

RENT STABILIZATION PROGRAM



APRIL 2019 REPORT

FY 2018 -2019

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OUTREACH

Staff serve individuals in the community through phone calls, email communications, in-person appointments and public workshops.

Contacts

	PERSONALIZED SERVICE		COMMUNITY WORK SHOPS	WEBSITE USERS
	Unduplicated	Duplicated	Total Attendees	Total Users
JUL 2018	229	678	16	1,699
AUG 2018	285	983	13	1,732
SEPT 2018	229	704	11	1,311
OCT 2018	236	659	10	1,494
NOV 2018	241	688	6	1,493
DEC 2018	397	808	10	1,221
JAN 2019	201	567	1	1,559
FEB 2019	164	411	6	1,235
MAR 2019	331	657	3	1,650
APR 2019	290	788	15	1,604
MAY 2019				
JUN 2019				
TOTAL	2,603	6,943	91	14,998

Activities

Staff attended Alameda Earth Day and distributed information and resources.	Program information and resources shared with First 5 and local service providers.	Fair Housing Training information distributed and shared with community groups and published on the program website and program newsletter.	
		Staff shared program information at Senior Service Action Team meeting	Information about the upcoming Community Open House was shared through a program e-newsletter, Facebook, NextDoor, press release, and was published on program website.
25 individuals attend the Fair Housing Training hosted at the Alameda Free Library.			

Capital Improvement Plan Submissions

One Capital Improvement Plan was submitted and is pending approval.

Rent Increase Submissions

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

Average Noticed Rent Increase

\$ 224.60 (14.2%)

Average Imposed Rent Increase

Results pending postponed hearing

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	> 5 - 10%	Above 10%		
JUL 2018	1	17	36	3	57
AUG 2018	0	24	4	3	31
SEP 2018	1	3	4	3	11
OCT 2018	0	7	4	2	13
NOV 2018	3	13	15	3	34
DEC 2018	7	1	9	2	19
JAN 2019	0	23	5	2	30
FEB 2019	0	4	1	0	5
MAR 2019	2	23	1	10	36
APR 2019	1	11	8	2	22
MAY 2019					
JUN 2019					
TOTAL	15	126	87	30	258

OUTCOMES FOR ACTIVE NOTICES

	REVIEWED BY RRAC			NOT REVIEWED BY RRAC						
	AGREEMENT AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN
		Binding	Advisory	0 - 5%	>5 - 10%	Above 10%				
JUL 2018	2	19	1	0	20	6	0	2	2	2
AUG 2018	2	3	0	0	7	10	0	5	0	1
SEPT 2018	0	1	1	1	1	3	0	0	1	0
OCT 2018	4	2	0	0	0	3	0	2	0	0
NOV 2018	3	2	0	2	6	4	0	4	0	10
DEC 2018	1	2	4	1	1	7	0	0	0	1
JAN 2019	1	2	0	0	9	11	0	1	1	3
FEB 2019	1	0	0	0	2	1	1	0	0	0
MAR 2019	0	0	2	1	4	0	0	2	0	17
APR 2019	2	2	0	0	3	6	4	1	1	1
MAY 2019										
JUN 2019										
TOTAL	16	33	8	5	54	51	5	17	5	35

RRAC SUMMARY

AGREEMENT(S)

Hearing Date: April 17, 2019

- **Submission 1237: 1-bedroom unit at a base rent of \$1,708.00 – (Submitted in February 2019)**
 - **Rent increase offer:** \$170.00 (10.0%), effective March 1, 2019
 - **Outcome:** Agreement for an increase of \$136.00 (8.0%), effective May 1, 2019

Hearing Date: May 1, 2019

- **Submission 1207: 2-bedroom unit at a base rent of \$1,890.00 – (Submitted in January 2019)**
 - **Rent increase offer:** \$189.00 (10.0%), effective March 1, 2019
 - **Outcome:** Agreement for an increase of \$85.00 (4.5%), effective June 1, 2019

Hearing Date: May 1, 2019

- **Submission 1248.1: 1-bedroom unit at a base rent of \$1,275.00 – (Submitted in April 2019)**
 - **Rent increase offer:** \$127.00 (10.0%), effective June 1, 2019
 - **Outcome:** Agreement for an increase of \$50.00 (3.9%), effective June 1, 2019

Hearing Date: May 1, 2019

- **Submission 1265.1: unit of unknown size at a base rent of \$1,537.98 – (Submitted in April 2019)**
 - **Rent increase offer:** \$153.02 (9.9%), effective June 1, 2019
 - **Outcome:** Agreement for an increase of \$40.00 (2.6%), effective June 1, 2019

DECISION(S)

