



Alameda Rent Program

Monthly Report – March 2017



This monthly report summarizes the activities of the Program Administrator for Ordinance no. 3148 as directed under the service agreement with the City of Alameda.

Submitted April 15, 2017

To: Debbie Potter, City of Alameda Community Development Director

From: Claudia Young, Rent & Community Programs Director

701 Atlantic Ave.
Alameda, CA 94501

p. 510-747-4346
f. 510-864-0879

rrac@alamedahsg.org
www.alamedarentprogram.org

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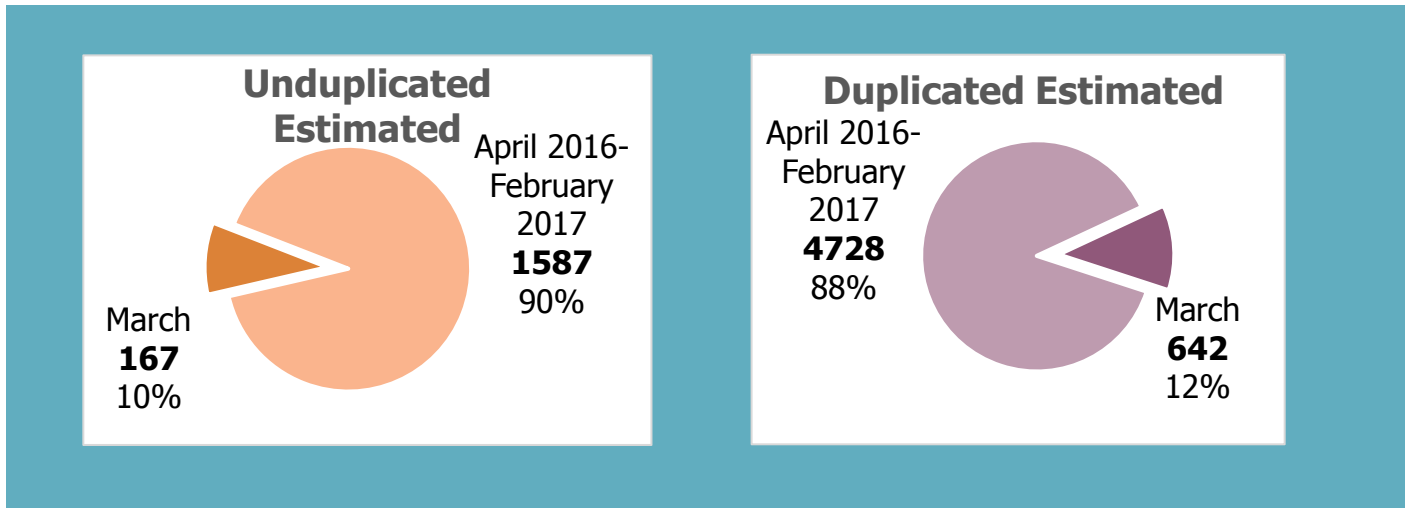
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Outreach - Services

Public Contacts

Unduplicated: 167

Duplicated: 642



Educational Workshops

- 15 attendees at informational workshops
- Workshop announcements published in: Alameda Sun, Alameda Journal, Vision Hispana, and BaoMo San Francisco/Oakland

