



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



Alameda Rent Program

Monthly Report – December 2017

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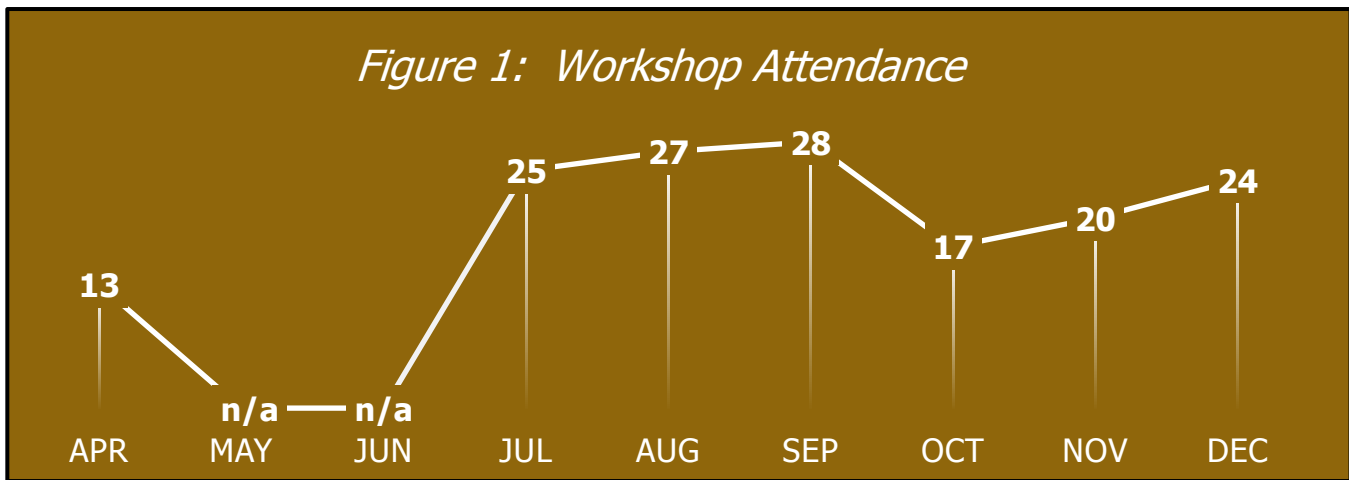
Outreach

Public Contacts

- **84 unique client contacts**
- After an initial inquiry was received, staff had **an average of 2 to 3 contacts with each client** to resolve the inquiry. (Total follow-up communications = 210)

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 December attendees = 24 individuals



Outreach Activities

- The informational brochure was made available in Tagalog, Spanish, Chinese, and Vietnamese on the program website and office lobby.
- An online newsletter was published regarding the relocation assistance annual adjustment.
- An article on the relocation assistance annual adjustment was featured in the East Bay Association of Realtors Alameda Chapter newsletter.
- Rent Program public announcements were translated in Tagalog, Spanish, Chinese, and Vietnamese.

Rent Increases (View Exhibit 1 for details)

NOTE: Submissions included in this monthly report are those filed between the 11th of the previous month through the 10th of the month identified in this report. This timeline is based on the Rent Review Advisory Committee (RRAC) hearing schedule.

a). Total submissions = 15

Invalid submissions = 2

- 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- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 13

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	1	0	1
>5-10% rent increase	10	0	10
>10% rent increase	2	0	2
Dual option* rent increase	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
0-5% rent increase	10	0	10
>5-10% rent increase	23	8	31
>10% rent increase	26	10	36
Dual option* rent increase	45	0	45
* 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

December submissions were scheduled for review at the following month's RRAC meeting:
January 10, 2018 RRAC Regular Meeting

- **One (1) submission subject to a binding decision was reviewed by RRAC:**
 - Submission 963: 2-bedroom apartment at base rent \$1,310
 - Rent increase offer: \$1,190 (90.8%), for a total rent of \$2,500
 - Outcome: RRAC rendered a binding decision of a \$65 (5.0%) rent increase. Parties have the option to accept or appeal the decision. Results of any appeals filed will be reported when the information becomes available.