Hearing Date: April 17, 2019

- **Submission 1250.1: unit of unknown size at a base rent of \$1,275.00 – (Submitted in April 2019)**
 - **Rent increase offer:** \$127.00 (10.0%), effective June 1, 2019
 - **Outcome:** Binding RRAC decision for an increase of \$75.00 (5.9%), effective June 1, 2019

Hearing Date: April 17, 2019

- **Submission 1249.1: 1-bedroom unit at a base rent of \$1,207.50 – (Submitted in April 2019)**
 - **Rent increase offer:** \$120.50 (10.0%), effective June 1, 2019
 - **Outcome:** Binding RRAC decision for an increase of \$120.50 (10.0%), effective June 1, 2019

Termination of Tenancy Submissions

Terminations for “no cause” and “no fault” must be filed with the Rent Stabilization Program. There are no filing requirements for terminations initiated for a fault of the tenant. The termination of tenancy review process includes examination of any rent increase imposed over the previous 12 months.

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN		TOTAL
	NO CAUSE	OWNER MOVE-IN	OTHER	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOOSE TO RESCIND	
JUL 2018	7	2	0	1	1	11
AUG 2018	3	2	0	2	0	7
SEPT 2018	4	3	1	0	0	8
OCT 2018	1	1	0	0	0	2
NOV 2018	3	2	0	1	0	6
DEC 2018	3	2	1	1	0	7
JAN 2019	5	1	0	0	0	6
FEB 2019	4	1	0	2	0	7
MAR 2019	3	2	0	1	0	6
APR 2019	3	3	0	1	0	7
MAY 2019						
JUN 2019						
TOTAL	36	19	2	9	1	67

RELOCATION ASSISTANCE SUMMARY FOR ACTIVE CASES			
AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$9,466.89	4	2	0

Exhibit 1 Rent Increase Active Submissions

APRIL 2019																	
Rent increase submissions in compliance with City requirements under Ordinance no. 3148																	
Submission Month	Submission Number	Party Requesting Review	Number of Bedrooms	Base Rent	Included in Rent	Tenants aged 0-17	Tenants aged 18-61	Tenants aged 62+	Rent Increase History		Rent Increase Offer	Rent Increase Offer Percentage	Rent increase effective date	Third Party Decision	Outcome	Final Rent Increase	Final Rent Increase Percentage
									Prior increase #1	Prior increase #2							
APR 2019	RI1275	Tenant	1	\$1,200.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	0	0	1	No increase since tenancy began in 2015	-	\$60.00	5.0%	5/1/2019	Non-Binding	Withdrawn	\$0.00	0.0%
APR 2019	RI1273.1	Landlord	3	\$1,590.00	None	0	3	0	Effective 2018: \$75.00 (5.0%)	Effective 2017: \$70.00 (4.8%)	\$400.00	25.2%	6/1/2019	Binding	Agreement prior to hearing	\$400.00	25.2%
APR 2019	RI1252.1	Landlord	1	\$1,247.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$60.00 (5.0%)	Effective 2015: \$100.00 (10.0%)	\$139.00	11.1%	6/1/2019	Binding	Pending	Pending	Pending
APR 2019	RI1254.1	Landlord	1	\$1,185.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$60.00 (5.1%)	Effective 2016: \$85.00 (7.7%)	\$184.00	15.5%	6/1/2019	Binding	Pending	Pending	Pending
APR 2019	RI1250.1	Landlord	DNP	\$1,275.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$60.00 (4.9%)	Effective 2016: \$90.00 (8.0%)	\$127.00	10.0%	6/1/2019	Binding	RRAC hearing; decision rendered	\$75.00	5.9%
APR 2019	RI1249.1	Landlord	1	\$1,207.50	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$57.50 (5.0%)	Effective 2015: \$100.00 (9.5%)	\$120.50	10.0%	6/1/2019	Binding	RRAC hearing; decision rendered	\$120.50	10.0%
APR 2019	RI1248.1	Landlord	1	\$1,275.00	Water, electricity, garbage, security, pool, fitness center, kids' room	DNP	DNP	DNP	Effective 2016: \$90.00 (8.0%)	Effective 2015: \$100.00 (9.7%)	\$127.00	10.0%	6/1/2019	Binding	RRAC hearing; agreement reached	\$50.00	3.9%
APR 2019	RI1257.1	Landlord	1	\$1,190.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016 : \$57.50 (5%)	Effective December 2015: \$100 (9.5%)	\$137.00	11.5%	6/1/2019	Binding	Agreement prior to hearing	\$137.00	11.5%
APR 2019	RI1258.1	Landlord	1	\$1,275.00	Water, electricity, garbage, security, pool, fitness center, kids' room	DNP	DNP	DNP	Effective April 2016: \$90 (8%)	Effective 2015: \$75 (7.4%)	\$127.00	10.0%	6/1/2019	Binding	Agreement prior to hearing	\$127.00	10.0%
APR 2019	RI1261.1	Landlord	1	\$1,659.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018 : \$79 (5%)	-	\$165.00	9.9%	6/1/2019	Binding	T failed to appear at RRAC	\$165.00	9.9%
APR 2019	RI1262.1	Landlord	1	\$1,190.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017 : \$56 (4.9%)	Effective 2016 : \$84 (8%)	\$118.00	9.9%	6/1/2019	Binding	Agreement prior to hearing	\$118.00	9.9%
APR 2019	RI1265.1	Landlord	DNP	\$1,537.98	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018 : \$73.23 (4.9%)	Effective 2016 : \$69.75 (5%)	\$153.02	9.9%	6/1/2019	Binding	RRAC hearing; agreement reached	\$40.00	2.6%
APR 2019	RI1266.1	Landlord	DNP	\$1,659.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018 : \$79 (5%)	Effective 2017: \$75 (4.9%)	\$165.00	9.9%	6/1/2019	Binding	T move out	N/A	Pending

