



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



Alameda Rent Program

Monthly Report – August 2017

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Table of Contents

I. Outreach 2

II. Rent Increases

a. Intake3
b. RRAC outcomes4
c. Submissions not reviewed by RRAC .5

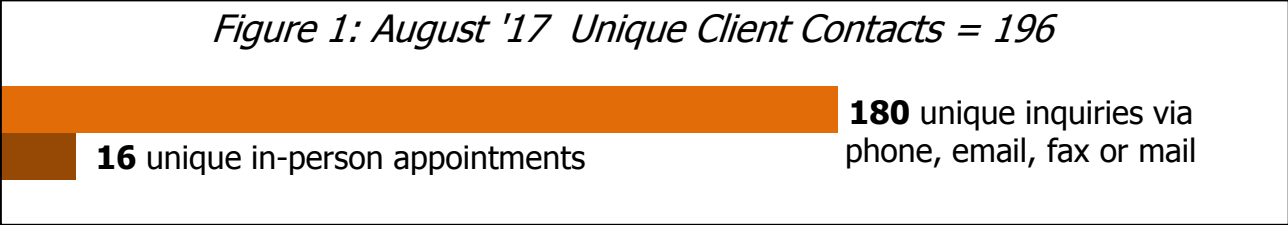
III. Terminations of Tenancy 6

IV. Exhibits

Exhibit 1 - Rent Increases 7
Exhibit 2 – Terminations.....8

Outreach

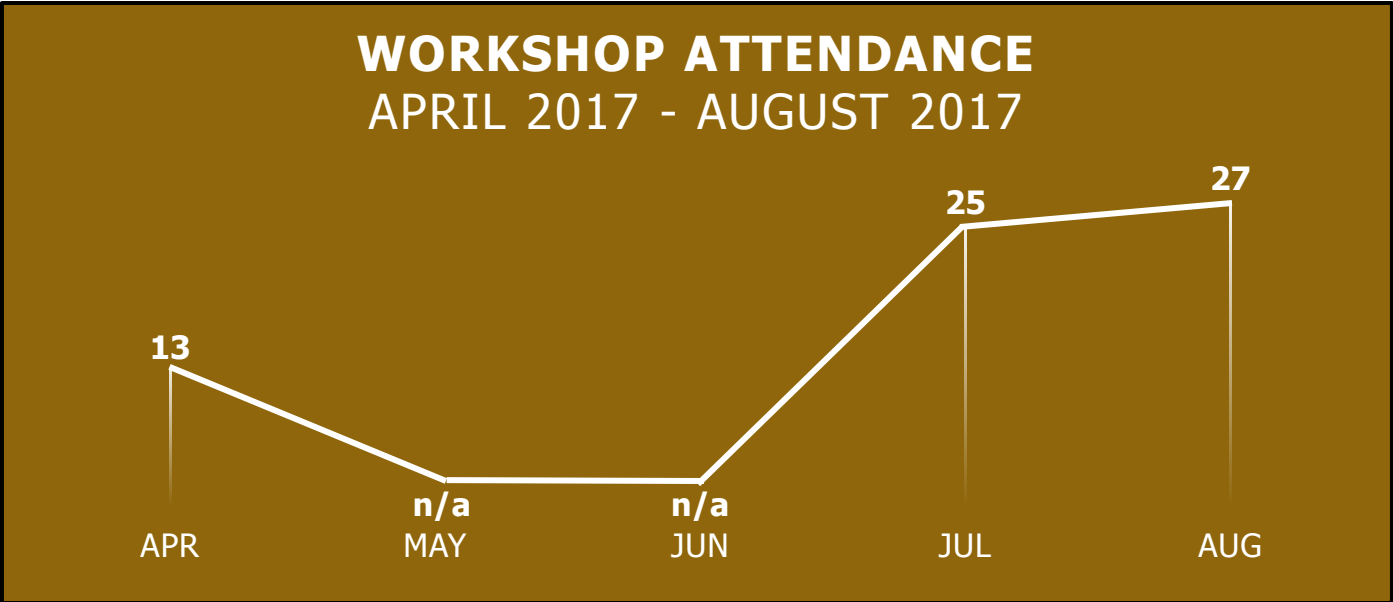
Public Contacts



- After an initial inquiry was received, staff had **an average of between 3 and 4 contacts with each client** to resolve the inquiry. (Total follow-up communications = 699)

