

# RENT STABILIZATION PROGRAM



JANUARY 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
<b>JAN 2019</b>	<b>201</b>	<b>567</b>	<b>1</b>	<b>1,559</b>
FEB 2019				
MAR 2019				
APR 2019				
MAY 2019				
JUN 2019				
<b>TOTAL</b>	<b>1,818</b>	<b>5,087</b>	<b>67</b>	<b>10,509</b>

## Activities

Published information about free legal services for low-income tenants on program website	Program information, in coordination with Centro Legal de la Raza (free legal services provider to low-income tenants), was shared with real estate agencies
	Information and program resources provided to American Health Advocates

# Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

## Rent Increase Submissions

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

Average **Noticed** Rent Increase

\$185.18 (11.5%)

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	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL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
<b>JAN 2019</b>	<b>0</b>	<b>23</b>	<b>5</b>	<b>2</b>	<b>30</b>
FEB 2019					
MAR 2019					
APR 2019					
MAY 2019					
JUN 2019					
<b>TOTAL</b>	<b>12</b>	<b>88</b>	<b>77</b>	<b>18</b>	<b>195</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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN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	1	3	2	1	6	2	0	0	1
<b>JAN 2019</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>3</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>1</b>
FEB 2019										
MAR 2019										
APR 2019										
MAY 2019										
JUN 2019										
<b>TOTAL</b>	<b>12</b>	<b>29</b>	<b>4</b>	<b>7</b>	<b>60</b>	<b>21</b>	<b>11</b>	<b>13</b>	<b>3</b>	<b>15</b>

RRAC SUMMARY

**AGREEMENT(S)**

None.

**DECISION(S)**

Hearing Date: February 4, 2019

- **Submission 1198: 2-bedroom unit at a base rent of \$2,152.50 – (Submitted in December 2018)**
  - **Rent increase offer: \$107.50 (5.0%)**
  - **Outcome: Non-binding RRAC decision for an increase of \$50.00 (2.3%)**

Hearing Date: February 4, 2019

- **Submission 1200: 1-bedroom unit at a base rent of \$2,099.00 – (Submitted in December 2018)**
  - **Rent increase offer: \$104.00 (5.0%)**
  - **Outcome: Non-binding RRAC decision for an increase of \$0.00 (0%)**

Hearing Date: February 25, 2019

- **Submission 1213: 2-bedroom unit at a base rent of \$1,575.00 – (Submitted in January 2019)**
  - **Rent increase offer:** \$389.00 (24.7%)
  - **Outcome:** Binding RRAC decision for an increase of \$261.00 (16.6%)

Hearing Date: February 25, 2019

- **Submission 1214: 2-bedroom unit at a base rent of \$1,722.00 – (Submitted in January 2019)**
  - **Rent increase offer:** \$172.00 (10.0%)
  - **Outcome:** Binding RRAC decision for an increase of \$50.00 (2.9%)

## 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
<b>JAN 2019</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
FEB 2019						
MAR 2019						
APR 2019						
MAY 2019						
JUN 2019						
<b>TOTAL</b>	<b>26</b>	<b>13</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>47</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
\$7,931	0	5	1

