



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



# **Alameda Rent Program**

## **Monthly Report – July 2017**

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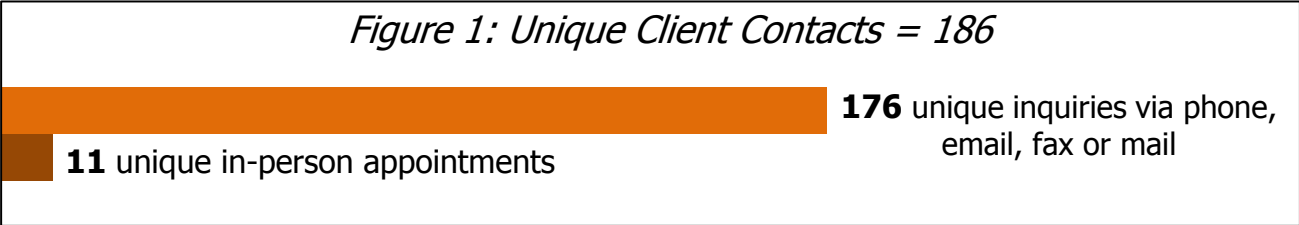
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# Outreach

## Public Contacts



- After an initial inquiry was received, staff had **an average of ~2 contacts with each client** to resolve the inquiry. (Total follow-up communications = 315)

## 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 July attendees = 25 individuals

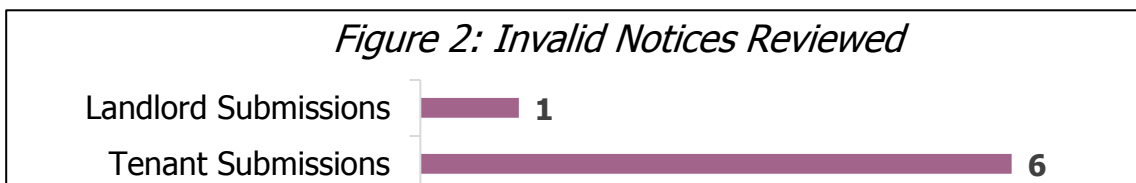


# Rent Increases (View Exhibit 1 for details)

## A). Total Notices Reviewed - 30

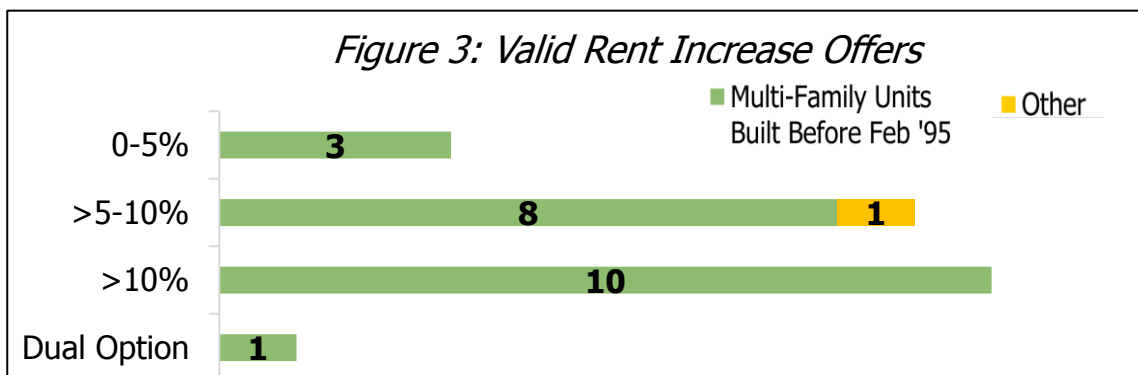
### Invalid Notices Reviewed = 7

- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.



### Valid Submissions = 23

- 48% of the submissions received a rent increase the previous year.