Educational Workshops

- The Rent Program offers two unique workshops on the following topics:
 - Rent Increases
 - Terminations of Tenancy
- Educational workshops are generally available twice per month during daytime and evening hours.
- Total August attendees = 27 individuals

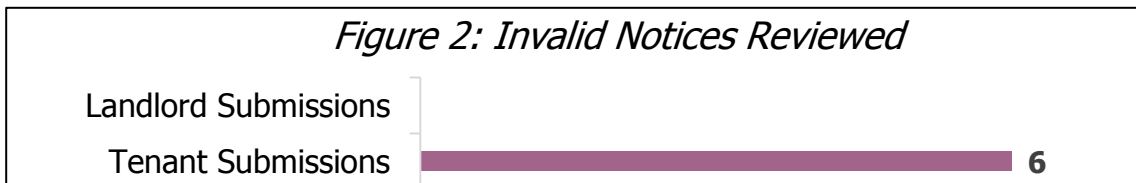


Rent Increases (View Exhibit 1 for details)

A). Total Notices Reviewed - 20

Invalid notices reviewed = 6

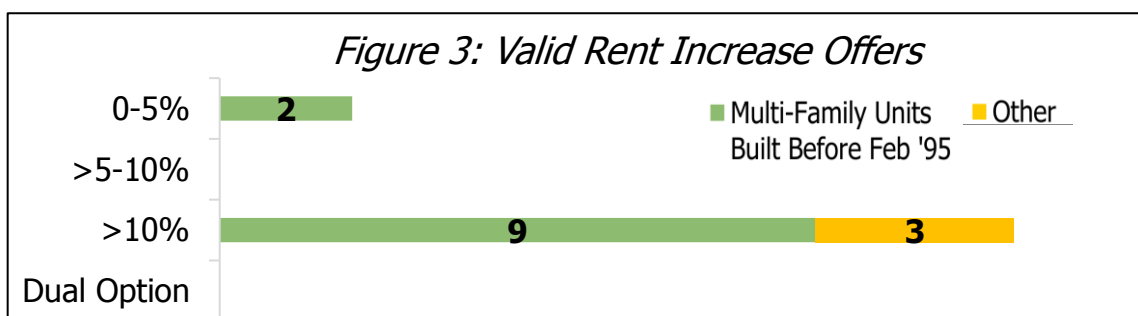
- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.
- These submissions are not reviewed by RRAC



Valid submissions scheduled for RRAC = 14

Brief overview of submission trends

- **Rent increase frequency:** 36% of tenants received a rent increase the previous year
- **Length of tenancy:** 50% of tenants had resided at the property for 5+ years
29% of tenants had resided at the property for 10+ years
- **New ownership:** 36% of properties had a change of ownership within the last 6 mths



*Figure 4: Valid Rent Increase Offers
Cumulative Data for April '17 - March '18*

	0-5%	>5-10%	>10%	Dual Option
Multi-Family Units Built Before Feb '95	7	11	21	32
Other	0	6	6	0




Rent Increases (View Exhibit 1 for details) - continued



B). Rent Review Advisory Committee (RRAC) outcomes

August submissions are scheduled for review at the following month's meeting:
September 6, 2017 RRAC Regular Meeting

- **3 of 14 (21.4%) valid submissions were reviewed by the RRAC**
 - ✓ One (1) unit subject to a non-binding recommendation
 - Submission 926: 1 bedroom condominium at base rent \$1,400
 - Rent increase request: \$1,100 (78.6%), to a total rent of \$2,500
 - Outcome: Tenant offered to increase rent to \$1,800. Landlord offered rent at \$2,100. Parties did not reach an agreement. RRAC recommended a rent increase of \$400 (28.6%) from \$1,400 to \$1,800.
 - ✓ Two (2) units subject to a binding recommendation
 - Submission 872.1: 1 bedroom multi-family unit at base rent \$1,100
 - Rent increase request: \$650 (59.1%), to a total rent of \$1,750
 - Outcome: Tenant offered to increase to \$1,200. Parties did not reach an agreement. RRAC recommended a rent increase of \$100 (9.1%) from \$1,100 to \$1,200.
 - Submission 919: 1 bedroom multi-family unit at base rent \$1,300
 - Rent increase request: \$130 (10.0%), to a total rent of \$1,430
 - Outcome: Parties agreed \$130.00 (10.0%) rent increase, effective as a stepped increase. \$65.00 will become effective October 1, 2017 and an additional \$65.00 becomes effective six months later on April 1, 2018.

