



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



Alameda Rent Program

Monthly Report – June 2018

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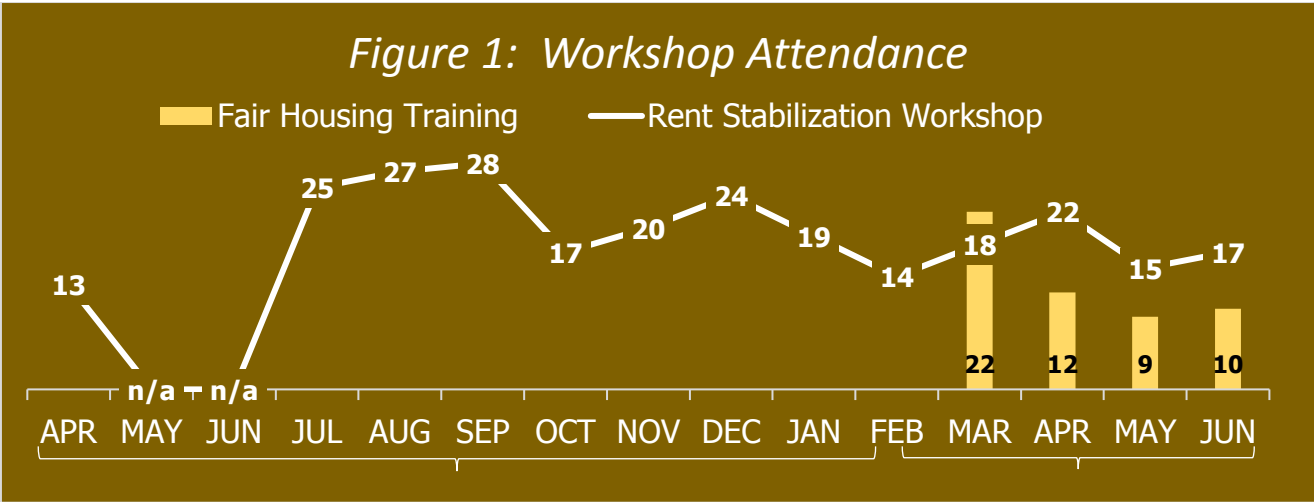
Outreach

Public Contacts

- **186 unduplicated client contacts**
- **557 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 hosted four trainings on fair housing law this spring.
- Total June attendees = 17 individuals at rent stabilization workshops
10 individuals at fair housing training



Outreach Activities

- Fair housing training announcement shared on City’s Facebook and Next Door pages.
- Fair housing and rent stabilization workshops published in Alameda Sun “local happenings”.
- No fault termination restrictions featured in the Bay East Association of Realtors Local Government Relations newsletter.
- Staff presented at four (4) classes in the Alameda Adult School.
- Staff attended the Alameda Inforum Marketing Bay East Association of Realtors meeting.
- Staff presented at the Social Service Human Relations Board luncheon.

Rent Increases (View Exhibit 1 for details)

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

a). Total submissions = 18

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- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 14

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	1	0	1
>10% rent increase	2	0	2
Dual option* rent increase	12	0	12
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
0-5% rent increase	17	1	18
>5-10% rent increase	45	9	54
>10% rent increase	41	13	54
Dual option* rent increase	57	0	57

* 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

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

July 2, 2018 RRAC Regular Meeting

- **One (1) submission subject to a binding decision was reviewed by RRAC:**
 - Submission 1048: 1-bedroom unit at base rent \$2,199.00
 - Rent increase offer: \$109.00 (4.8%) with a one-year lease or \$686.00 (30.5%) with a month-to-month lease Effective August 1, 2018
 - Outcome: Parties reached an agreement – an increase of \$176.00 (8.0%) with a month-to-month agreement, for a total rent of \$2,375.00

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		8	1	9
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 = 13

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	2	0	2
Agreement: Same increase as offered	2	0	2
Request for review withdrawn	1	0	1
Tenant did not attend RRAC	7	0	7
Tenant decided to move	1	0	1
Postponed	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
Agreement: Less than increase offered	24	0	24
Agreement: Same increase as offered	47	18	65
Request for review withdrawn	3	0	3
Tenant did not attend RRAC	32	9	41
Tenant decided to move	48	1	49

