

# RENT STABILIZATION PROGRAM



JULY 2019 REPORT

FY 2019 -2020

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# 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
<b>JUL 2019</b>	<b>214</b>	<b>432</b>	<b>4</b>	<b>N/A*</b>
AUG 2019				
SEPT 2019				
OCT 2019				
NOV 2019				
DEC 2019				
JAN 2020				
FEB 2020				
MAR 2020				
APR 2020				
MAY 2020				
JUN 2020				
<b>TOTAL</b>	<b>214</b>	<b>432</b>	<b>4</b>	<b>N/A*</b>

\*Website user data will become available starting in August 2019

## Activities

Website updated with AGA ordinance announcement	Press release issues with AGA ordinance	
	Monthly educational workshop for tenants, landlords, and the general public	E-newsletter distributed with AGA ordinance information
AGA ordinance update shared through City's social media		

# Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

# 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

\$261.20 (11.9%)

Average **Imposed** Rent Increase

\$65.07 (3.9%)

## TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	> 5 - 10%	Above 10%		
<b>JUL 2019</b>	<b>3</b>	<b>11</b>	<b>6</b>	<b>6</b>	<b>26</b>
AUG 2019					
SEPT 2019					
OCT 2019					
NOV 2019					
DEC 2019					
JAN 2020					
FEB 2020					
MAR 2020					
APR 2020					
MAY 2020					
JUN 2020					
<b>TOTAL</b>	<b>3</b>	<b>11</b>	<b>6</b>	<b>6</b>	<b>26</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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN	SUBJECT TO AGA LIMIT
		Binding	Advisory	0 - 5%	>5 - 10%	Above 10%					
<b>JUL 2019</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>5</b>
AUG 2019											
SEPT 2019											
OCT 2019											
NOV 2019											
DEC 2019											
JAN 2020											
FEB 2020											
MAR 2020											
APR 2020											
MAY 2020											
JUN 2020											
<b>TOTAL</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>5</b>

RRAC SUMMARY

**AGREEMENT(S)**

Hearing Date: August 7, 2019

- **Submission RI1310: 1-bedroom unit at a base rent of \$1,522.00 – (Submitted in July 2019)**
  - **Rent increase offer:** \$136.00 (9.8%), effective September 1, 2019
  - **Outcome:** Binding RRAC decision for an increase of \$34.00 (2.5%), effective September 1, 2019

**DECISION(S)**

Hearing Date: August 5, 2019

- **Submission RI1320: 1-bedroom unit at a base rent of \$1,591.35 – (Submitted in July 2019)**
  - **Rent increase offer:** \$47.74 (3.0%), effective August 1, 2019
  - **Outcome:** Non-binding RRAC decision for an increase of \$47.74 (3.0%), effective August 1, 2019

Hearing Date: August 7, 2019

- **Submission RI1307: 2-bedroom unit at a base rent of \$1,658.00 – (Submitted in July 2019)**
  - **Rent increase offer:** \$148.00 (9.8%), effective September 1, 2019
  - **Outcome:** Binding RRAC decision for an increase of \$80.00 (5.3%), effective September 1, 2019

Hearing Date: August 7, 2019

- **Submission R11309: 1-bedroom unit at a base rent of \$1,417.00 – (Submitted in July 2019)**
  - **Rent increase offer:** \$127.00 (9.8%), effective September 1, 2019
  - **Outcome:** Binding RRAC decision for an increase of \$40.00 (3.1%), effective September 1, 2019

# 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	
<b>JUL 2019</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>5</b>
AUG 2019						
SEPT 2019						
OCT 2019						
NOV 2019						
DEC 2019						
JAN 2020						
FEB 2020						
MAR 2020						
APR 2020						
MAY 2020						
JUN 2020						
<b>TOTAL</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>5</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
\$10,931.67	2	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	
<b>JUL 2019</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>12</b>	<b>5</b>	<b>1</b>	<b>27</b>
AUG 2019							
SEPT 2019							
OCT 2019							
NOV 2019							
DEC 2019							
JAN 2019							
FEB 2019							
MAR 2019							
APR 2019							
MAY 2019							
JUN 2019							

\*\*Effective July 5, 2019, “no cause” was removed as an allowable ground for termination by the City Council.