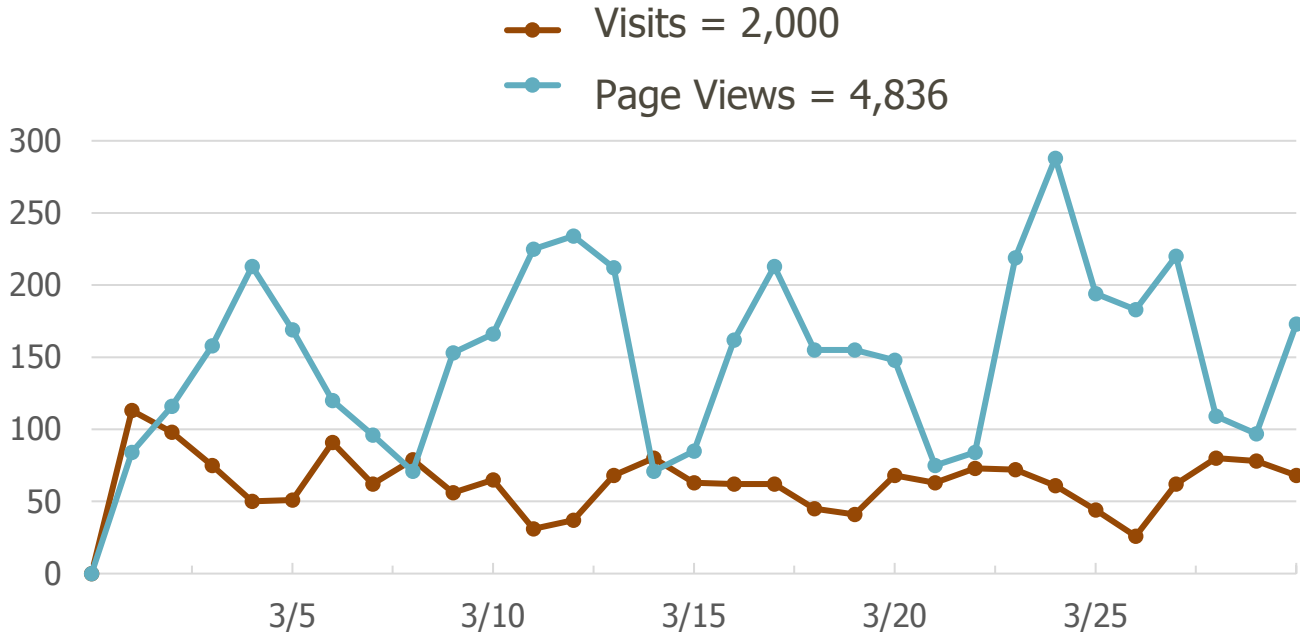


Additional Outreach

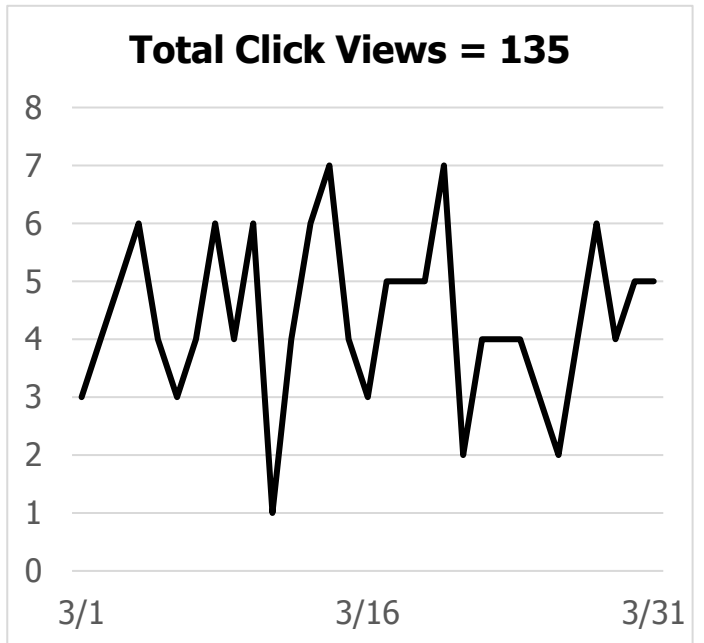
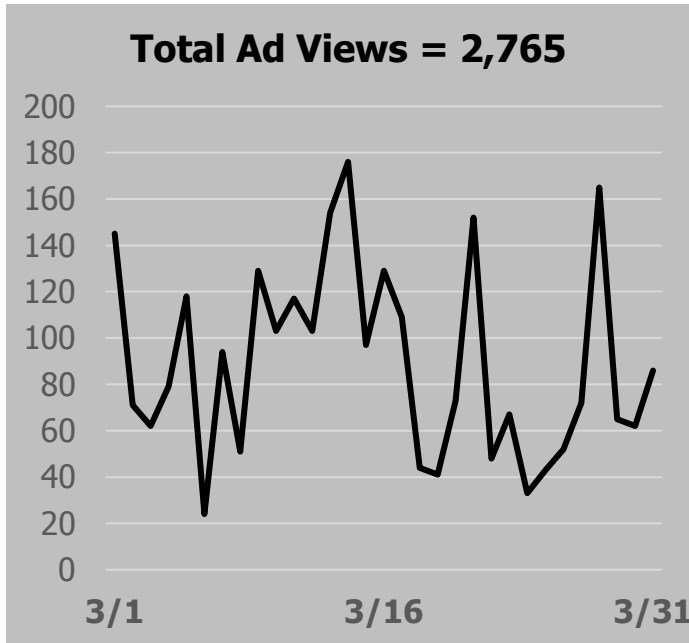
- Staff shared information flyers at local food bank, libraries, Boys & Girls Club, as well as several local businesses.
- 24 individuals met with staff for an in-person appointment.
- 975 individuals registered on Rent Program listserv received Spring Newsletter (Exhibit 1).
- April meeting scheduled with local faith leaders to discuss collaboration.

Outreach – Website/ Online Ads

Monthly Website Use



Monthly Ads



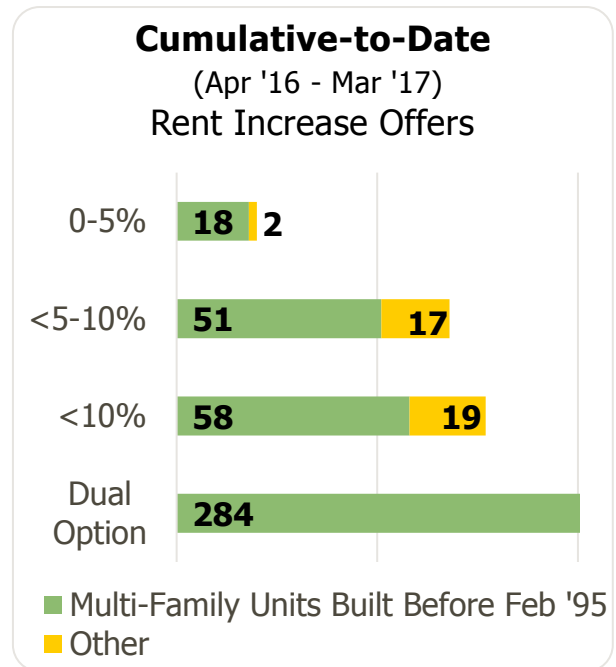
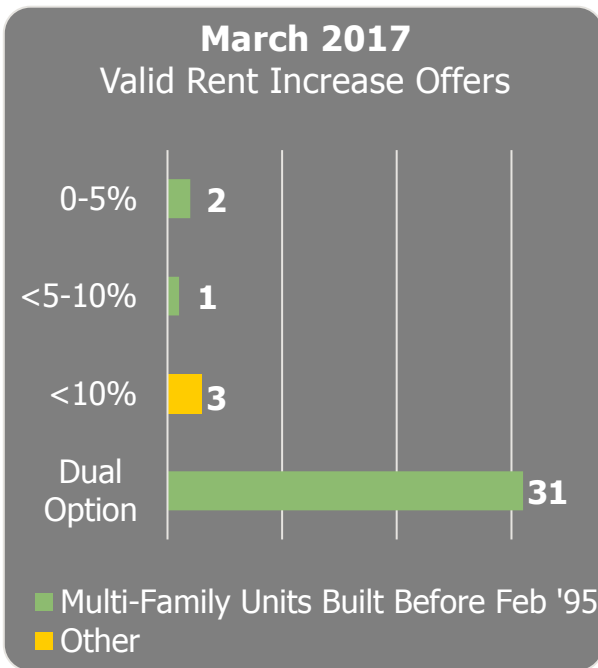
Rent Increases - Intake