## 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							
JAN 2019	RI1204	Landlord	2	\$1,660.00	Water & garbage	2	2	0	Effective 2018: \$300.00 (22.1%)	-	\$140.00	8.4%	3/1/2019	Binding	Agreement prior to hearing	\$140.00	8.4%
JAN 2019	RI1207	Landlord	2	\$1,890.00	water, trash, & electricity	DNP	DNP	DNP	No increase since tenancy began in 2014	-	\$189.00	10.0%	3/1/2019	Binding	Pending	Pending	Pending
JAN 2019	RI1208	Landlord	1	\$1,598.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$76	Effective 2016:	\$159.00	9.9%	3/1/2019	Binding	Pending	Pending	Pending
JAN 2019	RI1209	Landlord	1	\$1,537.98	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$73 (5%)	Effective 2016: \$69.75 (4.9%)	\$152.02	9.9%	3/1/2019	Binding	Agreement prior to hearing	\$152.02	9.9%
JAN 2019	RI1210	Landlord	1	\$1,538.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$73 (4.9%)	Effective 2016: \$69.75 (5%)	\$153.00	9.9%	3/1/2019	Binding	Withdrawn	\$0.00	0.0%
JAN 2019	RI1211	Landlord	1	\$1,694.70	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$80.7 (5%)	Effective 2016: \$119 (7.9%)	\$168.30	9.9%	3/1/2019	Binding	Agreement prior to hearing	\$168.30	9.9%
JAN 2019	RI1212	Landlord	1	\$1,884.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$89 (4.9%)	-	\$188.00	10.0%	3/1/2019	Binding	Agreement prior to hearing	\$188.00	10.0%
JAN 2019	RI1213	Landlord	2	\$1,575.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2017: \$75.00 (5.0%)	Effective 2015: \$150.00 (11.1%)	\$389.00	24.7%	3/1/2019	Binding	RRAC hearing; decision rendered	\$261.00	16.6%
JAN 2019	RI1214	Landlord	2	\$1,722.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$82 (5%)	Effective 2017: \$75 (4.7%)	\$172.00	10.0%	3/1/2019	Binding	RRAC hearing; decision rendered	\$50.00	2.9%
JAN 2019	RI1215	Landlord	2	\$1,522.50	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$82 (5%)	Effective 2016: \$115 (7.9%)	\$374.50	24.6%	3/1/2019	Binding	Agreement prior to hearing	\$374.50	24.6%
JAN 2019	RI1216	Landlord	2	\$1,725.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$82 (4.9%)	Effective 2017: \$78 (4.9%)	\$172.00	10.0%	3/1/2019	Binding	Pending	Pending	Pending
JAN 2019	RI1217	Landlord	1	\$1,267.85	water, trash, & electricity	DNP	DNP	DNP	Effective 2017: \$60.35 (4%)	Effective 2016: \$57.5 (5%)	\$126.15	9.9%	3/1/2019	Binding	Agreement prior to hearing	\$126.15	9.9%
JAN 2019	RI1218	Landlord	1	\$1,648.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$78.25 (5%)	Effective 2016: \$74.75 (5%)	\$164.00	10.0%	3/1/2019	Binding	Agreement prior to hearing	\$164.00	10.0%
JAN 2019	RI1219	Landlord	1	\$1,460.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$69.56 (5%)	Effective 2015: \$75 (6.6%)	\$145.00	9.9%	3/1/2019	Binding	Agreement prior to hearing	\$145.00	9.9%
JAN 2019	RI1220	Landlord	2	\$1,460.81	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$69.81 (5%)	Effective 2015: \$75 (6.5%)	\$144.19	9.9%	3/1/2019	Binding	Agreement prior to hearing	\$144.19	9.9%
JAN 2019	RI1221	Landlord	2	\$1,725.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$82 (5%)	Effective 2016: \$115 (7.9%)	\$172.00	10.0%	3/1/2019	Binding	Agreement prior to hearing	\$172.00	10.0%
JAN 2019	RI1222	Landlord	2	\$1,626.15	water, trash, & electricity	DNP	DNP	DNP	Effective 2017: \$53 (3.2%)	Effective 2016: \$73.75 (500%)	\$161.85	10.0%	3/1/2019	Binding	Agreement prior to hearing	\$161.85	10.0%
JAN 2019	RI1223	Landlord	2	\$1,916.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$30 (1.6%)	-	\$191.00	10.0%	3/1/2019	Binding	Pending	Pending	Pending
JAN 2019	RI1224	Landlord	2	\$1,450.00	water, trash, & electricity	DNP	DNP	DNP	No increase since tenancy began in 2003	-	\$145.00	10.0%	3/1/2019	Binding	Pending	Pending	Pending
JAN 2019	RI1225	Landlord	1	\$1,155.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2016: \$88 (8%)	Effective 2015: \$100 (10%)	\$216.00	18.7%	3/1/2019	Binding	Agreement prior to hearing	\$216.00	18.7%
JAN 2019	RI1226	Landlord	1	\$1,240.30	water, trash, & electricity	DNP	DNP	DNP	Effective 2017: \$59.05 (4.9%)	Effective 2016: \$56.25 (5%)	\$123.70	10.0%	3/1/2019	Binding	Agreement prior to hearing	\$123.70	10.0%
JAN 2019	RI1227	Landlord	1	\$1,240.30	water, trash, & electricity	DNP	DNP	DNP	Effective 2017: \$59.05 (4.9%)	Effective 2016: \$56.25 (5%)	\$123.70	10.0%	3/1/2019	Binding	Agreement prior to hearing	\$123.70	10.0%

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							
JAN 2019	RI1228	Landlord	1	\$2,185.00	electricity	DNP	DNP	DNP	No increase since tenancy began in 2018	-	\$115.00	5.3%	3/1/2019	Binding	Pending	Pending	Pending
JAN 2019	RI1229	Landlord	1	\$1,764.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$69 (5%)	-	\$166.00	9.4%	3/1/2019	Binding	Pending	Pending	Pending
JAN 2019	RI1230	Landlord	2	\$1,928.00	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$91.85 (5%)	Effective 2016: \$55 (3.2%)	\$192.00	10.0%	3/1/2019	Binding	Agreement prior to hearing	\$192.00	10.0%
JAN 2019	RI1231	Landlord	2	\$1,522.50	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$82 (4.9%)	Effective 2016: \$115 (7.9%)	\$374.50	24.6%	3/1/2019	Binding	Agreement prior to hearing	\$374.50	24.6%
JAN 2019	RI1232	Landlord	1	\$1,598.62	water, trash, & electricity	DNP	DNP	DNP	Effective 2018: \$76 (5%)	Effective 2015: \$50 (3.8%)	\$158.38	9.9%	3/1/2019	Binding	Pending	Pending	Pending
JAN 2019	RI1234	Landlord	3	\$2,500.00	Garbage, recycling, garage, landscaping	1	2	1	Effective 2018: \$347.50 (16.1%)	Effective 2017: \$102.50 (5.0%)	\$300.00	12.0%	4/1/2019	Non-Binding	Pending	Pending	Pending



**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+)
JAN 2019	2112 SANTA CLARA AVE, UNIT B	No cause	New tenant rent limit: \$2,625	\$11,665.00	9 years, 9 months	\$2,500.00	Garbage & parking	2	2	2	0
JAN 2019	304 TIDEWAY DR	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$13,005.00	12 years, 4 months	\$2,835.00	Garbage	3	0	2	0
JAN 2019	3330 CONSTANCE CIR	No cause	New tenant rent limit: \$3,990	\$5,465.00	8 years, 11 months	\$3,800.00	DNP	3	2	2	0
JAN 2019	251 CHESWICK CT	No cause	New tenant rent limit: \$1,785	\$8,465.00	8 years, 11 months	\$1,700.00	HOA fees	2	0	2	0
JAN 2019	418 BRYANT AVE	No cause	New tenant rent limit: \$2,625	\$11,665.00	7 years, 0 months	\$2,500.00	None	2	0	1	0
JAN 2019	2137 OTIS DR., UNIT 221	No cause	New tenant rent limit: \$1,837.22	\$8,663.92	7 years, 0 months	\$1,749.73	None	2	2	2	0