FY 2019-2020

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							
Column1	Column2	Column3	Column4	Column5	Column6	Column63	Column62	Column7	Column8	Column9	Column10	Column102	Column11	Column12	Column123	Column122	Column13
JUL 2019	RI1286.1	Landlord	1	\$1,120.00	Garbage, storage	1	1	0	Effective 2015: \$60.00 (5.7%)	Effective 2015: \$45.00 (4.4%)	\$260.00	23.2%	8/1/2019	Binding	Agreement prior to hearing	\$260.00	23.2%
JUL 2019	RI1305	Tenant	3	\$4,600.00	Garage	2	2	0	No increase since tenancy began in 2018	-	\$230.00	5.0%	7/1/2019	Non-Binding	Withdrawn	\$0.00	0.0%
JUL 2019	RI1307	Landlord	2	\$1,510.00	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$40.00 (2.7%) - 11/19/2018 RRAC decision	Effective 2017: \$70.00 (5.0%)	\$148.00	9.8%	9/1/2019	Binding	RRAC hearing; decision rendered	\$80.00	5.3%
JUL 2019	RI1308	Landlord	1	\$1,320.00	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$118.00 (10.0%)	Effective 2015: \$75.00 (7.5%)	\$128.00	9.7%	9/1/2019	Binding	Agreement prior to hearing	\$110.00	8.3%
JUL 2019	RI1309	Landlord	1	\$1,290.00	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$100.00 (8.4%) - 11/27/2018 RRAC decision	Effective 2016: \$84.00 (8.0%)	\$127.00	9.8%	9/1/2019	Binding	RRAC hearing; decision rendered	\$40.00	3.1%
JUL 2019	RI1310	Landlord	1	\$1,386.00	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$126.00 (10.0%)	Effective 2016: \$60.00 (5.0%)	\$136.00	9.8%	9/1/2019	Binding	RRAC hearing; agreement reached	\$34.00	2.5%
JUL 2019	RI1311	Landlord	1	\$1,470.00	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$110.00 (8.1%)	Effective 2017: \$64.00 (4.9%)	\$145.00	9.9%	9/1/2019	Binding	Agreement prior to hearing	\$75.00	5.1%
JUL 2019	RI1312	Landlord	2	\$1,788.75	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$135.00 (8.2%), 8/31/2018 RRAC decision	Effective 2017: \$78.75 (5.0%)	\$176.25	9.9%	9/1/2019	Binding	Agreement prior to hearing	\$91.25	5.1%
JUL 2019	RI1313	Landlord	1	\$1,275.00	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$90.00 (7.6%), 11/19/2018 RRAC hearing	Effective 2017: \$56.25 (5.0%)	\$125.00	9.8%	9/1/2019	Binding	Agreement prior to hearing	\$125.00	9.8%
JUL 2019	RI1314	Landlord	1	\$1,330.00	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$89.70 (7.2%)	Effective 2017: \$59.05 (5.0%)	\$131.00	9.8%	9/1/2019	Binding	Agreement prior to hearing	\$37.00	2.8%
JUL 2019	RI1315	Landlord	2	\$1,654.00	Gas, water, electricity, recycling, garage, security, pool, gym, play room	DNP	DNP	DNP	Effective 2018: \$79.00 (5.0%), 11/19/2018 RRAC decision	Effective 2017: \$75.00 (5.0%)	\$163.00	9.9%	9/1/2019	Binding	T move out	\$0.00	0.0%
JUL 2019	RI1306.1	Landlord	3	\$3,500.00	Garage	2	2	0	No increase since tenancy began in 2016	-	\$210.00	6.0%	7/15/2019	Non-Binding	Agreement prior to hearing	\$210.00	6.0%
JUL 2019	RI1318	Tenant	2	\$2,680.00	Water, garbage, recycling, off-street parking	0	3	0	Effective 2018: \$120.00 (4.7%)	Effective 2017: \$120.00 (4.9%)	\$130.00	4.9%	8/1/2019	Non-Binding	Withdrawn	\$0.00	0.0%
JUL 2019	RI1320	Tenant	1	\$1,591.35	Water, garbage, recycling, driveway	0	1	0	Effective 2018: \$91.35 (6.1%)	-	\$47.74	3.0%	8/1/2019	Non-Binding	RRAC hearing; decision rendered	\$47.74	3.0%
JUL 2019	RI1322	Landlord	1	\$1,323.00	Water, garbage, laundry hook-ups, pets allowed	0	1	0	Effective 2017: \$63.00 (5.0%)	Effective 2016: \$60.00 (5.0%)	\$132.30	10.0%	8/11/2019	Binding	Agreement prior to hearing	\$132.30	10.0%
JUL 2019	RI1323	Landlord	2	\$3,190.00	None	0	2	0	No increase since tenancy began in 2018	-	\$797.00	25.0%	9/7/2019	Binding	Increase capped at 2.8%	\$89.32	2.8%
JUL 2019	RI1324	Landlord	Studio	\$2,122.00	None	0	1	0	No increase since tenancy began in 2019	-	\$530.00	25.0%	9/4/2019	Binding	Increase capped at 2.8%	\$59.42	2.8%



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 2019	RI1325	Landlord	2	\$3,494.00	None	0	2	0	No increase since tenancy began in 2020	-	\$787.00	22.5%	9/8/2019	Binding	Increase capped at 2.8%	\$97.83	2.8%
JUL 2019	RI1326	Landlord	1	\$2,429.00	None	0	1	0	No increase since tenancy began in 2021	-	\$607.00	25.0%	9/4/2019	Binding	Increase capped at 2.8%	\$68.01	2.8%
JUL 2019	RI1327	Landlord	1	\$2,500.00	None	0	2	0	No increase since tenancy began in 2022	-	\$625.00	25.0%	9/8/2019	Binding	Increase capped at 2.8%	\$70.00	2.8%

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+)
JUL 2019	1728 CENTRAL AVE	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$7,665.00	14 years, 8 months	\$1,500.00	Water	2	2	2	0
JUL 2019	78 GARDEN RD	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$12,865.00	3 years, 8 months	\$2,800.00	None	2	0	2	0
JUL 2019	1209 COLLEGE AVE.	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$12,265.00	4 years, 11 months	\$2,650.00	None	3	0	2	0