View Exhibit 2 for full details on March submissions.

Postponed Cases = 0

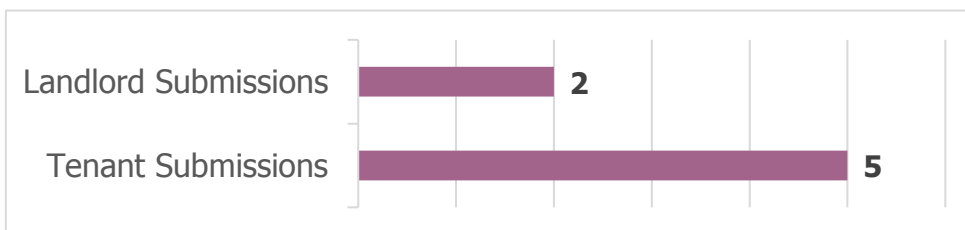
Valid Notices Reviewed = 37

- 31 of the total notices reviewed offered different rent increases amounts for a 12-month lease vs. month-to-month agreement (dual option).
- See summary below



Invalid Notices Reviewed = 7

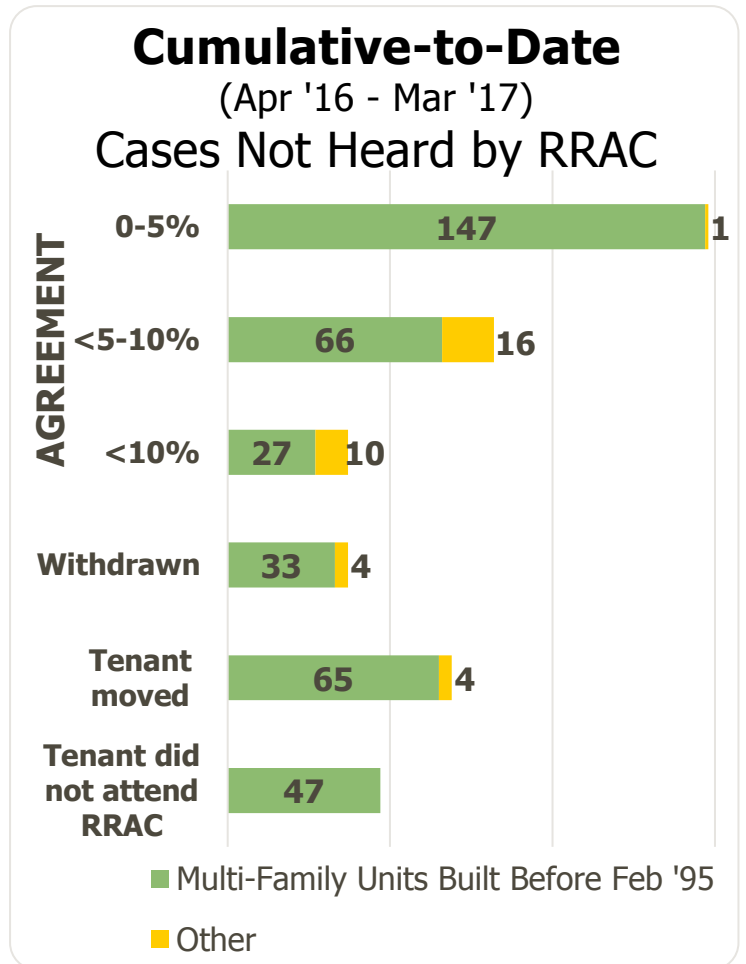
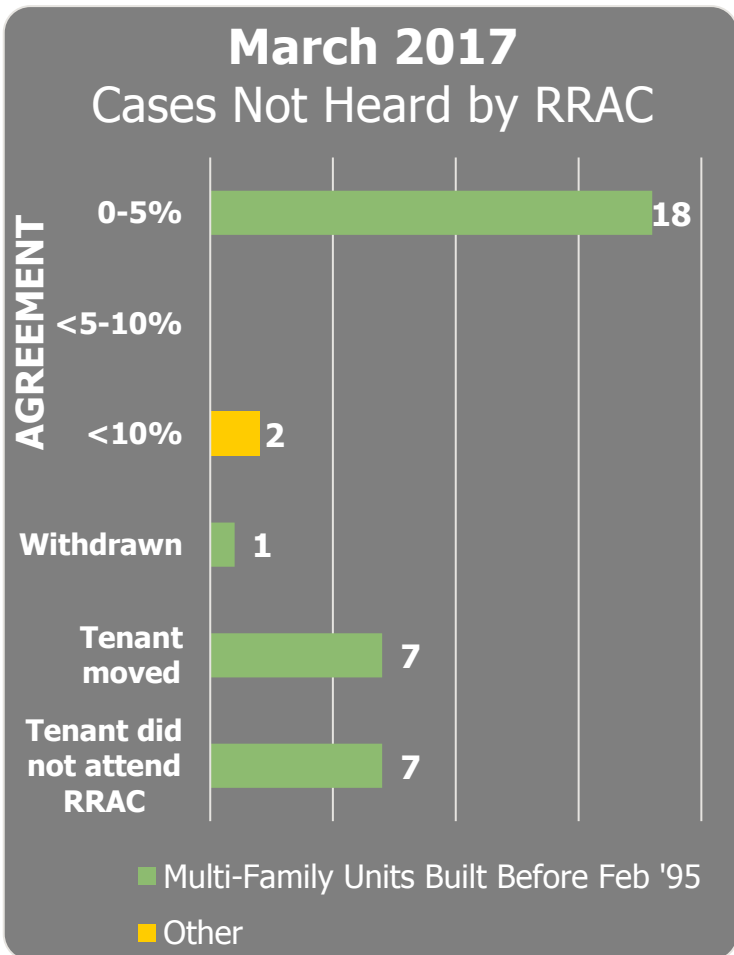
- Invalid notices are required to be rescinded.
- Reimbursement is paid to tenant if rent increase was imposed in violation of the Ordinance before staff informed parties of the notices' deficiencies.



