

RENT STABILIZATION PROGRAM



JULY 2018 REPORT

FOR FY 2018 -2019

TABLE OF CONTENTS

Outreach

Page 1

Capital Improvement Plan Submissions

Page 2

Rent Increase Submissions

Page 2

Termination of Tenancy Submissions

Page 4

Exhibits

Page 5 – Rent Increase Active Submissions

Page 8 – Termination of Tenancy Active Submissions



www.alamedarentprogram.org

Email: rrac@alamedahsg.org • Phone: 510-747-4346 • Fax: 510-864-0879

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				
SEPT 2018				
OCT 2018				
NOV 2018				
DEC 2018				
JAN 2018				
FEB 2019				
MAR 2019				
APR 2019				
MAY 2019				
JUN 2019				
TOTAL				

Activities

Program announcement published in the Alameda Sun	Staff received the 2018 NAHRO Award of Merit and presented at the conference showcase	E-newsletter distributed to promote mediation services
Program announcement in Vietnamese published in BaoMo Magazine		

Capital Improvement Plan Submissions

No Capital Improvement Plans have been submitted this fiscal year.

Rent Increase Submissions

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

Average Noticed Rent Increase

\$282.06 (18.3%)

Average Imposed Rent Increase

\$162.83 (10.0%)

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	5.1 - 10%	Above 10%		
JUL 2018	1	18	35	3	57
AUG 2018					
SEPT 2018					
OCT 2018					
NOV 2018					
DEC 2018					
JAN 2018					
FEB 2019					
MAR 2019					
APR 2019					
MAY 2019					
JUN 2019					
TOTAL	1	18	35	3	57

OUTCOMES FOR ACTIVE NOTICES

	REVIEWED BY RRAC			NOT REVIEWED BY RRAC					
	AGREEMENT AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POSTPONED	TENANT MOVED	WITHDRAWN
		Binding	Advisory	0 - 5%	5.1 - 10%	Above 10%			
JUL 2018	0	0	1	1	11	3	33	1	4
AUG 2018									
SEPT 2018									
OCT 2018									
NOV 2018									
DEC 2018									
JAN 2018									
FEB 2019									
MAR 2019									
APR 2019									
MAY 2019									
JUN 2019									
TOTAL	0	0	1	1	11	3	33	1	4

RRAC DECISION SUMMARY

HEARING DATE: August 6, 2018

Submission 1058: 3-bedroom unit at base rent \$2,400.00

RENT INCREASE OFFER: Month to Month at \$1,800 (75.0%); Lease at \$2,100 (87.5%)

OUTCOME: RRAC Advisory Decision at \$540.00 (22.5%)

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	WITHDRAWAL FROM THE RENTAL MARKET	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOOSE TO RESCIND	
JUL 2018	7	2	0	1	1	11
AUG 2018						
SEPT 2018						
OCT 2018						
NOV 2018						
DEC 2018						
JAN 2018						
FEB 2019						
MAR 2019						
APR 2019						
MAY 2019						
JUN 2019						
TOTAL	7	2	0	1	1	11

RELOCATION ASSISTANCE SUMMARY			
AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$9,970	5	1	3