Submission Month	Submission Number	Party Requesting Review	Number of Bedrooms	Base Rent	Included in Rent	Tenants aged 0-17	Tenants aged 18-61	Tenants aged 62+	Rent Increase History		Rent Increase Offer	Rent Increase Offer Percentage	Rent increase effective date	Third Party Decision	Outcome	Final Rent Increase	Final Rent Increase Percentage
									Prior increase #1	Prior increase #2							
APR 2019	RI1267.1	Landlord	1	\$1,267.83	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$64 (5.04%)	Effective 2016 : \$94 (8%)	\$197.17	15.6%	6/1/2019	Binding	Agreement prior to hearing	\$197.17	15.6%
APR 2019	RI1271.1	Landlord	1	\$1,128.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016 : \$85 (7.9%)	Effective 2015 : \$100 (10%)	\$211.00	18.7%	6/1/2019	Binding	Agreement prior to hearing	\$211.00	18.7%
APR 2019	RI1246.1	Landlord	1	\$1,219.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$58.75 (5.0%)	Effective 2015: \$100.00 (9.3%)	\$138.00	11.3%	6/1/2019	Binding	Agreement prior to hearing	\$138.00	11.3%
APR 2019	RI1245.1	Landlord	1	\$1,260.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$60.00 (5.0%)	Effective 2015: \$100.00 (9.0%)	\$126.00	10.0%	6/1/2019	Binding	Pending	Pending	Pending
APR 2019	RI1255.1	Landlord	2	\$1,898.40	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018: \$90.00 (5.0%)	Effective 2017: \$86.00 (5.0%)	\$189.60	10.0%	6/1/2019	Binding	Pending	Pending	Pending
APR 2019	RI1240.2	Landlord	4	\$2,285.00	Water	3	2	0	Effective 2015: \$80.00 (4.0%)	Effective 2014: \$70.00 (3.6%)	\$1,700.00	74.4%	6/1/2019	Binding	Agreement prior to hearing	\$900.00	42.9%
APR 2019	RI1272.1	Landlord	DNP	\$1,338.00	Gas, water, electricity, garbage, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2016 : \$63 (4.9%)	Effective 2015 : \$100 (8.5%)	\$133.00	9.9%	6/1/2019	Binding	Agreement prior to hearing	\$133.00	9.9%

Exhibit 2
Termination of Tenancy Active Submissions

Address	Grounds for termination	Termination Unit Restrictions	Relocation Assistance	Length of Tenancy	Base Rent	Utilities Include with Rent	Number of bedrooms	Tenants (Ages 0-17)	Tenants (Ages 18-61)	Tenants (Ages 62+)
344 TIDEWAY DR	No cause	New tenant rent limit: \$4,042.50	\$13,215.00	2 years, 9 months	\$3,850.00	None	3	0	3	0
754 HAIGHT AVE., FRONT UNIT	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$7,945.00	9 years, 6 months	\$1,570.00	None	3	1	2	0
28 SHEPARDSON LN	No cause	New tenant rent limit: \$3,276	\$7,742.58	1 years, 7 months	\$3,120.00	N/A	2	0	0	1
18 Cotella Ct	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$9,021.82	1 years, 8 months	\$3,708.00	HOA fees	2	0	2	0
1135 BISHOP ST	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$14,111.92	7 years, 5 months	\$3,125.59	None	3	1	1	1
1068 Mangrove Ln	No cause	New tenant rent limit: \$3,255	\$4,765.00	0 years, 9 months	\$3,100.00	Water, garbage, parking	3	2	2	0