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		0	0	0
RRAC members render a decision	Binding	1	0	1
	Non-Binding	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>				
Parties reach agreement at RRAC meeting		5	1	6
RRAC members render a decision	Binding	4	0	4
	Non-Binding	1	4	5

c). Results from RRAC decision petitions & appeals = 1

- One (1) petition of a RRAC decision was heard by a Rent Dispute Hearing Officer
 - 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
 - RRAC decision: RRAC rendered a decision of a \$100 (9.1%) rent increase from \$1,100 to \$1,200.
 - Hearing office decision: Pending

d). Eligible submissions not reviewed by RRAC = 12

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	8	0	8
Request for review withdrawn	1	0	1
Tenant did not attend RRAC	0	0	0
Tenant decided to move	1	0	1
Postponed	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
Agreement: Less than increase offered	11	0	11
Agreement: Same increase as offered	26	12	38
Request for review withdrawn	1	0	1
Tenant did not attend RRAC	23	8	31
Tenant decided to move	46	1	47

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

Withdrawn termination notices = 3

- Notices are withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
 - All three (3) terminations were invalid for failure to file by the required deadline

Submissions in compliance with City requirements = 8

GROUNDINGS FOR TERMINATION

- Two (2) terminations for "Owner Move-In"
- Five (5) terminations for "No Cause"
- One (1) termination for "Withdrawal from the Rental Market"

RELOCATION ASSISTANCE

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

- Relocation assistance ranged from \$4,403.00 – \$11,753.00
- Length of tenancy details:
 - Four (4) notices were served on tenants residing in their unit for 0-5 years
 - Two (2) notices were served on tenants residing in their unit for 6-10 years
 - Two (2) notices were 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	5	23
Owner Move-In	2	30
Withdrawal from Rental Market	1	13
Other	0	5
Total	8	71

