

ALAMEDA RENT PROGRAM

AUGUST 2020 REPORT

FY 2020 -2021

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Rent Registry

Open registration using the online Rent Registry concluded on May 25, 2020. To date, 74% of properties have completed registration. Staff continues to work with landlords to update information in the registry.

Outreach

Staff serves individuals in the community via telephone, email, in-person appointments, and public trainings and workshops.

Contacts

| | PERSONALIZED SERVICE  | | COMMUNITY WORK SHOPS  | WEBSITE USERS  |
|-----------------|---|--------------|---|--|
| | Unduplicated | Duplicated | Total Attendees | Total Users |
| JUL 2020 | 849 | 1282 | 0 | 2,841 |
| AUG 2020 | 369 | 494 | 0 | 2,173 |
| SEPT 2020 | | | | |
| OCT 2020 | | | | |
| NOV 2020 | | | | |
| DEC 2020 | | | | |
| JAN 2021 | | | | |
| FEB 2021 | | | | |
| MAR 2021 | | | | |
| APR 2021 | | | | |
| MAY 2021 | | | | |
| JUN 2021 | | | | |
| TOTAL | 1,218 | 1,776 | 0 | 2,841 |

Activities

| | |
|---|---|
| Participated in stakeholder meeting to collect feedback on proposed changes to Capital Improvements Policy. | Informational workshops, Rent Registry clinics, and one-on-one appointments have been canceled until further notice due to the COVID-19 pandemic. Rent Program staff continue to provide landlords with assistance via phone and email. |
| Continue to process late registration and fee exemption submissions. | |

Rent Increase Submissions & Petitions

Multi-family units built prior to February 1, 1995, are subject to a cap on the annual amount of a rent increase, known as the Annual General Adjustment (AGA). Landlords may petition for an upward adjustment in the rent, and tenants may petition for a downward adjustment. Petitions are heard by hearing officers who issue binding decisions.

In addition, tenants may request a staff review of rent increases to determine if they complied with the Rent Ordinance. If the tenant received an invalid notice that is not yet effective, staff will direct the landlord to rescind the notice. If the tenant has been paying more than the maximum allowed by the AGA, staff will direct the landlord to reset the rent and refund the overpayment.

When a landlord issues a rent increase of more than 10 percent (typically for those units not subject to the AGA), the notice must be filed with the Rent Program. If the tenant chooses to vacate within 90 days, the tenant is entitled to a relocation payment.

| RENT SUBMISSIONS BY TYPE | | | | | |
|--------------------------|--|--|----------------------------------|---------------------|----------|
| MONTH | LANDLORD PETITION FOR UPWARD RENT ADJUSTMENT | TENANT PETITION FOR DOWNWARD RENT ADJUSTMENT | TENANT REQUESTS FOR STAFF REVIEW | RENT INCREASE > 10% | TOTAL |
| JUL 2020 | 0 | 1 | 1 | 0 | 2 |
| AUG 2020 | 0 | 0 | 0 | 0 | 0 |
| SEP 2020 | | | | | |
| OCT 2020 | | | | | |
| NOV 2020 | | | | | |
| DEC 2020 | | | | | |
| JAN 2021 | | | | | |
| FEB 2021 | | | | | |
| MAR 2021 | | | | | |
| APR 2021 | | | | | |
| MAY 2021 | | | | | |
| JUN 2021 | | | | | |
| TOTAL | 0 | 1 | 1 | 0 | 2 |

| PETITION OUTCOMES | | | | | |
|-------------------|------------------------|--------------------------|--------------------|----------|----------|
| MONTH | UPWARD RENT ADJUSTMENT | DOWNWARD RENT ADJUSTMENT | PETITION WITHDRAWN | PENDING | TOTAL |
| JUL 2020 | 0 | 0 | 0 | 1 | 1 |
| AUG 2020 | 0 | 0 | 0 | 0 | 0 |
| SEP 2020 | | | | | |
| OCT 2020 | | | | | |
| NOV 2020 | | | | | |
| DEC 2020 | | | | | |
| JAN 2021 | | | | | |
| FEB 2021 | | | | | |
| MAR 2021 | | | | | |
| APR 2021 | | | | | |
| MAY 2021 | | | | | |
| JUN 2021 | | | | | |
| TOTAL | 0 | 0 | 0 | 1 | 1 |

| STAFF REVIEW OUTCOMES | | | | | |
|-----------------------|--------------|--------------------------|-------------------------------|----------|----------|
| MONTH | NO VIOLATION | INVALID NOTICE RESCINDED | RENT RESET TO MAXIMUM ALLOWED | PENDING | TOTAL |
| JUL 2020 | 0 | 1 | 0 | 0 | 1 |
| AUG 2020 | 0 | 0 | 0 | 0 | 0 |
| SEP 2020 | | | | | |
| OCT 2020 | | | | | |
| NOV 2020 | | | | | |
| DEC 2020 | | | | | |
| JAN 2021 | | | | | |
| FEB 2021 | | | | | |
| MAR 2021 | | | | | |
| APR 2021 | | | | | |
| MAY 2021 | | | | | |
| JUN 2021 | | | | | |
| TOTAL | 0 | 1 | 0 | 0 | 1 |

