Binding	No RRAC hearing. Agreement \$119.00 (9.9%)

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+)
MAY 2018	TN00204	3350 Fir Ave.	Notice to Vacate "No Cause"	New tenant rent limit: \$2,485.35	\$6,217.00	2	9/28/2016	\$2,367.00	n/a	0	1	0
MAY 2018	TN00207	1529 Union St., Unit A	Notice to Vacate "No Cause"	New tenant rent limit: \$1,848.00	\$8,341.67	2	6/1/2003	\$1,760.00	Water, garbage	0	2	0
MAY 2018	TN00208	1107 Regent St.	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year	\$6,575.00	2	2/1/2005	\$1,285.00	Water, garbage	0	2	1
MAY 2018	TN00209	3005 Triumph Dr.	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year	\$14,595.00	3	10/23/2016	\$3,300.00	Garbage, parking	1	2	0
MAY 2018	TN00210	18 Waterford Pl.	Notice to Vacate "No Cause"	New tenant rent limit: \$3,811.50	\$16,058.33	3	11/4/2013	\$3,630.00	none	2	1	0
MAY 2018	TN00205.1	1334 Versailles Ave.	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year	\$8,935.00	3	1/1/2013	\$1,835.00	N/A	1	1	0
MAY 2018	TN00206.1	1336 Versailles Ave.	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year	\$8,715.00	2	1/1/2013	\$1,780.00	N/A	1	1	0
MAY 2018	TN00201.1	1205 Santa Clara Ave., Unit B	Notice to Vacate "No Cause"	New tenant rent limit: \$1,677.90	\$7,733.67	2	6/25/2008	\$1,598.00	Gas, electricity, water	1	1	0
MAY 2018	TN00212	1345 Park 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	\$7,145.00	1	7/6/2016	\$2,775.00	Water, garbage, parking	0	1	0
MAY 2018	TN00194.1	1582 Pacific Ave., Unit C	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year	\$6,795.00	2	8/1/2009	\$1,300.00	Water, parking	0	2	0
MAY 2018	TN00214	3112 Jackson St.	Notice to Vacate "No Cause"	New tenant rent limit: \$1,795.00	\$8,435.00	2	1/15/2006	\$1,710.00	Water	1	1	0