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

Withdrawal of termination notices = 3

- A notice is withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
 - One (1) deficient termination notice withdrawn
 - Two (2) termination withdrawn after unit restrictions clarified

Submissions in compliance with City requirements = 8

GROUNDINGS FOR TERMINATION

- Two (2) terminations for "Owner Move-In"
- Six (6) terminations for "No Cause"

RELOCATION ASSISTANCE

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

- Relocation assistance ranged from \$6,087.00 – \$10,795.00
- Length of tenancy details:
 - Two (2) notices were served on a tenant residing in their unit for 0-5 years
 - Four (4) notices were served on tenants residing in their unit for 6-10 years
 - Three (2) 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	6	51
Owner Move-In	2	49
Withdrawal from Rental Market	0	10
Other	0	1
Total	8	111

Capital Improvement Plans

Total submissions = 0

Invalid Submissions = 0

Valid Submissions = 0

Exhibit 1 - Rent increase submissions in compliance with City requirements

Rent increase submissions in compliance with City requirements under Ordinance no. 3148												
Submission month	Submission number	Individual submitting review request	Unit	Base Rent	Included with rent	# of tenants	Rent increase history		Rent increase offer	Rent increase effective date	3rd party decision	Outcome
							Prior increase #1	Prior increase #2				
JUN 2018	RI1035.2	Landlord	2 bedroom	\$ 1,950.00	Water	3	Effective 2016: \$100.00 (5.4%)	-	\$100.00 (5.1%)	7/1/2018	Binding	No RRAC hearing. Agreement: \$100.00 (5.1%).
JUN 2018	RI1036	Landlord	3 bedroom	\$ 1,895.00	Garage	1	No increase since tenancy began in 2017.	-	\$900.00 (47.5%)	8/1/2018	Binding	No RRAC hearing. Agreement: \$150.00 (7.9%)
JUN 2018	RI1038	Landlord	1 bedroom	\$ 2,603.00	Pet, storage, parking	1	Effective 2017: \$50.00 (2.0%)	-	lease: \$62.00 (2.4%) mtm: \$715.00 (27.5%)	8/1/2018	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the lease and MTM options available to the tenant.
JUN 2018	RI1039	Landlord	1 bedroom	\$ 2,336.00	Pet, storage, parking	1	No increase since tenancy began in 2016	-	lease: \$114.00 (4.9%) mtm: \$714.00 (30.6%)	8/1/2018	Non-binding*	No RRAC hearing. Agreement: \$64.00 (2.7%)
JUN 2018	RI1040	Landlord	Studio	\$ 1,783.00	Pet, storage, parking	1	Effective 2017: \$82.00 (5.0%)	Effective 2016: \$118.00 (7.8%)	lease: \$86.00 (4.8%) mtm: \$598.00 (33.5%)	8/1/2018	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the lease and MTM options available to the tenant.
JUN 2018	RI1041	Landlord	2 bedroom	\$ 2,964.00	Pet, storage, parking	3	No increase since tenancy began in 2017.	-	lease: \$145.00 (5.0%) mtm: \$967.00 (32.6%)	8/1/2018	Non-binding*	No RRAC hearing. Tenant gave notice to vacate.
JUN 2018	RI1042	Landlord	2 bedroom	\$ 2,778.00	Pet, storage, parking	4	No increase since tenancy began in 2017.	-	lease: \$138.00 (5.0%) mtm: \$867.00 (31.2%)	8/1/2018	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the lease and MTM options available to the tenant.
JUN 2018	RI1043	Landlord	1 bedroom	\$ 1,756.00	Pet, storage, parking	1	Effective 2017: \$42.00 (2.3%)	Effective 2016: \$120.00 (7.7%)	lease: \$85.00 (4.8%) mtm: \$532.00 (30.3%)	8/1/2018	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the lease and MTM options available to the tenant.
JUN 2018	RI1044	Landlord	1 bedroom	\$ 2,323.00	Pet, storage, parking	2	Effective 2017: \$104.00 (5.0%)	-	lease: \$110.00 (4.7%) mtm: \$688.00 (29.6%)	8/1/2018	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the lease and MTM options available to the tenant.
JUN 2018	RI1045	Landlord	N/A	\$ 2,767.00	Pet, storage, parking	N/A	N/A	N/A	lease: \$138.00 (5.0%) mtm: \$864.00 (31.2%)	8/1/2018	Non-binding*	Withdrawn
JUN 2018	RI1046	Landlord	Studio	\$ 2,090.00	Pet, storage, parking	2	Effective 2016: \$32.00 (1.6%)	-	lease: \$20.00 (1.0%) mtm: \$547.00 (26.2%)	8/1/2018	Non-binding*	No RRAC hearing. Agreement 0-5%.
JUN 2018	RI1048	Landlord	1 bedroom	\$ 2,199.00	Pet, storage, parking	1	Effective 2017: \$54 (2.5%)	-	lease: \$109.00 (4.8%) mtm: \$686.00 (30.5%)	8/1/2018	Non-binding*	Parties came to an agreement at 7/2/18 RRAC hearing: \$176.00 (8.0%)