*Figure 4: Valid Rent Increase Offers Cumulative Data for April '17 - March '18*

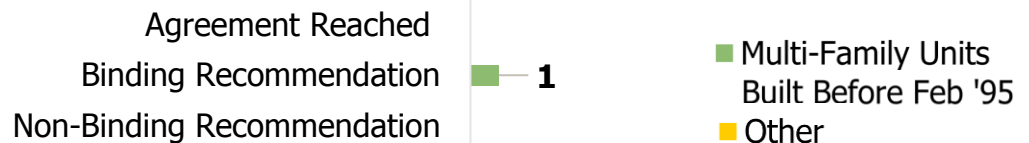
	0-5%	>5-10%	>10%	Dual Option
Multi-Family Units Built Before Feb '95	5	11	12	32
Other	0	6	3	0

## B). Rent Review Advisory Committee (RRAC) outcomes

July submissions are scheduled for review at the following month's meeting:  
**August 7, 2017 RRAC REGULAR MEETING**

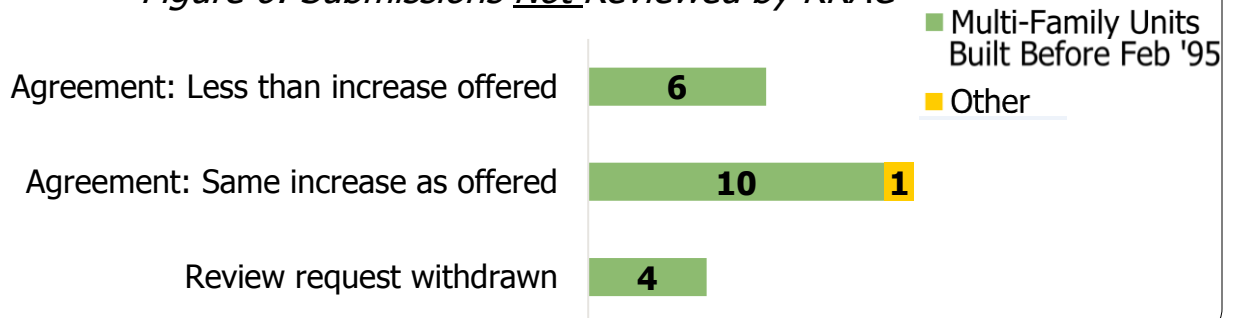
- **1 of 23 (4.0%) submissions were reviewed by the RRAC.**
  - ✓ One (1) unit subject to a binding decision had the following outcome:  
RRAC recommended a rent increase of \$250.00 (27.8%) from \$900.00 to \$1,150.00 for this 1- bedroom unit.

*Figure 5: Submissions Reviewed by RRAC*



- **22 of 23 (96%) submissions were not reviewed by RRAC due to the reasons indicated in Figure 6, below.** More details for each outcome available in Exhibit 1.

*Figure 6: Submissions Not Reviewed by RRAC*



*Figure 7: RRAC outcomes cumulative data for April '17 - March '18*

<b>Submissions reviewed by RRAC</b>	Multi-Family Units Built Before Feb '95	Other
Agreement Reached	1	0
Binding Recommendation	2	0
Non-Binding Recommendation	1	1
<b>Submissions <u>not</u> reviewed by RRAC</b>	Multi-Family Units Built Before Feb '95	Other
Agreement: Less than increase offered	8	1
Agreement: Same increase as offered	36*	3
Tenant moved	4	1
Request for review withdrawn	5	1
Tenant did not attend RRAC	4	0
Review postponed	0	0

\*Includes 22 cases with dual offers – these tenants all accepted offers for increases less than 5%.

