

# RENT STABILIZATION PROGRAM



FEBRUARY 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
<b>FEB 2019</b>	<b>164</b>	<b>411</b>	<b>6</b>	<b>1,235</b>
MAR 2019				
APR 2019				
MAY 2019				
JUN 2019				
<b>TOTAL</b>	<b>1,982</b>	<b>5,498</b>	<b>73</b>	<b>11,744</b>

## Activities

Published information about free legal services for low-income tenants on program website	Information and program resources provided at Alameda Point Collaborative during Earned Income Tax Credit event.
Program materials shared with Harbour Care Home	

# Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

## Rent Increase Submissions

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

### Average Noticed Rent Increase

\$ 245.65 (14.6%)

### 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	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL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
<b>FEB 2019</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>5</b>
MAR 2019					
APR 2019					
MAY 2019					
JUN 2019					
<b>TOTAL</b>	<b>12</b>	<b>92</b>	<b>78</b>	<b>18</b>	<b>200</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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN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
DEC 2018	1	2	4	2	1	6	0	0	0	1
JAN 2019	1	2	0	0	17	3	0	2	1	3
<b>FEB 2019</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
MAR 2019										
APR 2019										
MAY 2019										
JUN 2019										
<b>TOTAL</b>	<b>13</b>	<b>30</b>	<b>7</b>	<b>7</b>	<b>62</b>	<b>22</b>	<b>3</b>	<b>15</b>	<b>4</b>	<b>17</b>

RRAC SUMMARY

**AGREEMENT(S)**

None.

**DECISION(S)**

Hearing Date: March 4, 2019 (Submitted in December 2018)

- **Submission 1201: 1-bedroom unit at a base rent of \$2,200.00 – (Submitted in December 2018)**
  - **Rent increase offer:** \$100.00 (4.8%), effective January 1, 2019
  - **Outcome:** Non-binding RRAC decision for an increase of \$80.00 (3.8%), effective April 1, 2019

Hearing Date: March 4, 2019 (Submitted in December 2018)

- **Submission 1203: 1-bedroom unit at a base rent of \$1,270.00 – (Submitted in December 2018)**
  - **Rent increase offer:** \$200.00 (18.7%), effective February 1, 2019
  - **Outcome:** Binding RRAC decision for an increase of \$200.00 (18.7%), effective April 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
DEC 2018	3	2	1	1	0	7
JAN 2019	5	1	0	0	0	6
<b>FEB 2019</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>7</b>
MAR 2019						
APR 2019						
MAY 2019						
JUN 2019						
<b>TOTAL</b>	<b>30</b>	<b>14</b>	<b>2</b>	<b>7</b>	<b>1</b>	<b>54</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
\$10,231	1	3	0

## 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							
FEB 2019	RI1233	Landlord	2	\$1,500.00	Garbage, recycling, pool, laundry, storage	0	2	0	No increase since tenancy began in 2013	-	\$500.00	33.3%	4/1/2019	Non-Binding	Agreement prior to hearing	\$300.00	20.0%
FEB 2019	RI1235	Landlord	2	\$1,868.74	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018: \$88.99 (5.0%)	Effective 2015: \$75.00 (6.8%)	\$184.26	9.9%	3/1/2019	Binding	Pending	Pending	Pending
FEB 2019	RI1236	Landlord	2	\$1,984.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	No increase since tenancy began in 2016	-	\$198.00	10.0%	3/1/2019	Binding	Pending	Pending	Pending
FEB 2019	RI1237	Landlord	1	\$1,708.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018: \$81.00 (5.0%)	Effective 2017: \$77.00 (5.0%)	\$170.00	10.0%	3/1/2019	Binding	Pending	Pending	Pending
FEB 2019	RI1238	Landlord	1	\$1,764.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018: \$84.00 (5.0%)	-	\$176.00	10.0%	3/1/2019	Binding	Agreement prior to hearing	\$176.00	10.0%

**Exhibit 2  
Termination of Tenancy Active Submissions**

Submission month	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+)
FEB 2019	1815 ELM ST	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating and occupy as primary residence for at least one year.	\$ 6,265.00	0 years, 10 months	\$ 4,600.00	None	5	0	4	0
FEB 2019	419 TAYLOR AVE, UNIT LOWER	No cause	New tenant rent limit: \$2,625	\$ 11,595.00	5 years, 3 months	\$ 2,500.00	Water	2	1	2	0
FEB 2019	1104 MARIANAS Lane	No cause	New tenant rent limit: \$2,205	\$ 10,065.00	6 years, 9 months	\$ 2,100.00	Water	3	2	2	0
FEB 2019	209 CAROB LN	No cause	New tenant rent limit: \$2,415	\$ 10,865.00	5 years, 4 months	\$ 2,300.00	None	2	0	1	0
FEB 2019	1115 PACIFIC AVE	No cause	New tenant rent limit: \$2,808.75	\$ 12,365.00	Not Available	\$ 2,675.00	None	3	0	2	0