Rent Increases – Not Reviewed by RRAC

36 submissions were not reviewed by RRAC

- ✓ One (1) submission was postponed to May 1st RRAC meeting.
- ✓ Seven (7) tenants decided to move out of the unit.
- ✓ 20 submissions indicated parties had reached an agreement of a rent increase prior to the RRAC meeting.
- ✓ One (1) rent increase submission was withdrawn by the landlord.
- ✓ Seven (7) submissions were not reviewed by the RRAC because the tenants did not attend the RRAC meeting. The rent increases will become effective as stated in the notices.



Rent Increases – RRAC Meetings

RRAC SPECIAL MEETING: March 20, 2017

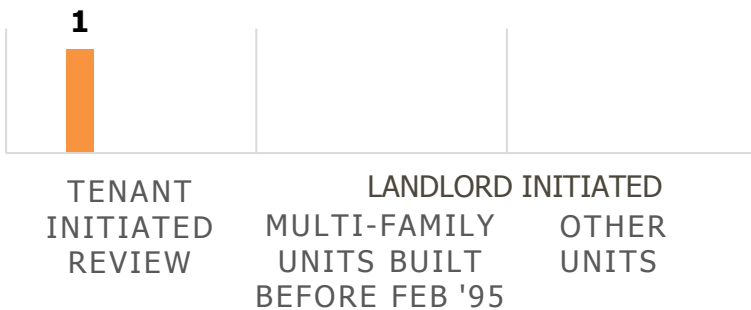
- Three (3) February submissions were postponed until March 20th RRAC mtg.
1. RRAC recommendation for unit subject to non-binding decision:
 \$145.00 (5.0%) rent increase, effective March 1, 2017. Rent due on the 8th of every month; direct deposit option for payment of rent.
Accepted by both parties.
 2. RRAC recommendation for unit subject to non-binding decision:
 \$81.50 (4.8%) rent increase, effective April 1, 2017 (3 week delay).
 RRAC also recommended that the landlord address maintenance concerns.
Accepted by both parties.
 3. RRAC recommendation for unit subject to non-binding decision:
 \$81.50 (4.8%) rent increase, effective April 1, 2017 (3 week delay).
 RRAC also recommended that the landlord address maintenance concerns.
Accepted by both parties.

RRAC REGULAR MEETING: April 3, 2017

- One (1) unit subject to non-binding decision **reached agreement**:
 \$75.00 (4.5%) rent increase, effective June 1, 2017. Immediate refund of full security deposit.