# Terminations of Tenancy (View Exhibit 2 for details)

## Total Notices Reviewed - 14

### Termination Notices Withdrawn = 3

- Notices are withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
  - × Three (3) terminations were invalid for **"Capital Improvement Plan" (CIP)**

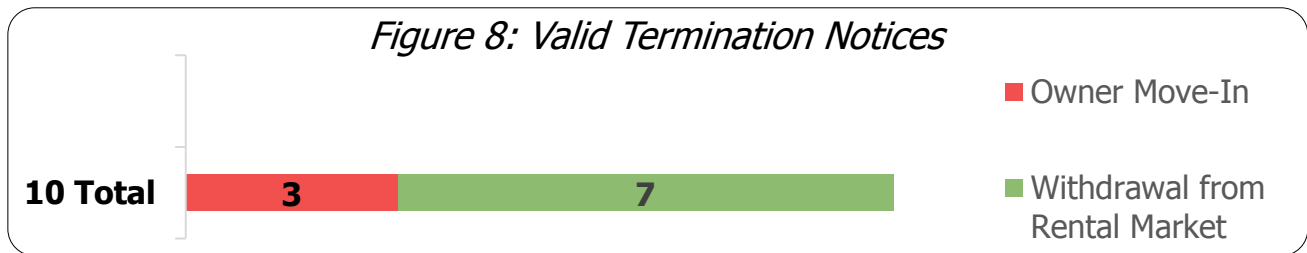
### Pending Submission = 1

- Notices are pending staff review.
  - × One (1) termination filed under **"Owner Move-In" (OMI)**

### Valid Submission = 10

- ✓ Three (3) terminations for **"Owner Move-In" (OMI)**
  - One (1) unit was a condominium
  - Two (2) units were single-family dwellings
- ✓ Seven (7) terminations for **"Withdrawal from Rental Market" (WRM)**
  - Two (2) units were a duplex
  - One (1) unit was a condominium
  - Four (4) units were single-family dwellings

*Figure 8: Valid Termination Notices*



*Figure 9: Valid termination notices cumulative data for April '17 - March '18*

No Cause	Owner Move In	Withdrawal	Other
9	11	10	1

### RELOCATION ASSISTANCE

- Relocation assistance is calculated based on monthly rent and length of tenancy.
- Relocation assistance ranged from \$5,293.00 – \$13,953.00
- Length of tenancy details
  - Three (3) submissions were served on tenants residing in their unit for **0-5 years**
  - Five (5) submissions were served on tenants residing in their unit for **6-10 years**
  - Two (2) submissions were served on tenants residing in their unit for **11-15 years**