Submission month	Submission number	Individual submitting review request	Unit	Base Rent	Included with rent	# of tenants	Rent increase history		Rent increase offer	Rent increase effective date	3rd party decision	Outcome
							Prior increase #1	Prior increase #2				
JUN 2018	RI1049	Landlord	1 bedroom	\$ 2,221.00	Pet, storage, parking	2	No increase since tenancy began in 2016	-	lease: \$111.00 (5.0%) mtm: \$694.00 (31.2%)	8/1/2018	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the lease and MTM options available to the tenant.
JUN 2018	RI1050	Landlord	Studio	\$ 1,669.00	Pet, storage, parking	1	Effective 2017: \$79.00 (5.0%)	Effective 2016: \$115.00 (7.8%)	lease: \$83.00 (5.0%) mtm: 521.00 (31.2%)	8/1/2018	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the lease and MTM options available to the tenant.
* Two lease options offered at different rates: 12-month rate equal to or less than 5%; month-to-month above 5%. If the tenant chose for a review of the month-to-month offer, the 3rd party decision became binding.												

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+)
JUN 2018	TN00216	470 Central Ave. Unit 6	Notice to Vacate "No Cause"	New tenant rent limit: \$1,241.10	\$6,323.00	1	8/27/2012	\$1,182.00	Gas, water	0	2	0
JUN 2018	TN00217	470 Central Ave. Unit 8	Notice to Vacate "No Cause"	New tenant rent limit: \$1,241.10	\$6,323.00	1	7/1/2012	\$1,182.00	Gas, water	0	2	0
JUN 2018	TN00219	1523 Pacific Avenue	Notice to Vacate "No Cause"	New tenant rent limit: \$1,680.00	\$7,995.00	2	12/1/2014	\$1,600.00	Gas, eletricity, water, garbage	0	1	0
JUN 2018	TN00220	320 Harbor Light Rd.	Notice to Vacate "No Cause"	New tenant rent limit: \$2,415.00	\$10,795.00	3	8/8/2015	\$2,300.00	n/a	3	2	0
JUN 2018	TN00221	470 Central Ave. Unit 3	Notice to Vacate "No Cause"	New tenant rent limit: \$1,179.15	\$6,087.00	1	3/1/2012	\$1,123.00	Gas, water	0	2	0
JUN 2018	TN00222	470 Central Ave. Unit 10	Notice to Vacate "No Cause"	New tenant rent limit: \$1,241.10	\$6,323.00	1	3/7/2010	\$1,182.00	Gas, water	0	3	0
JUN 2018	TN00218.1	1306 Ninth Street	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$7,240.68	3	5/1/2004	\$1,417.00	Gas, water	0	2	0
JUN 2018	TN00224	772 Lincoln Ave.	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,095.00	1	3/3/1997	\$1,125.00	n/a	0	1	1

Please note: The category named "Submission Month" is not always the same as the month the tenant is served the termination notice because a landlord has seven calendar days from the date of service to submit the paperwork to the Rent Stabilization Program. Therefore, all terminations identified above meet the City's regulations, including the 10% limit per month for termination served for "No Cause" at a given property.