JULY 2018
Rent Increase Active Submissions

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							
JUL 2018	RI1052.1	Landlord	2	\$1,525.00	Gas, water, garbage, recycling	1	3	1	No increase since tenancy began in 2017	-	\$100.00	6.6%	7/13/2018	Binding	Agreement	\$100.00	6.0%
JUL 2018	RI1055	Tenant	2	\$1,950.00	Gas, water, garbage, garage	2	2	0	No increase since tenancy began in 2017	-	\$95.00	4.9%	7/1/2018	Non-binding	Withdrawn	\$0.00	Withdrawn
JUL 2018	RI1056	Landlord	1	\$1,430.00	Water	0	0	1	Effective 2017: \$20.00 (1.4%)	Effective 2016: \$98.00 (7.5%)	\$105.00	7.3%	8/25/2018	Binding	Agreement	\$100.00	7.0%
JUL 2018	RI1057	Landlord	1	\$1,400.00	Gas, garbage, recycling	0	2	0	Effective 2017: \$100.00 (7.7%)	Effective 2016: \$100.00 (8.3%)	\$100.00	7.1%	8/1/2018	Non-binding	Agreement	\$100.00	7.1%
JUL 2018	RI1058	Landlord	3	\$2,400.00	Garage	2	2	0	Effective 2014: \$175.00 (7.9%)	-	MTM: \$1,800.00 Lease: \$2,100.00	MTM: 75.0% Lease: 87.5%	9/1/2018	Non-binding	RRAC hearing	\$540.00	22.5%
JUL 2018	RI1059	Landlord	1	\$1,185.15	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$56.40 (5.0%)	Effective 2016: \$53.75 (5.0%)	\$117.85	9.9%	9/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1060	Landlord	1	\$1,360.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$64.00 (4.9%)	Effective 2015: \$75.00 (6.7%)	\$136.00	10.0%	9/1/2018	Binding	Agreement	\$110.00	8.1%
JUL 2018	RI1061	Landlord	DNP	\$1,575.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$75.00 (5.0%)	Effective 2015: \$100.00 (7.1%)	\$157.00	10.0%	9/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1062	Landlord	2	\$1,515.90	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$72.15 (5.0%)	Effective 2016: \$68.75 (5.0%)	\$151.10	10.0%	9/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1063	Landlord	DNP	\$1,190.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	DNP	DNP	\$119.00	10.0%	9/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1064	Landlord	DNP	\$1,653.75	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	Effective 2017: \$78.75 (5.0%)	Effective 2015: \$150.00 (11.1%)	\$164.26	9.9%	9/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1065	Landlord	1	\$1,260.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	0	2	0	Effective 2016: \$60.00 (5.0%)	Effective 2015: \$100.00 (9.1%)	\$126.00	10.0%	9/1/2018	Binding	Agreement	\$126.00	10.0%
JUL 2018	RI1066	Landlord	DNP	\$1,184.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	DNP	DNP	DNP	DNP	DNP	\$118.00	10.0%	9/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1067	Landlord	1	\$1,240.30	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	0	1	0	Effective 2017: \$59.05 (5.0%)	Effective 2016: \$56.25 (5.0%)	\$123.70	10.0%	9/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1068	Landlord	2	\$1,470.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, pool, gym	0	2	1	Effective 2017: \$70.00 (5.0%)	Effective 2016: \$100.00 (7.7%)	\$147.00	10.0%	9/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1069	Landlord	DNP	\$1,800.00	None	DNP	DNP	DNP	Effective 2016: \$200.00 (12.5%)	-	\$200.00	11.1%	9/1/2018	Non-binding	Agreement	\$200.00	11.1%
JUL 2018	RI1070	Landlord	2	\$1,650.00	Gas, water, electricity, garbage, recycling	DNP	DNP	DNP	Effective 2017: \$50.00 (3.1%)	Effective 2016: \$150.00 (10.3%)	\$350.00	21.2%	9/1/2018	Binding	Agreement	\$150.00	9.1%
JUL 2018	RI1026.2	Landlord	3	\$1,000.00	Gas, water, electricity, garbage, recycling	DNP	DNP	DNP	Effective 2016: \$50.00 (5.3%)	Effective 2015: \$50.00 (5.6%)	\$500.00	50.0%	9/1/2018	Binding	Agreement	\$150.00	15.0%
JUL 2018	RI1071	Landlord	2	\$2,250.00	Garage	0	2	0	Effective 2016: \$150.00 (7.1%)	Effective 2014: \$150.00 (7.7%)	\$180.00	8.0%	8/1/2018	Non-binding	Agreement	\$180.00	8.0%
JUL 2018	1014.1	Landlord	3	\$2,257.00	Water, parking	2	1	0	Effective 2017: \$107.00 (5.0%)	Effective 2016: \$100.00 (4.9%)	\$143.00	6.3%	10/1/2018	Non-binding	Agreement	\$113.00	5.0%