Capital Improvement Plans

Total submissions = 1

Invalid Submissions = 1

Valid Submissions = 0

Exhibit 1 - Rent increase submissions in compliance with City requirements

Submission month	Submission number	Individual submitting review	Unit	Base Rent	Included with rent	# of tenants	Rent increase history		Rent increase offer	Rent increase effective	3rd party decision	Outcome
							Prior increase #1	Prior increase #2				
DEC 2017	RI960	Tenant	1 bedroom	\$1,699.00	Water, garbage	3	No increase since tenancy began 2016	-	\$84.00 (4.9%)	1/1/2018	Non-binding	Tenant decided to move
DEC 2017	RI931.1	Landlord	2 bedroom	\$1,950.00	Gas, electricity, water	3	No increase since tenancy began 2016	-	\$136.50 (7.0%)	1/1/2018	Binding	Withdrawn
DEC 2017	RI963	Landlord	2 bedroom	\$1,310.00	Water	3	Effective 2016: \$60.00 (4.6%)	Tenancy began 2015	\$1,190 (90.8%)	2/1/2018	Binding	RRAC decision at 1/10/18 mtg: \$65.00 (5.0%)
DEC 2017	RI964	Landlord	2 bedroom	\$1,415.00	Gas, water, parking	1	Effective 2017: \$65.00 (4.8%)	Effective 2016: \$225.00 (20.0%)	\$140 (9.9%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$140.00 (9.9%)
DEC 2017	RI965	Landlord	Studio	\$ 693.00	Gas, water, parking	1	Effective 2017: \$43.00 (6.6%)	Effective 2016: \$50.00 (8.3%)	\$67.00 (9.7%)	2/1/2018	Binding	No RRAC hearing. \$67.00 (9.7%)
DEC 2017	RI966	Landlord	2 bedroom	\$1,300.00	Gas, water, parking	4	Effective 2017: \$100.00 (8.3%)	Effective 2016: \$100.00 (9.1%)	\$125.00 (9.6%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$100.00 (7.7%)
DEC 2017	RI967	Landlord	1 bedroom	\$1,000.00	Gas, electricity, water, parking	1	No increase since tenancy began 2016	-	\$95.00 (9.5%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$95.00 (9.5%)
DEC 2017	RI968	Landlord	3 bedroom	\$2,625.00	Gas, water, parking	3	Effective 2017: \$125.00 (5.0%)	Tenancy began 2015	\$225.00 (8.6%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$150.00 (5.7%)
DEC 2017	RI969	Landlord	1 bedroom	\$1,194.50	Gas, electricity, water	3	Effective 2017: \$104.00 (8.7%)	Effective 2016: \$80.50 (7.97%)	\$115.50 (9.7%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$115.50 (9.7%)
DEC 2017	RI970	Landlord	2 bedroom	\$1,349.00	Water	1	Effective 2017: \$118.00 (9.6%)	Effective 2016: \$91.00 (7.98%)	\$131.00 (9.7%)	4/1/2018	Binding	No RRAC hearing. Agreement: \$131.00 (9.7%)
DEC 2017	RI971	Landlord	2 bedroom	\$1,530.00	Water	1	Effective 2016: \$20.00 (1.3%)	Effective 2015: \$370.00 (32.5%)	\$120.00 (7.8%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$120.00 (7.8%)
DEC 2017	RI972	Landlord	2 bedroom	\$1,045.42	Gas, water, parking	1	Effective 2017: \$95.03 (9.9%)	Effective 2016: \$70.39 (7.9%)	\$279.58 (26.7%)	2/1/2018	Binding	No RRAC hearing. Agreement: \$279.58 (26.7%)
DEC 2017	RI973	Landlord	2 bedroom	\$1,320.00	Water, parking, waste	3	Effective 2016: \$100 (8.2%)	Effective 2015: \$95.00 (8.4%)	\$110.00 (8.3%)	1/1/2018	Binding	No RRAC hearing. Agreement: \$110.00 (8.3%)

Exhibit 2 - Termination submissions in compliance with City requirements

Filing Date	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+)
12/13/2017	DEC 2017	TN00161	513 Willow Street	Withdrawal from Rental Market	Unit removed from rental market.	\$10,853.00	2	8/25/2015	\$3,100.00	HOA fees	0	2	0
12/13/2017	DEC 2017	TN00162	757 Lincoln Avenue	Notice to Vacate "No Cause"	New tenant rent limit: \$1,338.75	\$6,653.00	1	3/7/1998	\$1,275.00	Water, garbage	0	2	0
12/22/2017	DEC 2017	TN00158.1	457 Taylor Avenue #C	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,453.00	2	5/1/2006	\$1,225.00	Water, garbage	0	2	0
12/23/2017	DEC 2017	TN00163	470 Central Avenue Unit 15	Notice to Vacate "No Cause"	New tenant rent limit: \$1,117.20	\$5,809.00	1	9/1/2011	\$1,064.00	Gas, water, garbage, parking	0	2	0
12/23/2017	DEC 2017	TN00164	470 Central Avenue Unit 16	Notice to Vacate "No Cause"	New tenant rent limit: \$1,179.15	\$6,045.00	1	7/1/2014	\$1,123.00	Gas, Water, Garbage, Parking	0	2	0
12/23/2017	DEC 2017	TN00165	470 Central Avenue Unit 17	Notice to Vacate "No Cause"	New tenant rent limit: \$1,522.50	\$7,353.00	1	10/14/2014	\$1,450.00	Gas, water, garbage, parking	0	2	0
12/26/2017	DEC 2017	TN00167	3217 Madison Street	Notice to Vacate "No Cause"	New tenant rent limit: \$997.50	\$4,403.00	1	7/6/2015	\$950.00	Water, garbage, parking	0	1	0
12/30/2017	DEC 2017	TN00169	3440 Camanoe Lane	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$11,753.00	4	9/6/2011	\$2,550.00	Water	1	4	0