

# RENT STABILIZATION PROGRAM



DECEMBER 2018 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
<b>DEC 2018</b>	<b>397</b>	<b>808</b>	<b>10</b>	<b>1,221</b>
JAN 2018				
FEB 2019				
MAR 2019				
APR 2019				
MAY 2019				
JUN 2019				
<b>TOTAL</b>	<b>1,617</b>	<b>4,520</b>	<b>66</b>	<b>8,950</b>

## Activities

Distributed e-newsletter for members of the public with information on 2019 adjusted relocation assistance and open RRAC seat.		Announcement of open RRAC seat translated into four languages and published in Mo Magazine, Asian Journal, Sing Tao Daily, Vision Hispana	Announcement of open RRAC seat published to City's website and Facebook page
Published City Press Release on open RRAC seat	Information about open RRAC seat published in Alameda Sun and Alameda Journal		Tenant and landlord rent stabilization pocket guides posted on City's Facebook page

# Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

## Rent Increase Submissions

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

Average **Noticed** Rent Increase

\$244.77 (20.0%)

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	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL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	18	35	3	57
AUG 2018	0	23	5	3	31
SEP 2018	1	3	4	3	11
OCT 2018	0	7	4	2	13
NOV 2018	3	12	15	3	33
<b>DEC 2018</b>	<b>7</b>	<b>1</b>	<b>9</b>	<b>2</b>	<b>19</b>
JAN 2018					
FEB 2019					
MAR 2019					
APR 2019					
MAY 2019					
JUN 2019					
<b>TOTAL</b>	<b>12</b>	<b>65</b>	<b>72</b>	<b>15</b>	<b>164</b>

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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN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	1	21	4	0	2	2	2
AUG 2018	2	3	0	0	13	4	0	5	0	1
SEPT 2018	0	1	1	2	2	1	0	0	1	0
OCT 2018	4	1	1	0	1	2	0	2	0	0
NOV 2018	3	2	0	2	9	1	0	4	0	10
<b>DEC 2018</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>
JAN 2018										
FEB 2019										
MAR 2019										
APR 2019										
MAY 2019										
JUN 2019										
<b>TOTAL</b>	<b>12</b>	<b>27</b>	<b>4</b>	<b>7</b>	<b>47</b>	<b>18</b>	<b>4</b>	<b>13</b>	<b>3</b>	<b>14</b>

RRAC SUMMARY

AGREEMENT(S)

Hearing Date: January 23, 2019

- Submission 1110: 1-bedroom unit at a base rent of \$1,647.00 – (Submitted in August 2018)
  - Rent increase offer: \$164.00 (10.0%)
  - Outcome: Parties agreed to a \$82.00 (5.0%) increase, effective February 1, 2019

Hearing Date: January 23, 2019

- Submission 1189: 1-bedroom unit at a base rent of \$1,055.00 – (Submitted in December 2018)
  - Rent increase offer: \$391.00 (37.1%)
  - Outcome: Parties agreed to a \$195.00 (18.5%) increase, effective February 1, 2019

**DECISION(S)**

Hearing Date: January 23, 2019

- **Submission 1190: 1-bedroom unit at a base rent of \$780.00 – (Submitted in December 2018)**
  - **Rent increase offer:** \$391.00 (50.1%)
  - **Outcome:** Binding RRAC decision for an increase of \$100.00 (12.8%), effective February 1, 2019

Hearing Date: January 23, 2019

- **Submission 1193: 1-bedroom unit at a base rent of \$1,050.00 – (Submitted in December 2018)**
  - **Rent increase offer:** \$50.00 (4.8%)
  - **Outcome:** Non-binding RRAC decision for an increase of \$35.00 (3.3%), effective February 1, 2019

**RESULTS FROM RRAC DECISION APPEALS AND PETITIONS**

None.

# 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
<b>DEC 2018</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>7</b>
JAN 2018						
FEB 2019						
MAR 2019						
APR 2019						
MAY 2019						
JUN 2019						
<b>TOTAL</b>	<b>21</b>	<b>12</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>41</b>

## RELOCATION ASSISTANCE SUMMARY FOR ACTIVE CASES

<u>AVERAGE AMOUNT</u>	<u>TIME IN THE UNIT</u>		
	0 to 5 years	5+ to 10 years	10+ years
\$7,220	3	0	3