Figure 5: Submissions Reviewed by RRAC

Agreement Reached	 1
Binding Recommendation	 1
Non-Binding Recommendation	 1

 Multi-Family Units Built Before Feb '95
 Other

*Figure 6: Submissions Reviewed by RRAC
 Cumulative data for April '17 - March '18*

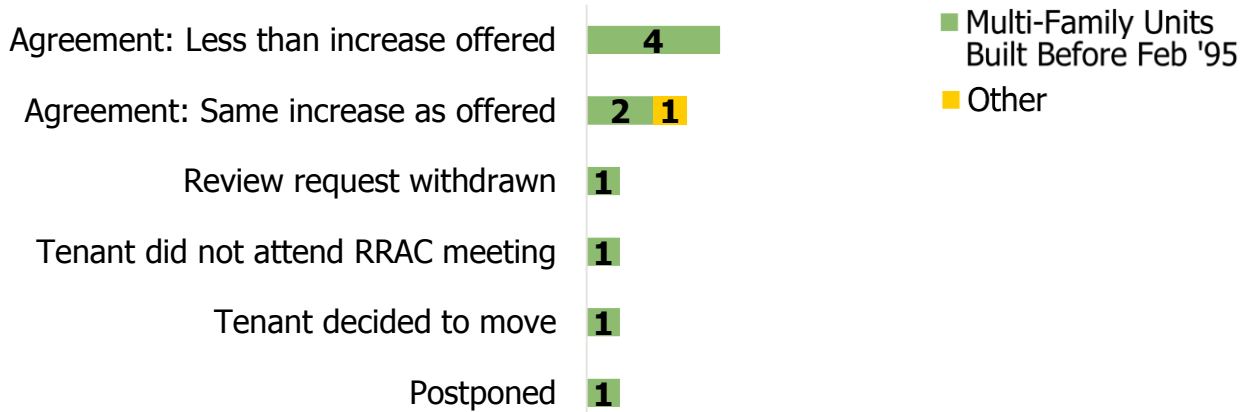
Outcome	Multi-Family Units Built Before Feb '95	Other
Agreement Reached	2	0
Binding Recommendation	3	0
Non-Binding Recommendation	1	2

Rent Increases (View Exhibit 1 for details) - continued

C). Valid submissions not reviewed by RRAC

- **11 of 14 (78.6%) valid submissions were not reviewed by RRAC due to the reasons indicated in Figure 7, below.** More details are available in Exhibit 1.

Figure 7: Submissions Not Reviewed by RRAC



*Figure 8: Submissions Not Reviewed by RRAC
Cumulative data for April '17 - March '18*

Outcome	Multi-Family Units Built Before Feb '95	Other
Agreement: Less than increase offered	12	1
Agreement: Same increase as offered	38*	4
Tenant moved	5	1
Request for review withdrawn	6	1
Tenant did not attend RRAC	5	0
Review postponed	0	1

*Includes 22 cases with dual offers – these tenants all accepted offers for increases less than 5%.