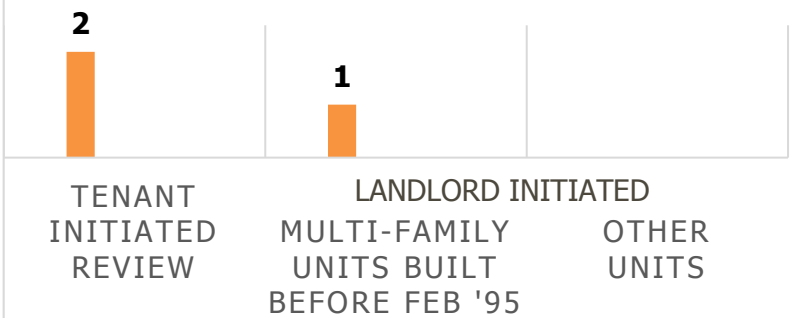
AGREEMENT REACHED AT RRAC MEETING

0-5% <5-10% <10%



RRAC RECOMMENDATION

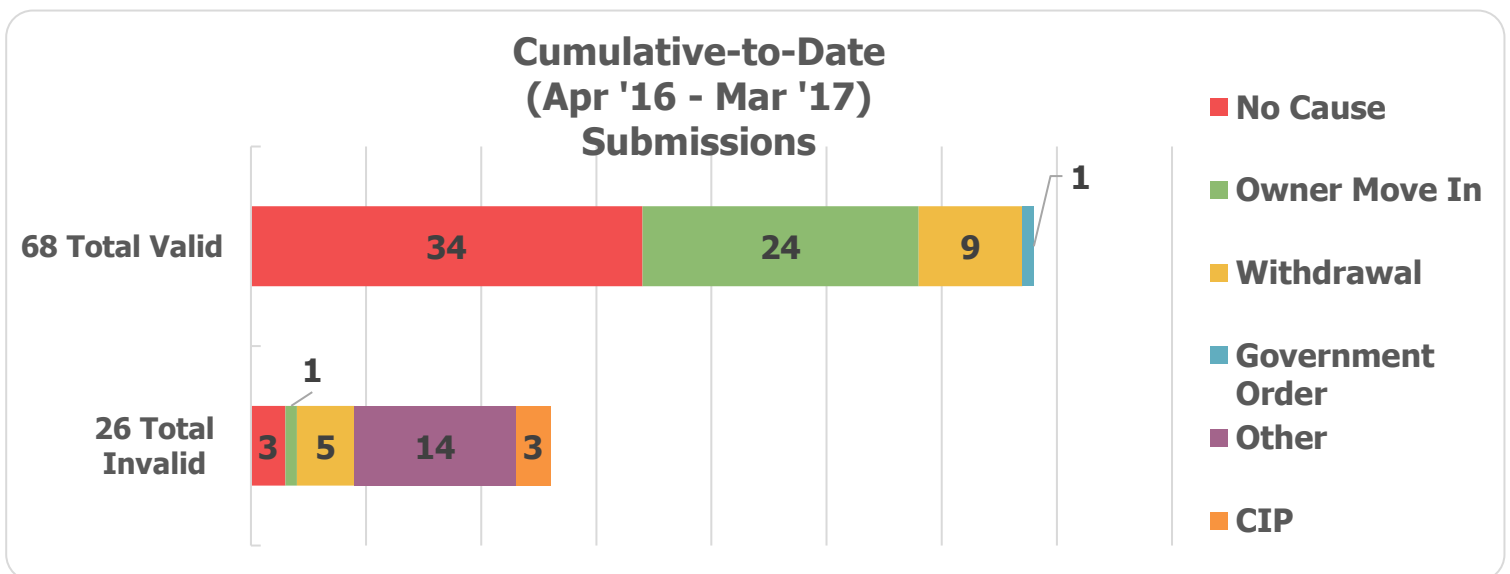
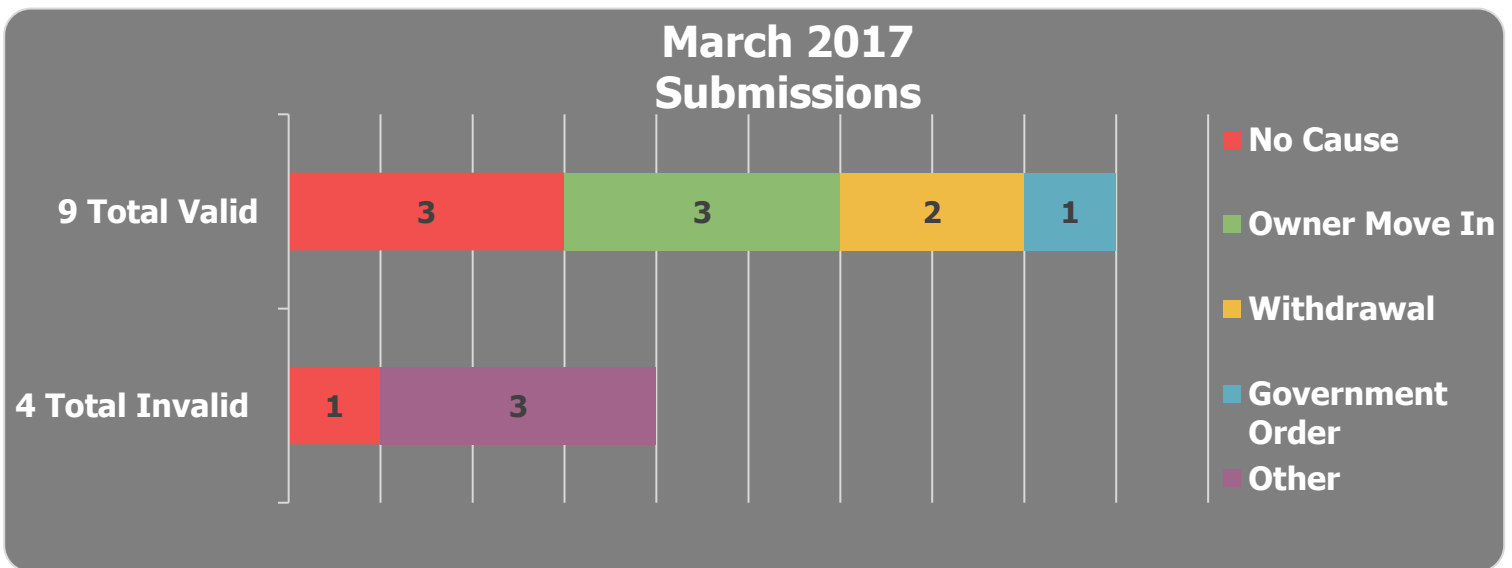
0-5% <5-10% <10%



Terminations of Tenancy

View Exhibit 2 for full details on March submissions

- Unit type for three (3) valid terminations for “No Cause”:
 - Two (2) Single Family Residences
 - One (1) Condominium
- Six (6) of the total nine (9) valid submissions were served on tenants residing in the unit for four years or less.
- Relocation assistance ranged from \$2,900.00 to \$9,133.00.
Relocation is calculated based on length of tenancy and monthly rent.