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							
JUL 2018	RI1072	Landlord	1	\$1,495.00	Gas, electricity, water, garbage, parking	0	0	1	DNP	DNP	\$98.90	6.6%	10/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1073	Landlord	1	\$1,795.00	Gas, electricity, water, garbage, parking	0	1	0	DNP	DNP	\$162.41	9.0%	10/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1074	Landlord	1	\$1,795.00	Gas, electricity, water, garbage, parking	0	2	1	DNP	DNP	\$180.47	10.1%	10/1/2018	Binding	Agreement	\$170.53	9.5%
JUL 2018	RI1075	Landlord	Studio	\$1,895.00	Gas, electricity, water, garbage, parking	0	1	0	DNP	DNP	\$214.91	11.3%	10/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1076	Landlord	1	\$1,695.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$208.22	12.3%	10/1/2018	Binding	Hearing rescheduled	Pending	Pending
JUL 2018	RI1077	Landlord	1	\$1,695.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$208.22	12.3%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1078	Landlord	1	\$1,695.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$227.68	13.4%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1079	Landlord	1	\$1,450.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$246.96	17.0%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1080	Landlord	1	\$1,450.00	Gas, electricity, water, garbage, parking	0	1	0	DNP	DNP	\$284.11	19.6%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1081	Landlord	1	\$1,495.00	Gas, electricity, water, garbage, parking	0	1	0	DNP	DNP	\$293.95	19.7%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1082	Landlord	1	\$1,550.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$300.39	19.4%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1083	Landlord	1	\$1,595.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$309.06	19.4%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1084	Landlord	1	\$1,425.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$290.85	20.4%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1085	Landlord	1	\$1,450.00	Gas, electricity, water, garbage, parking	0	2	2	DNP	DNP	\$295.88	20.4%	10/1/2018	Binding	Agreement	\$137.75	9.5%
JUL 2018	RI1086	Landlord	1	\$1,395.00	Gas, electricity, water, garbage, parking	0	2	0	Effective 2013: \$100.00 (8.0%)	DNP	\$310.64	22.3%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1087	Landlord	1	\$1,495.00	Gas, electricity, water, garbage, parking	1	0	0	DNP	DNP	\$337.06	22.5%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1088	Landlord	1	\$1,395.00	Gas, electricity, water, garbage, parking	0	1	0	DNP	DNP	\$327.84	23.5%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1089	Landlord	1	\$1,395.00	Gas, electricity, water, garbage, parking	0	1	1	DNP	DNP	\$327.84	23.5%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1090	Landlord	1	\$1,295.00	Gas, electricity, water, garbage, parking	0	2	0	Effective 2013: \$100.00 (8.0%)	DNP	\$310.83	24.0%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1091	Landlord	1	\$1,395.00	Gas, electricity, water, garbage, parking	0	2	2	Effective 2013: \$100.00 (8.0%)	DNP	\$327.84	23.5%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1092	Landlord	1	\$1,250.00	Gas, electricity, water, garbage, parking	0	2	2	Effective 2012: \$55.00 (5.0%)	DNP	\$301.52	24.1%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1093	Landlord	1	\$1,295.00	Gas, electricity, water, garbage, parking	0	2	0	Effective 2012: \$55.00 (4.0%)	Effective 2013: \$100.00 (8.0%)	\$310.83	24.0%	10/1/2018	Binding	Agreement	\$123.03	9.5%
JUL 2018	RI1094	Landlord	1	\$1,395.00	Gas, electricity, water, garbage, parking	0	1	0	DNP	DNP	\$327.84	23.5%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1095	Landlord	1	\$1,350.00	Gas, electricity, water, garbage, parking	0	1	0	Effective 2012: \$55.00 (4.0%)	Effective 2013: \$55.00 (4.0%)	\$320.19	23.7%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1096	Landlord	1	\$1,295.00	Gas, electricity, water, garbage, parking	0	1	0	Effective 2013: \$100.00 (8.0%)	DNP	\$310.83	24.0%	10/1/2018	Binding	Agreement	\$123.03	9.5%
JUL 2018	RI1097	Landlord	1	\$1,495.00	Gas, electricity, water, garbage, parking	0	1	0	Effective 2012: \$55.00 (3.0%)	Effective 2013: \$100.00 (7.0%)	\$344.84	23.1%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1098	Landlord	Studio	\$1,295.00	Gas, electricity, water, garbage, parking	1	0	0	Effective 2013: \$100.00 (8.0%)	DNP	\$310.83	24.0%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1099	Landlord	1	\$1,550.00	Gas, electricity, water, garbage, parking	0	1	0	Effective 2012: \$100.00 (4.0%)	Effective 2013: \$55.00 (8.0%)	\$354.19	22.9%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1100	Landlord	1	\$1,295.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$310.83	24.0%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1101	Landlord	1	\$1,495.00	Gas, electricity, water, garbage, parking	0	2	0	Effective 2013: \$100.00 (7.0%)	DNP	\$344.84	23.1%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1102	Landlord	1	\$1,495.00	Gas, electricity, water, garbage, parking	0	2	0	DNP	DNP	\$344.84	23.1%	10/1/2018	Binding	Agreement	\$344.85	23.1%
JUL 2018	RI1103	Landlord	1	\$1,295.00	Gas, electricity, water, garbage, parking	0	2	2	Effective 2010: \$95.00 (9.0%)	Effective 2012: \$100.00 (8.0%)	\$310.83	24.0%	10/1/2018	Binding	Pending	Pending	Pending