# Exhibit 1 - Rent Increase Submissions

Valid Rent Increase Submissions													
Month case was filed	Submission Number	Review requested by Landlord or Tenant	Unit	3rd Party Recommendation	Base Rent	Included with Rent	Rent Increase Effective Date	Rent Increase Offer	Prior Increase #1	Prior Increase #2	Number of tenants	Outcome	Change in Rent Increase or Reason Tenant Moved
July 2017	882	Landlord	1 Bedroom	Binding	\$950.00	Not available	7/1/2017	\$95.00 (10%)	Effective 2016 - \$135.00 (16.6%)	Effective 2015 - \$100.00 (14.0%)	1	Agreement: \$95.00 (10.0%)	No change
July 2017	885	Tenant	1 Bedroom	Non-binding	\$1,806.00	Water, Parking, Pool	7/1/2017	\$90.00 (4.98%)	Effective 2016- \$86.00 (5%)	Effective 2015 - \$153.00 (9.8%)	1	Withdrawn	Withdrawn by Tenant
July 2017	886	Landlord	1 Bedroom	Binding	\$900.00	Water, Parking, Garbage	8/1/2017	\$450.00 (50.0%)	Tenancy began 2015	-	1	Recommendation at 8.7.17 RRAC meeting.: \$250.00 (27.8%)	\$200 less than original offer
July 2017	887	Tenant	3 Bedroom	Non-binding	\$1,930.00	Not available	7/1/2017	\$95.00 (4.9%)	Tenancy began 2009	-	Not available	Withdrawn	Withdrawn by Tenant
July 2017	888	Landlord	2 Bedroom	Binding	\$1,575.00	Water	8/1/2017	\$265.00 (16.8%)	Effective 2016 - \$75.00 (5.0%)	Effective 2015 - \$100.00 (7.1%)	3	Agreement: \$265.00 (16.8%)	No change
July 2017	889	Landlord	1 Bedroom	Binding	\$1,295.00	Gas, Water, Garbage	8/1/2017	\$150.00 (11.6%)	Effective 2014: \$100.00 (8.4%)	Tenancy began 2012	Not available	Agreement: \$150.00 (11.6%)	No change
July 2017	890	Tenant	2 Bedroom	Non-binding	\$2,569.00	Pool	8/1/2017	\$100.00 (3.9%)	Effective 2016: \$74.00 (3.0%)	Tenancy began 2015	2	Agreement: \$100.00 (3.9%)	Effective date delayed 6 months
July 2017	891	Landlord	1 Bedroom	Binding	\$1,520.00	Recycling, Parking, Pet Rent	8/1/2017	\$265.00 (17.4%)	Not available	Tenancy began 2002	2	Agreement: \$265.00 (17.4%)	No change
July 2017	892	Landlord	1 Bedroom	Binding	\$975.00	Gas, Water, Parking	8/1/2017	\$97.00 (9.9%)	Effective 2014: \$50.00 (5.4%)	Tenancy began 2011	2	Agreement: \$97.00 (9.9%)	No change
July 2017	893	Landlord	1 Bedroom	Binding	\$965.00	Gas, Water, Parking	8/1/2017	\$96.00 (9.9%)	Tenancy began in 2012	-	3	Agreement: \$96.00 (9.9%)	No change
July 2017	894	Landlord	1 Bedroom	Binding	\$935.00	Gas, Water	9/1/2017	\$187.00 (20.0%)	tenancy began in 2011	-	2	Agreement: \$187.00 (20.0%)	No change
July 2017	895	Landlord	1 Bedroom	Binding	\$995.00	Gas, Water	8/1/2017	\$99.00 (9.9%)	Effective 2014: \$50.00 (5.3%)	tenancy began 2011	2	Agreement: \$99.00 (9.9%)	No change
July 2017	896	Landlord	1 Bedroom	Binding	\$995.00	Gas, Water	8/1/2017	\$99.00 (9.9%)	Effective 2014: \$50.00 (5.3%)	tenancy began 2011	2	Agreement: \$99.00 (9.9%)	No change
July 2017	897	Landlord	1 Bedroom	Binding	\$1,100.00	Gas, Water	8/1/2017	\$110.00 (10.0%)	Effective 2014: \$65.00 (6.3%)	tenancy began 2010	2	Agreement: \$110.00 (10.0%)	No change
July 2017	898	Tenant	n/a	Non-binding	\$2,231.00	Not available	8/12/2017	1 2 mth: \$66.00 (3.0%) MTM: \$111.00 (5.0%)	n/a	n/a	Not available	Withdrawn	Withdrawn by Tenant
July 2017	899	Landlord	1 Bedroom	Binding	\$1,500.00	Water, Electricity	9/1/2017	\$187.50 (12.5%)	Effective 2015: \$100.00 (7.1%)	Tenancy began 2010	1	Agreement: \$200.00 (13.3%)	Invalid 2016 increase decreased total rent by \$100.
July 2017	900	Landlord	1 Bedroom	Binding	\$1,550.00	Water, Electricity	9/1/2017	\$187.55 (12.1%)	Effective 2015: \$100.00 (6.9%)	Tenancy began 2007	1	Agreement: \$200.00 (12.9%)	Invalid 2016 increase decreased total rent by \$100.

