



ALAMEDA RENT PROGRAM

FEBRUARY 2020 REPORT

FY 2019 -2020

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Rent Registry

The online Rent Registry opened to the public in February 2020. By the end of the month, 6% of properties have completed registration.

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 2019	214	432	4	N/A*
AUG 2019	200	509	15	1,902
SEPT 2019	171	372	63	1,682
OCT 2019	216	427	29	1,342
NOV 2019	158	354	15	1,263
DEC 2019	187	420	17	1,529
JAN 2020	378	549	17	2,103
FEB 2020	555	893	30	3,463
MAR 2020				
APR 2020				
MAY 2020				
JUN 2020				
TOTAL	2,079	4,774	190	13,284

*Website user data became available in August 2019

Activities

Hosted twice-weekly Rent Registry computer lab clinics offering step-by-step instructions for completing rental registration.	Reminder email sent to all property owners who had not registered as of February 18, 2020.
Offered one-on-one appointments for those unable to attend clinics.	Informational workshop for community members to learn about City's rent regulations.

Rent Increases

Ordinance 3250 Rent Increase Submissions

SUBMISSION TYPES				
MONTH	LANDLORD PETITIONS: UPWARD RENT ADJUSTMENTS	TENANT PETITIONS: DOWNWARD RENT ADJUSTMENTS	TENANT PETITIONS: STAFF COMPLIANCE REVIEW	TOTAL
SEP 2019	0	0	0	0
OCT 2019	4	2	1	7
NOV 2019	0	1	3	4
DEC 2019	0	2	7	9
JAN 2020	0	2	2	4
FEB 2020	0	0	4	4
MAR 2020				
APR 2020				
MAY 2020				
JUN 2020				
TOTAL	4	7	17	28

SUBMISSION OUTCOMES								
MONTH	UPWARD RENT ADJUST- MENTS GRATED	DOWNWARD RENT ADJUST- MENTS GRANTED	RESOLVED THROUGH MEDIATION	RESCIS- SIONS OF INVALID NOTICES	PETITIONS DENIED	PETITIONS WITH- DRAWN	PENDING	TOTAL
SEP 2019	0	0	0	0	0	0	0	0
OCT 2019	0	0	1	0	2	1	3	7
NOV 2019	0	0	0	2	1	0	1	4
DEC 2019	0	0	0	4	3	0	2	9
JAN 2020	0	0	0	1	1	0	2	4
FEB 2020	0	0	0	2	2	0	0	4
MAR 2020								
APR 2020								
MAY 2020								
JUN 2020								
TOTAL	0	0	1	9	9	1	8	28

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.

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN		TOTAL
	RELOCATION RENT INCREASE	OWNER MOVE-IN	WITHDRAWAL FROM RENTAL MARKET	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOSE TO RESCIND	
JUL 2019	0	3	0	2	0	5
AUG 2019	0	0	1	1	0	2
SEPT 2019	0	4	1	3	0	8
OCT 2019	0	2	0	2	0	4
NOV 2019	0	2	0	0	0	2
DEC 2019	0	0	0	3	0	3
JAN 2020	0	3	0	2	0	5
FEB 2020	0	2	1	2	0	5
MAR 2020						
APR 2020						
MAY 2020						
JUN 2020						
TOTAL	0	16	3	15	0	34

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
\$10,695.50	2	0	1

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.

	ACTIVE	WITHDRAWN		TOTAL
		FOR DEFICIENCY IN THE NOTICE	TENANT CHOSE TO RESCIND	
JUL 2019	N/A*	N/A*	N/A*	N/A*
AUG 2019	N/A*	N/A*	N/A*	N/A*
SEPT 2019	0	0	0	0
OCT 2019	7	0	0	7
NOV 2019	1	0	0	1
DEC 2019	2	0	0	2
JAN 2020	0	0	0	0
FEB 2020	1	0	0	1
MAR 2020				
APR 2020				
MAY 2020				
JUN 2020				
TOTAL	11	0	0	11

*Buyout Agreements were not regulated prior to September 2019

BUYOUT AGREEMENT SUMMARY FOR ACTIVE CASES			
AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$11,000	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 2019	4	0	9	8	5	1	27
AUG 2019	0	5	0	1	4	10	20
SEPT 2019	0	0	0	0	1	0	1
OCT 2019	32	2	3	0	2	1	40
NOV 2019	0	13	0	21	2	2	38
DEC 2019	0	1	0	4	11	0	16
JAN 2019	3	0	3	0	3	0	9
FEB 2019	0	0	0	3	3	0	6
MAR 2019							
APR 2019							
MAY 2019							
JUN 2019							

*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

No Capital Improvement Plans were submitted.

FY 2019-2020
Rent increase submissions under Ordinance 3250

Submission Month	Submission Number	Petitioning Party	Request	Mediation	Outcome
FEB 2020	RI1367	Tenant	Review notices for compliance	No	Rescinded notice and reimbursed
FEB 2020	RI1368	Tenant	Review notices for compliance	No	Notice reset to MAR
FEB 2020	RI1369	Tenant	Review notices for compliance	No	Petition denied
FEB 2020	RI1370	Tenant	Review notices for compliance	No	Petition denied

FY 2019-2020 Termination of tenancy submissions under Ordinance 3250											
Submission month	Address	Grounds for Termination	Termination Unit Restrictions	Relocation Assistance	Length of Tenancy	Base Rent	Utilities Included with Rent	Number of bedrooms	Tenants (Ages 0-17)	Tenants (Ages 18-61)	Tenants (Ages 62+)
FEB 2020	2511 CHESTER ST	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least three years	\$ 7,502.00	14 years, 8 months	\$ 1,942.00	None	2	0	2	0
FEB 2020	764 Buena Vista Ave.	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least three years	\$ 9,420.00	2 years, 6 months	\$ 3,150.00	None	3	0	3	0
FEB 2020	1615 Pearl St.	Withdrawal from the rental market	Unit removed from rental market	\$ 12,930.00	2 years, 0 months	\$ 4,300.00	None	3	1	2	0