Program Administration

- City Council confirmed Jeff Cambra to fill the Housing Provider role on the Rent Review Advisory Committee.
- City Council accepted the Rent Program Annual Report for program services delivered April 1, 2016 – March 15, 2017.
- The Program Administrator works closely with the City Attorney's Office in review of violations and public information requests.
- Issues relating to serve health and safety maintenance concerns are referred to Code Enforcement, (510-747-6818).

Staffing

- 1 Director at 80% time
- 1 Specialist at 100% time
- 1 Program Assistant at 100% time (Temp)
- 1 Program Assistant at 100% time (Temp)
- 1 Program Assistant at 60% time (Temp)



City of Alameda Rent Program News & Updates

For more information, check out the [Informational Brochure](#), [Information Packet](#), and list of [Frequently Asked Questions](#) on our website!

To submit an inquiry, please click [here](#).

Adjusted Relocation Assistance Based on the Change in the Consumer Price Index (CPI) As of January 18, 2017

Section 6-58.150 A, Alameda Municipal Code

Ordinance No. 3148 provides that a tenant is owed \$1,500 for moving expenses (in addition to the equivalent of up to four months' rent) when a tenancy is terminated for no fault of the tenant (see below). This \$1,500 is to be adjusted each year based on the change in the Consumer Price Index.

In 2016, the Consumer Price Index changed 3.5%; hence, moving expenses due the tenant under the Ordinance, are now **\$1,553.00**.

The amount of the adjusted moving expenses will apply to all notices of "no fault" termination of tenancies (see below) served on and after January 18, 2017.

Updated relocation assistance calculation:

\$1,553.00 +

[(Number of years, or portion thereof, in the unit; Max=4) x (monthly rent*)]

*Monthly rent is averaged over the preceding 12 months

No fault terminations of tenancies include:

- Notice to vacate for "no cause"
- Owner move-in
- Demolition
- Capital improvement plan
- Withdrawal of the rental unit from the rental market
- Compliance with a governmental order

Visit our [website](#) for more information on terminations of tenancy.

Know your rights. Attend an Informational Workshop.

Upcoming Workshop Dates:

March 16, 2017 at 2:30-3:30 PM

March 30, 2017 at 6:30-7:30 PM

April 13, 2017 at 2:30-3:30 PM

April 27, 2017 at 6:30-7:30 PM

Staff will explain the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance 3148. Staff will also walk through each requirement for rent increases and terminations of tenancy.