Termination of Tenancy Submissions

Terminations for “no fault” must be filed with the Rent 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.

| | ACTIVE | | WITHDRAWN | | TOTAL |
|-----------------|----------------|-------------------------------|------------------------------|---------------------------|----------|
| | OWNER MOVE-IN* | WITHDRAWAL FROM RENTAL MARKET | FOR DEFICIENCY IN THE NOTICE | LANDLORD CHOSE TO RESCIND | |
| JUL 2020 | 0 | 0 | 1 | 0 | 1 |
| AUG 2020 | 0 | 0 | 0 | 0 | 0 |
| SEPT 2020 | | | | | |
| OCT 2020 | | | | | |
| NOV 2020 | | | | | |
| DEC 2020 | | | | | |
| JAN 2021 | | | | | |
| FEB 2021 | | | | | |
| MAR 2021 | | | | | |
| APR 2021 | | | | | |
| MAY 2021 | | | | | |
| JUN 2021 | | | | | |
| TOTAL | 0 | 0 | 1 | 0 | 1 |

*The City Council adopted an urgency ordinance on April 21, 2020, that prohibits landlords from taking action to terminate a tenancy based on Owner Move-In until 30 days after the end of the Declaration of Local Emergency for the COVID-19 pandemic.

| RELOCATION PAYMENT SUMMARY FOR ACTIVE CASES | | | |
|---|------------------|----------------|-----------|
| AVERAGE AMOUNT | TIME IN THE UNIT | | |
| | 0 to 5 years | 5+ to 10 years | 10+ years |
| n/a | n/a | n/a | n/a |

Buyout Agreement Submissions

A buyout agreement is a written agreement between a landlord and a tenant, by which a tenant agrees to vacate, usually in return for money. Rent Ordinance 3250 affords protection to tenants who are offered buyout agreements. Buyout agreements must be filed with the Rent Program. Staff review submissions to ensure that tenants have been advised of their rights. An agreement that does not satisfy all requirements of the Rent Ordinance is not effective, and the tenant may rescind the deficient agreement at any time.

| | ACTIVE | DEFICIENT | TENANT CHOSE TO RESCIND | TOTAL |
|-----------------|----------|-----------|-------------------------------|----------|
| JUL 2020 | 2 | 0 | 0 | 2 |
| AUG 2020 | 1 | 0 | 0 | 1 |
| SEPT 2020 | | | | |
| OCT 2020 | | | | |
| NOV 2020 | | | | |
| DEC 2020 | | | | |
| JAN 2021 | | | | |
| FEB 2021 | | | | |
| MAR 2021 | | | | |
| APR 2021 | | | | |
| MAY 2021 | | | | |
| JUN 2021 | | | | |
| TOTAL | 3 | 0 | 0 | 3 |

| BUYOUT AGREEMENT SUMMARY FOR ACTIVE CASES | | | |
|---|-------------------------|----------------|-----------|
| <u>AVERAGE AMOUNT</u> | <u>TIME IN THE UNIT</u> | | |
| | 0 to 5 years | 5+ to 10 years | 10+ years |
| \$11,848 | 0 | 0 | 1 |

Monitoring of Unit Restrictions

Certain restrictions are imposed on rental units following a terminations of tenancy for “no cause”* and “no fault.” These restrictions apply regardless of a change in ownership. Quarterly, staff initiates monitoring on the units subject to restrictions. The monitoring cases remain “ongoing” until staff receives sufficient documentation from property owners to verify compliance with the restrictions.

MONITORING ACTIVITY

| | CASES INITIATED | | | ONGOING CASES | | | TOTAL UNITS MONITORED |
|-----------------|-----------------|---------------|--------------------------------|---------------|---------------|--------------------------------|-----------------------|
| | NO CAUSE* | OWNER MOVE-IN | WITH-DRAWAL FROM RENTAL MARKET | NO CAUSE* | OWNER MOVE-IN | WITH-DRAWAL FROM RENTAL MARKET | |
| JUL 2020 | 0 | 0 | 5 | 6 | 0 | 0 | 11 |
| AUG 2020 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| SEPT 2020 | | | | | | | |
| OCT 2020 | | | | | | | |
| NOV 2020 | | | | | | | |
| DEC 2020 | | | | | | | |
| JAN 2021 | | | | | | | |
| FEB 2021 | | | | | | | |
| MAR 2021 | | | | | | | |
| APR 2021 | | | | | | | |
| MAY 2021 | | | | | | | |
| JUN 2021 | | | | | | | |

*Effective July 5, 2019, the City Council removed “no cause” as an allowable ground for termination. Staff continues to monitor units where no cause terminations were imposed before this date to ensure compliance with the unit restrictions following valid no cause terminations.

Capital Improvement Plans

The City Council adopted an urgency ordinance on April 21, 2020, that prohibits landlords from taking action to terminate a tenancy in order to carry out an approved Capital Improvement Plan until 30 days after the end of the Declaration of Local Emergency for the COVID-19 pandemic. New submissions that require temporarily relocating a tenant or terminating a tenancy will not be unconditionally approved until the City Council rescinds the emergency declaration.