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							
JUL 2018	RI1104	Landlord	1	\$1,390.00	Gas, electricity, water, garbage, parking	0	1	0	Effective 2012: \$100.00 (8.0%)	Effective 2013: \$100.00 (8.0%)	\$326.99	23.5%	10/1/2018	Binding	Pending	Pending	Pending
JUL 2018	RI1105	Landlord	1	\$1,295.00	Gas, electricity, water, garbage, parking	1	0	0	Effective 2010: \$20.00 (2.0%)	Effective 2012: \$55.00 (5.0%)	\$310.83	24.0%	10/1/2018	Binding	Pending	Pending	Pending

Termination of Tenancy Active Submissions

Submission month	Submission number	Grounds for termination	Termination Unit Restrictions	Relocation Assistance	Bedrooms	Length of Time in the Unit	Base Rent	Include with Rent	Tenants (Ages 0-17)	Tenants (Ages 18-61)	Tenants (Ages 62+)
JUL 2018	TN00227	No Cause	New tenant rent limit: \$4961.25	\$10,895.00	4	1 years, 8 months	\$ 4,725.00	n/a	0	2	0
JUL 2018	TN00228	No Cause	New tenant rent limit: \$1241.625	\$6,325.00	1	15 years, 7 months	\$ 1,182.50	n/a	0	2	0
JUL 2018	TN00234	No Cause	New tenant rent limit: \$2205.00	\$9,878.33	3	18 years, 6 months	\$ 2,100.00	n/a	0	2	2
JUL 2018	TN00225	No Cause	New tenant rent limit: \$735.00	\$4,395.00	1	25 years, 1 months	\$ 700.00	Electricity, water, garbage, parking	0	1	0
JUL 2018	TN00230	No Cause	New tenant rent limit: \$2529.19	\$11,073.33	2	3 years, 8 months	\$ 2,408.75	water	0	0	2
JUL 2018	TN00235	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$15,595.00	2	3 years, 0 months	\$ 3,500.00	n/a	1	1	0
JUL 2018	TN00233	No Cause	New tenant rent limit: \$1464.75	\$7,175.00	1	3 years, 3 months	\$ 1,395.00	Gas, water	0	2	0
JUL 2018	TN00226	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$13,995.00	3	4 years, 8 months	\$ 3,100.00	Parking	2	3	0
JUL 2018	TN00231	No Cause	New tenant rent limit: \$2310.00	\$10,395.00	2	5 years, 2 months	\$ 2,200.00	Electricity, water, garbage,	0	1	0