To register, visit <http://www.alamedarentprogram.org/informational-workshops/>

Exhibit 2 – Rent Increase Submissions

March 2017 Rent Increase Submission Summary

Month case was filed	Submission Number	Unit	Base Rent	Rent Increase Effective Date	Rent Increase Offer	Case Type	Prior Increase #1	Prior Increase #2	Number of tenants	Dispute Status
March	763	1 Bedroom	\$2,035.00	4/11/2017	12 mth - \$101.00 (5.0%) MTM - \$614.00 (30.2%)	Non-Binding*	Tenancy began 2016		1	Private Agreement: 0-5%
March	764	1 Bedroom	\$2,301.00	4/15/2017	12 mth - \$72.00 (3.1%) MTM - \$620.00 (26.9%)	Non-Binding*	Tenancy began 2016		1	Tenant did not attend RRAC meeting. Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
March	765	1 Bedroom	\$2,099.00	4/6/2017	12 mth - \$104.00 (5.0%) MTM - \$621.00 (29.6%)	Non-Binding*	Tenancy began 2016		1	Private Agreement: 0-5%
March	766	1 Bedroom	\$2,099.00	4/8/2017	12 mth - \$104.00 (5.0%) MTM - \$621.00 (29.6%)	Non-Binding*	Tenancy began 2016		1	Private Agreement: 0-5%
March	767	1 Bedroom	\$2,303.00	4/7/2017	12 mth - \$46.00 (2.0%) MTM - \$593.00 (25.8%)	Non-Binding*	Effective 2016 - \$2.00 (1%)	Tenancy began 2015	1	Tenant decided to move
March	768	1 Bedroom	\$2,004.00	4/6/2017	12 mth - \$100.00 (5.0%) MTM - \$585.00 (29.2%)	Non-Binding*	Effective 2016 - \$95.00 (5.0%)	Effective 2015 - \$163.00 (9.3%)	1	Private Agreement: 0-5%
March	769	Studio	\$1,932.00	4/29/2017	12 mth - \$96.00 (5.0%) MTM - \$618.00 (32.0%)	Non-Binding*	Tenancy began 2016		1	Tenant did not attend RRAC meeting. Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
March	770	Studio	\$1,932.00	4/26/2017	12 mth - \$96.00 (5.0%) MTM - \$618.00 (32.0%)	Non-Binding*	Tenancy began 2016		2	Tenant decided to move
March	771	Studio	\$1,960.00	4/9/2017	12 mth - \$98.00 (5.0%) MTM - \$598.00 (30.5%)	Non-Binding*	Tenancy began 2016		2	Tenant did not attend RRAC meeting. Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
March	772	Studio	\$2,085.00	4/30/2017	12 mth - \$22.00 (1.1%) MTM - \$688.00 (33.0%)	Non-Binding*	Tenancy began 2016		2	Tenant did not attend RRAC meeting. Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
March	773	2 Bedroom	\$3,439.00	4/18/2017	12 mth - \$68.00 (2.0%) MTM - \$679.00 (19.7%)	Non-Binding*	Tenancy began 2016		2	Private Agreement: 0-5%
March	774	2 Bedroom	\$3,521.00	4/14/2017	12 mth - \$68.00 (1.9%) MTM - \$677.00 (19.2%)	Non-Binding*	Tenancy began 2016		3	Private Agreement: 0-5%
March	775	1 Bedroom	\$2,835.00	4/26/2017	12 mth - \$54.00 (1.9%) MTM - \$630.00 (22.2%)	Non-Binding*	Tenancy began 2016		2	Private Agreement: 0-5%
March	776	1 Bedroom	\$1,575.00	4/19/2017	12 mth - \$78.00 (5.0%) MTM - \$466.00 (29.6%)	Non-Binding*	Effective 2016 - \$74.00 (4.9%)	Effective 2015 - \$111.00 (8.0%)	1	Withdrawn
March	777	1 Bedroom	\$2,265.00	4/9/2017	12 mth - \$108.00 (4.8%) MTM - \$631.00 (27.9%)	Non-Binding*	Tenancy began 2016		1	Tenant decided to move
March	778	1 Bedroom	\$2,241.00	4/20/2017	12 mth - \$109.00 (4.9%) MTM - \$638.00 (28.5%)	Non-Binding*	Tenancy began 2016		2	Tenant decided to move
March	779	2 Bedroom	\$2,823.00	4/20/2017	12 mth - \$54.00 (1.9%) MTM - \$627.00 (22.2%)	Non-Binding*	Effective 2016 - \$97.00 (3.7%)	Effective 2015 - \$51.00 (2.0%)	3	Private Agreement: 0-5%
March	780	Studio	\$1,952.00	4/28/2017	12 mth - \$92.00 (4.7%) MTM - \$602.00 (30.8%)	Non-Binding*	Tenancy began 2016		2	Tenant decided to move
March	781	1 Bedroom	\$2,381.00	4/26/2017	12 mth - \$46.00 (1.9%) MTM - \$594.00 (25.0%)	Non-Binding*	Effective 2016 - \$90.00 (3.7%)	Tenancy began 2015	1	Private Agreement: 0-5%
March	782	2 Bedroom	\$2,941.00	5/1/2017	12 mth - \$87.00 (3.0%) MTM - \$662.00 (22.5%)	Non-Binding*	Effective 2016 - \$130.00 (4.6%)	Effective 2015 - \$132.00 (4.9%)	1	Private Agreement: 0-5%
March	783	Not available	\$960.00	3/1/2017	\$95.00 (9.9%)	Binding	Not available	Not available		Withdrawn
March	784	2 Bedroom	\$3,800.00	4/1/2017	\$114.00 (3.0%)	Non-Binding	Tenancy began 2016		4	Withdrawn
March	785	2 Bedroom		4/1/2017	\$100.00 (7.35%)	Binding	Not available	Not available	2	Withdrawn
March	786	Single Family Home	\$1,475.00	4/15/2017	\$200.00 (13.6%)	Non-Binding	Not available	Not available		Withdrawn
March	787	Not available	\$1,425.00	1/1/2017	\$70.82 (5.0%)	Binding	Not available	Not available		Withdrawn
March	788	Single Family Home: 3 Bedroom	\$1,300.00	5/1/2017	\$1,100.00 (84.6%)	Non-Binding	Effective 2001 - \$180.00 (16.1%)	Tenancy began 1999	4	Private Agreement: Above 10%
March	784.1	2 Bedroom	\$3,800.00	4/1/2017	\$114.00 (3.0%)	Non-Binding	Tenancy began 2017		4	Withdrawn
March	789	2 Bedroom	\$2,325.00	4/16/2017	12 mth - \$51.00 (2.2%) MTM - \$620.00 (26.7%)	Non-Binding*	Effective 2016 - \$168.00 (7.2%)	Effective 2015 - \$122.00 (6.0%)	4	Private Agreement: 0-5%