## Exhibit 1 Rent Increase Active Submissions

FY 2018-2019																	
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							
DEC 2018	RI1186	Landlord	1	\$1,175.00	Water, parking	0	DNP	DNP	Effective 2018: \$55.00 (4.9%)	Effective 2017: \$50.00 (4.7%)	\$391.00	33.3%	1/1/2019	Binding	Agreement prior to hearing	\$225.00	19.1%
DEC 2018	RI1187	Landlord	1	\$695.00	Water, parking	0	DNP	DNP	Effective 2018: \$30.00 (4.5%)	-	\$391.00	56.3%	1/1/2019	Binding	Agreement prior to hearing	\$205.00	29.5%
DEC 2018	RI1188	Landlord	1	\$780.00	Water, parking	0	DNP	DNP	Effective 2018:	Effective 2017:	\$391.00	50.1%	1/1/2019	Binding	Agreement	\$270.00	34.6%
DEC 2018	RI1189	Landlord	1	\$1,055.00	Water, parking	0	DNP	DNP	Effective 2018: \$50.00 (5.0%)	Effective 2017: \$45.00 (4.7%)	\$391.00	37.1%	1/1/2019	Binding	RRAC hearing; agreement reached	\$195.00	18.5%
DEC 2018	RI1190	Landlord	1	\$780.00	Water, parking	0	DNP	DNP	Effective 2018: \$35.00 (4.7%)	Effective 2017: \$35.00 (4.9%)	\$391.00	50.1%	1/1/2019	Binding	RRAC hearing; decision rendered	\$100.00	12.8%
DEC 2018	RI1191	Tenant	2	\$2,669.00	Gas, pool	1	1	0	Effective 2018: \$100.00 (3.9%)	Effective 2016: \$50.00 (2.0%)	\$130.00	4.9%	2/1/2019	Non-binding	Agreement prior to hearing	\$86.67	3.2%
DEC 2018	RI1192	Tenant	2	\$2,850.00	Recycling, elevator, pool	0	2	0	No increase since tenancy began in 2018.	-	\$140.00	4.9%	3/1/2019	Binding	Agreement prior to hearing	\$85.00	3.0%
DEC 2018	RI1193	Tenant	1	\$1,050.00	Water & garbage	1	0	1	Effective 2018: \$35.00 (3.4%)	Effective 2017: \$30.00 (3.0%)	\$50.00	4.8%	1/1/2019	Non-binding	RRAC hearing; decision rendered	\$35.00	3.3%
DEC 2018	RI1194	Tenant	2	\$1,785.00	Water	2	2	0	Effective 2017: \$85.00 (5.0%)	-	\$89.00	5.0%	1/2/2019	Binding	Withdrawn	\$0.00	0.0%
DEC 2018	RI1197	Landlord	2	\$1,430.00	Water, garbage, recycling	2	2	0	Effective 2018: \$110.00 (8.3%)	Effective 2017: \$100.00 (8.2%)	\$120.00	8.4%	1/1/2019	Binding	Agreement prior to hearing	\$120.00	8.4%
DEC 2018	RI1198	Tenant	2	\$2,152.00	Water, recycling, garage, elevator, pool	1	1	1	Effective 2017: \$75.00 (3.8%)	Effective 2016: \$102.50 (5.0%)	\$107.50	5.0%	1/1/2019	Non-binding	Pending	Pending	Pending
DEC 2018	RI1199	Landlord	4	\$3,055.94	Garage, landscaping	2	2	0	No increase since tenancy began in 2018	-	\$644.06	21.1%	2/1/2019	Non-binding	Pending	\$644.06	21.1%
DEC 2018	RI1200	Tenant	1	\$2,099.00	Water, garbage, pool	0	0	2	No increase since tenancy began in 2017	-	\$104.00	5.0%	1/1/2019	Binding	Pending	Pending	Pending
DEC 2018	RI1201	Tenant	1	\$2,100.00	Gas, water, garage, sewer, HOA, landscaping	0	0	1	Effective 2017: \$100.00 (5.0%)	Effective 2015: \$150.00 (8.1%)	\$100.00	4.8%	1/1/2019	Binding	Pending	Pending	Pending
DEC 2018	RI1202	Landlord	2	\$2,375.00	Gas, water, electricity, garbage, recycling, garage, pool	0	1	0	No increase since tenancy began in 2014	-	\$425.00	17.9%	2/1/2019	Non-binding	Agreement prior to hearing	\$425.00	17.9%
DEC 2018	RI1203	Landlord	1	\$1,070.00	Gas, water, garbage, recycling, internet	0	1	0	Effective 2018: \$40.00 (3.9%)	Effective 2017: \$30.00 (3.0%)	\$200.00	18.7%	43497	Binding	Pending	Pending	Pending
DEC 2018	RI1196.1	Landlord	DNP	\$1,020.00	DNP	DNP	DNP	DNP	DNP	DNP	\$200.00	19.6%	43497	Binding	Agreement prior to hearing	\$200.00	19.6%

**Exhibit 2**  
**Termination of Tenancy Active Submissions**

<b>Grounds for termination</b>	<b>Termination Unit Restrictions</b>	<b>Relocation Assistance</b>	<b>Length of Tenancy</b>	<b>Base Rent</b>	<b>Utilities Include with Rent</b>	<b>Number of bedrooms</b>	<b>Tenants (Ages 0-17)</b>	<b>Tenants (Ages 18-61)</b>	<b>Tenants (Ages 62+)</b>
Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	12,068.16	10 years, 1 months	\$ 2,700.00	n/a	5	0	2	0
Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	6,795.00	10 years, 11 months	\$ 1,300.00	Gas, electric, water, garbage	2	0	3	0
No cause	New tenant rent limit: \$2,205.00	9,995.00	12 years, 8 months	\$ 2,100.00	Gas, electric, water, garbage,	2	0	1	0
Withdrawal from the rental market	Unit removed from rental market.	3,695.00	2 years, 6 months	\$ 700.00	Gas, electricity, water, garbage,	2	0	1	0
No cause	New tenant rent limit: \$1,181.25	4,970.00	2 years, 8 months	\$ 1,125.00	Gas, electric, watr, garbage	1	0	1	0
No cause	New tenant rent limit: \$2,205.00	5,795.00	1 years, 9 months	\$ 2,100.00	Water, garbage, parking	1	1	2	0