Terminations of Tenancy (View Exhibit 2 for details)

Total Notices Reviewed - 19

Termination Notices Withdrawn = 11

- Notices are withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
 - × Five (5) terminations were invalid for **“Owner Move-In” (OMI)**
 - × Four (4) terminations were invalid for **Notice to Vacate “No Cause” (NC)**
 - × Two (2) terminations invalid for failure to provide an allowable cause

Valid Submission = 8

- ✓ Four (4) terminations for **“Owner Move-In” (OMI)**
 - One (1) unit was a condominium
 - Two (2) units were single-family dwellings
 - One (1) unit was a multi-family dwelling
- ✓ Four (4) terminations for **Notice to Vacate “No Cause” (NC)**
 - One (1) unit was a condominium
 - Four (4) units were multi-family dwellings

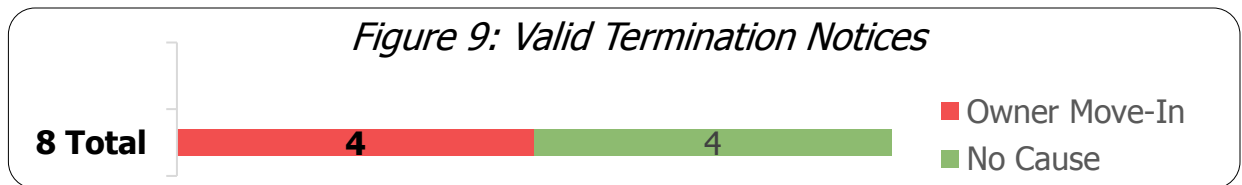


Figure 10: Valid termination notices cumulative data for April '17 - March '18

No Cause	Owner Move-In	Withdrawal from rental market	Other
13	15	10	1

RELOCATION ASSISTANCE

- Relocation assistance is calculated based on monthly rent and length of tenancy.
- Relocation assistance ranged from \$5,809.00 – \$13,953.00
- Length of tenancy details:
 - Four (4) submissions were served on tenants residing in their unit for **0-5 years**
 - Four (4) submissions were served on tenants residing in their unit for **6-10 years**

Note: Termination submissions include rent increase reviews

Termination paperwork indicates if there has been a rent increase in the previous 12 months preceding the termination effective date. Staff reviews rent increases identified in the paperwork for compliance with City regulations.