**Valid Rent Increase Submissions**  
April 2017

July 2017	901	Landlord	1 Bedroom	Binding	\$1,500.00	Water, Electricity	9/1/2017	\$187.50 (12.5%)	Effective 2015: \$100.00 (7.1%)	Tenancy began 2013	3	Agreement: \$200.00 (13.3%)	Invalid 2016 increase decreased total rent by \$100.
July 2017	902	Landlord	1 Bedroom	Binding	\$1,475.00	Water, Electricity	9/1/2017	\$187.33 (12.7%)	Effective 2015: \$75.00 (5.4%)	Tenancy began 2010	2	Agreement: \$200.00 (13.6%)	Invalid 2016 increase decreased total rent by \$100.
July 2017	904	Landlord	Condo: 1 Bedroom	Non-binding	\$1,300.00	Gas, Water, Garbage, Recycling	8/1/2017	\$100 (7.7%)	Effective 2016 - \$100.00 (8.3%)	Effective 2015 - \$100 (9.1%)	2	Agreement: \$100.00 (7.7%)	No change
July 2017	906	Landlord	3 Bedroom	Binding	\$2,150.00	Water, Parking, Garbage, Recycling	8/1/2017	\$215.00 (10.0%)	Effective 2016: \$100.00 (4.9%)	Effective 2015: \$100 (5.1%)	4	Agreement: \$215.00 (10.0%)	No change
July 2017	908	Landlord	2 Bedroom	Binding	\$1,350.00	Pet Rent, Garbage	9/1/2017	\$237.60 (17.6%)	Effective 2015: \$100.00 (8%)	Effective 2012: \$50.00 (4.2%)	3	Withdrawn	No rent increase imposed.
July 2017	910	Landlord	3 Bedroom	Binding	\$2,125.00	Water, Parking, Garbage, Recycling	8/1/2017	\$215.00 (10.0%)	Effective 2016 \$100.00(4.9%)	Effective 2015: \$100.00 (5.1%)	5	Agreement: \$175.00 (8.2%)	\$40.00 less than offer



# Exhibit 2 – Terminations Submissions

Valid Termination of Tenancy Submissions												
Filing Date	Submission number	Address	Cause 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+)
7/1/2017	TN00110	2049 Alameda Avenue, Unit A	Withdrawal from Rental Market	Unit removed from rental market.	\$ 5,553.00	2	9/1/2015	\$ 2,000.00	None	2	3	0
7/1/2017	TN00111	2049 Alameda Avenue, Unit B	Withdrawal from Rental Market	Unit removed from rental market.	\$ 8,753.00	2	7/1/2014	\$ 1,800.00	None	0	2	0
7/7/2017	TN00112	1708 Minturn Street	Withdrawal from Rental Market	Unit removed from rental market.	\$ 9,633.00	2	3/5/2010	\$ 2,020.00	Garbage	0	2	0
7/10/2017	TN00113	422 Taylor Avenue, Unit B	Owner Move-In (PENDING)	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$ 6,758.33	2	12/22/2006	\$ 1,360.00	Water, Garbage & Parking	1	1	0
7/11/2017	TN00114	138 Sea Bridge	Withdrawal from Rental Market	Unit removed from rental market.	\$ 13,953.00	4	10/15/2011	\$ 3,100.00	None	2	2	0
7/12/2017	TN00118	27 Oak Park Drive	Withdrawal from Rental Market	Unit removed from rental market.	\$ 12,153.00	3	6/1/2010	\$ 2,650.00	None	0	2	0
7/18/2017	TN00119	1111 Norwich Road	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$ 9,953.00	2	5/1/2008	\$ 2,100.00	None	0	0	1
7/24/2017	TN00109.1	2026 Eagle Avenue	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$ 8,473.00	2	12/17/2010	\$ 1,730.00	Gas, Electricity & Water	0	2	0
7/25/2017	TN00120	1908 Eagle Avenue	Withdrawal from Rental Market	Unit removed from rental market.	\$ 5,633.00	2	12/1/2003	\$ 1,020.00	None	1	1	0
7/25/2017	TN00121	1448 Sherman Street, Upper Unit	Withdrawal from Rental Market	Unit removed from rental market.	\$ 5,293.00	2	1/2/2004	\$ 935.00	Parking	0	1	0
7/31/2017	TN00122	1717 Chestnut Street, Upper Unit	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$ 8,303.00	3	1/15/2015	\$ 2,250.00	Gas, Electricity & Water	0	4	0