March	790	Studio	\$1,648.00	4/16/2017	12 mth - \$37.00 (2.3%) MTM - \$543.00 (33.0%)	Non-Binding*	Effective 2016 - \$119.00 (7.8%)	Effective 2015 - \$113 (8.0%)	1	Tenant did not attend RRAC meeting. Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
March	791	Studio	\$1,622.00	4/23/2017	12 mth - \$36.00 (2.2%) MTM - \$535.00 (33.0%)	Non-Binding*	Effective 2016 - \$117.00 (7.8%)	Effective 2015 - \$111.00 (8.0%)	1	Private Agreement: 0-5%
March	792	2 Bedroom	\$2,713.00	5/1/2017	12 mth - \$65.00 (2.4%) MTM - \$691.00 (25.5%)	Non-Binding*	Effective 2016 - \$192.00 (7.6%)	Effective 2015 - \$139.00 (5.5%)	3	Private Agreement: 0-5%
March	793	2 Bedroom	\$2,215.00	5/1/2017	12 mth - \$53.00 (2.4%) MTM - \$574.00 (25.9%)	Non-Binding*	Effective 2016 - \$156.00 (7.6%)	Effective 2015 - \$113.00 (5.8%)	4	Private Agreement: 0-5%
March	794	1 Bedroom	\$1,714.00	5/1/2017	12 mth - \$42.00 (2.5%) MTM - \$485.00 (28.3%)	Non-Binding*	Effective 2016 - \$120.00 (7.5%)	Effective 2015 - \$114.00 (7.7%)	2	Private Agreement: 0-5%
March	795	1 Bedroom	\$1,867.00	5/1/2017	12 mth - \$41.00 (2.2%) MTM - \$562.00 (30.1%)	Non-Binding*	Effective 2016 - \$135.00 (7.8%)	Effective 2015 - \$128.00 (8.0%)	1	Private Agreement: 0-5%
March	796	1 Bedroom	\$1,892.00	4/29/2017	12 mth - \$42.00 (2.2%) MTM - \$558.00 (29.5%)	Non-Binding*	Effective 2016 - \$136.00 (7.8%)	Effective 2015 - \$130.00 (8.0%)	1	Tenant did not attend RRAC meeting. Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
March	797	1 Bedroom	\$2,032.00	5/1/2017	12 mth - \$45.00 (2.2%) MTM - \$594.00 (29.2%)	Non-Binding*	Effective 2016 - \$147.00 (7.8%)	Effective 2015 - \$139.00 (8.0%)	1	Private Agreement: 0-5%
March	798	1 Bedroom	\$1,776.00	5/1/2017	12 mth - \$44.00 (2.5%) MTM - \$519.00 (29.2%)	Non-Binding*	Effective 2016 - \$124.00 (7.5%)	Effective 2015 - \$118.00 (7.7%)	2	Private Agreement: 0-5%
March	799	Studio	\$1,941.00	5/1/2017	12 mth - \$ 38.00 (2.0%) MTM - \$569.00 (29.3%)	Non-Binding*	Effective 2016 - \$140.00 (7.8%)	Tenancy began 2015	1	Tenant did not attend RRAC meeting. Rent increase is effective as stated in the notice with 12 month or MTM option available to tenant.
March	800	Studio	\$1,876.00	5/21/2017	12 mth - \$42.00 (2.2%) MTM - \$567.00 (30.2%)	Non-Binding*	Effective 2016 - \$135.00 (7.8%)	Tenancy began 2015	1	Tenant decided to move
March	801	Single Family Home: 3 Bedroom	\$2,100.00	5/1/17 5/1/18	\$510.00 [Stepped: \$250.00 (11.9%) - 5/1/17]	Non-Binding	Effective 2015 - \$111.00 (5.6%)	Effective 2011 - \$39.00 (2.0%)	4	Private Agreement: Above 10%
March	802	Single Family Home: 2 Bedroom	\$2,200.00	4/1/2017	\$220.00 (10.0%)	Non-Binding	Tenancy began 2008		4	Withdrawn
March	803	1 Bedroom	\$1,295.00	4/1/2017	\$103.60 (8.0%)	Binding	Effective 2016 - \$95.00 (7.9%)	Effective 2014 - \$100.00 (9.1%)	1	Tenant decided to move
March	762.1	2 Bedroom	\$1,595.00	6/1/2017	\$75.00 (4.5%)	Non-Binding	Effective 2016 - \$75.00 (4.9%)	Effective 2015 - \$60.00 (4.1%)	2	Agreement during RRAC meeting. April 3: \$75 (4.5%) rent increase effective June 1, 2017. Immediate refund of the full security deposit.
March	804	Single Family Home: 3 Bedroom	\$2,975.00	5/7/2017	\$1,525.00 (51.2%)	Non-Binding	Tenancy began 2012		4	Postponed to May 1 RRAC meeting
* 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 case type became binding.										

Exhibit 3 – Termination Submissions

Summary of Valid Termination of Tenancy Notices									
Date Received	Address	Date Served	Vacate Date	Termination Cause	Restrictions on the unit	Relocation Assistance	Years in Unit	Monthly Rent	Unit Type
03/01/17	1159 Island Drive	03/01/17	5/1/2017	Withdrawal from Rental Market	Unit is permanently removed from the rental market.	\$ 9,133.00	4+	\$ 1,895.00	Condo
03/02/17	1406 Bay Street, Apt C	02/23/17	3/23/2017	Compliance with Governmental Order	Same unit must be offered to tenant at \$1,600 once landlord meets compliance.	\$ 3,446.00	1	\$ 1,600.00	Multi-Family Unit
03/08/17	2029 Otis Drive, Unit H	02/28/17	4/29/2017	Owner Move-In	Owners must occupy the unit within 60 days on tenant vacating unit and occupy for at least one year.	\$ 5,953.00	4+	\$ 1,100.00	Condo
03/12/17	1115 Buena Vista Avenue	03/12/17	4/12/2017	No Cause	New tenant rent limit: \$3,465.00	\$ 4,853.00	1	\$ 3,300.00	SFR
03/14/17	950 Shorepoint Ct., Unit 315	03/12/17	5/15/2017	Withdrawal from Rental Market	Unit is permanently removed from the rental market.	\$ 7,803.00	4	\$ 1,562.50	Condo
03/17/17	1537 Schiller Street, Apt D	03/17/17	5/15/2017	Owner Move-In	Owners must occupy the unit within 60 days on tenant vacating unit and occupy for at least one year.	\$ 5,979.64	3	\$ 1,180.00	Multi-Family Unit
03/16/17	2228 Pacific Avenue	03/14/17	5/20/2017	Owner Move-In	Owners must occupy the unit within 60 days on tenant vacating unit and occupy for at least one year.	\$ 6,253.00	4+	\$ 1,175.00	Multi-Family Unit
03/30/17	5 Redondo Ct	03/30/17	5/29/2017	No Cause	New tenant rent limit: \$3045.00	\$ 2,900.00	2	\$ 2,900.00	Condo
03/30/17	3255 Liberty Street, Garage Unit	03/28/17	5/27/2017	No Cause	New tenant rent limit: \$966.00	\$ 5,233.00	4	\$ 920.00	SFR