Exhibit 1 - Rent Increase Submissions

Valid Rent Increase Submissions												
Submission month	Submission #	Individual submitting review request	Unit	Base Rent	Included with rent	# of tenants	Rent increase history		Rent increase offer	Rent increase effective date	3rd party recommendation	Outcome
							Prior increase #1	Prior increase #2				
AUG 2017	909	Tenant	1 Bedroom	\$ 890.00	Water, Parking, Garbage	2	Effective 2016: \$65.00 (7.9%)	Effective 2010: \$100.00 (13.8%)	\$40.00 (4.5%)	8/1/2017	Non-binding	Withdrawn
AUG 2017	911	Landlord	Condo: 3 Bedroom	\$2,025.00	n/a	2	-	Effective 2014: \$50.00 (2.5%)	\$1,556.96 (76.9%)	9/1/2017	Non-binding	Postponed one month. RRAC recommendation at 10/2/17 mtg: \$400.00 (19.6%)
AUG 2017	915	Tenant	2 Bedroom	\$1,730.00	electricity, parking, pool, elevator	3	Effective 2016: \$80.00 (4.8%)	Effective 2015: \$75.00 (4.7%)	\$85.00 (4.9%)	8/1/2017	Non-binding	Agreement: \$40.00 (2.3%)
AUG 2017	872.1	Landlord	1 Bedroom	\$1,100.00	Parking	1	Tenancy began 2012	-	\$650.00 (59.1%)	12/1/2017	Binding	RRAC recommendation at 9/6/17 mtg: \$100.00 (9.1%)
AUG 2017	918	Landlord	1 Bedroom	\$ 900.00	Water, Garbage	n/a	Effective 2015: \$100.00 (12.5%)	Effective 2013: \$100.00 (14.3%)	\$90.00 (10.0%)	9/1/2017	Binding	Agreement: \$90.00 (10.0%)
AUG 2017	919	Landlord	1 Bedroom	\$1,300.00	Water, Garbage	n/a	Effective 2015: \$100.00 (8.3%)	Tenancy began in 2011	\$130.00 (10%)	9/1/2017	Binding	Agreement at 9/6/17 RRAC mtg: \$130, effective as stepped increase \$65.00 (5.0%) - Oct. 1 \$65.00 (5.0%) - Apr. 1
AUG 2017	920	Landlord	1 Bedroom	\$1,150.00	Water, Garbage	n/a	Effective 2015: \$100.00 (9.5%)	Effective 2013: \$100.00 (10.5%)	\$115.00 (10.0%)	9/1/2017	Binding	Agreement: \$115.00 (10.0%)
AUG 2017	921	Landlord	1 Bedroom	\$1,225.00	Water, Garbage	n/a	Effective 2015: \$100.00 (8.9%)	Effective 2013: \$100.00 (9.8%)	\$120.00 (9.8%)	9/1/2017	Binding	Tenant did not attend RRAC meeting
AUG 2017	925	Landlord	Single Family Home: 3 Bedroom	\$2,425.00	n/a	3	Effective 2015: \$175.00 (7.8%)	Tenancy began in 2010	\$425.00 (17.5%)	10/1/2017	Non-binding	Agreement: \$425 (17.5%)
AUG 2017	926	Landlord	Condo: 1 Bedroom	\$1,400.00	Water, Garbage	2	Effective 2016: \$200.00 (16.7%)	Effective 2015: \$100.00 (9.1%)	\$1,100.00 (78.0%)	10/1/2017	Non-binding	RRAC recommendation at 9/6/17 mtg: \$400.00 (28.6%)
AUG 2017	923.1	Landlord	1 Bedroom	\$1,100.00	Parking, Garbage	1	Effective 2015: \$150.00 (15.8%)	Effective 2014: \$25.00 (2.7%)	\$900.00 (81.8%)	11/1/2017	Binding	Tenant decided to move
AUG 2017	924.1	Landlord	1 Bedroom	\$1,650.00	Parking, Garbage	1	Tenancy began 2015	-	\$450.00 (27.3%)	11/1/2017	Binding	Agreement: \$175.00 (10.6%)
AUG 2017	927.1	Landlord	1 Bedroom	\$1,095.00	Parking, Garbage	1	n/a	Tenancy began 2006	\$648.00 (59.2%)	11/1/2017	Binding	Agreement: \$320.00 (29.2%)
AUG 2017	928.1	Landlord	1 Bedroom	\$1,100.00	Parking, Garbage	2	Tenancy began 2014	-	\$900.00 (81.8%)	11/1/2017	Binding	Agreement: \$300.00 (27.3%)

* 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 2 - Termination Submissions

Valid Termination of Tenancy Submissions												
Filing Date	Submission number	Address	Cause 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+)
8/1/2017	TN00123	305 San Beach Road	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$12,369.67	3	8/2/2008	\$2,725.00	None	2	2	0
8/1/2017	TN00124	5 Clipper Drive	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$13,953.00	4	2/15/2013	\$3,100.00	None	0	0	2
8/2/2017	TN00125	1251 Regent Street	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,573.00	2	8/1/2009	\$1,255.00	Gas, Electricity, Water, Garbage, & Parking	1	1	0
8/9/2017	TN00127	2917 Bayview Dr.	Notice to Vacate "No Cause"	New tenant rent limit: \$3,255.00	\$13,953.00	3	6/1/2013	\$3,100.00	None	0	1	0
8/18/2017	TN00093.2	470 Central Ave., Unit 11	Notice to Vacate "No Cause"	New tenant rent limit: \$1,184.40	\$6,065.00	1	10/21/2013	\$1,128.00	Gas, Water, Garbage & Parking	Unknown	Unknown	Unknown
8/18/2017	TN00094.2	470 Central Ave., Unit 12	Notice to Vacate "No Cause"	New tenant rent limit: \$1,207.50	\$6,153.00	1	11/6/2014	\$1,150.00	Gas, Water, Garbage & Parking	Unknown	Unknown	Unknown
8/18/2017	TN00095.2	470 Central Ave., Unit 14	Notice to Vacate "No Cause"	New tenant rent limit: \$1,117.20	\$5,809.00	1	12/1/2010	\$1,064.00	Gas, Water, Garbage & Parking	Unknown	Unknown	Unknown
8/31/2017	TN00135	3349 Fernside Blvd	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$8,781.32	3	12/1/2007	\$1,885.00	Gas & Cable TV	0	0	1