



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



# **Alameda Rent Program**

## **Monthly Report – June 2017**

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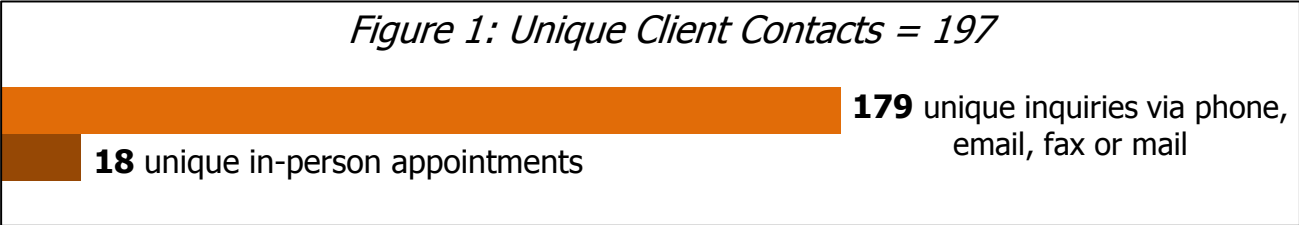
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# Outreach

## 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 = 349)

## Educational Workshops

- Educational workshops are generally available twice per month during daytime and evening hours.
- June public workshops were postponed due to anticipated actions regarding amendments to Ordinance 3148:
  - On May 16, 2017 City Council took action to accept certain Ordinance amendments.
  - On June 6, 2017 City Council adopted certain Ordinance amendments scheduled to become effective on July 6, 2017.
  - On June 26, 2017 a referendum petition was submitted to the Alameda City Clerk, which delays the effectiveness of Ordinance amendments until either (1) it is determined that less than the 4,808 signatures necessary to require further action are valid, or (2) it is decided on by voters in an election.
- The July workshops will inform the public of their rights and responsibilities under the current regulations in effect, Ordinance 3148.

## Additional Outreach

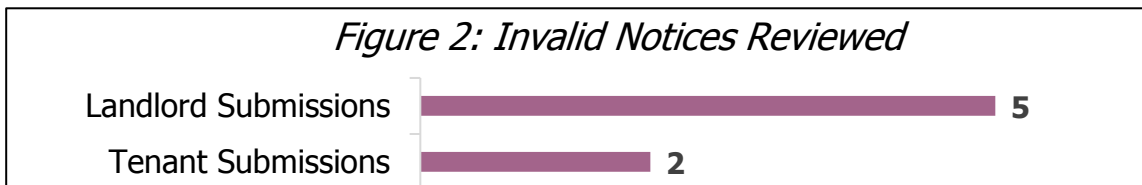
- Staff presented at the Alameda Realtors Association talk on June 13, 2017
- Staff participated in the EBHO interfaith breakfast on June 15, 2017
- Rent Program website is publicized through Google AdWords

# Rent Increases (View Exhibit 1 for details)

## A). Total Notices Reviewed - 11

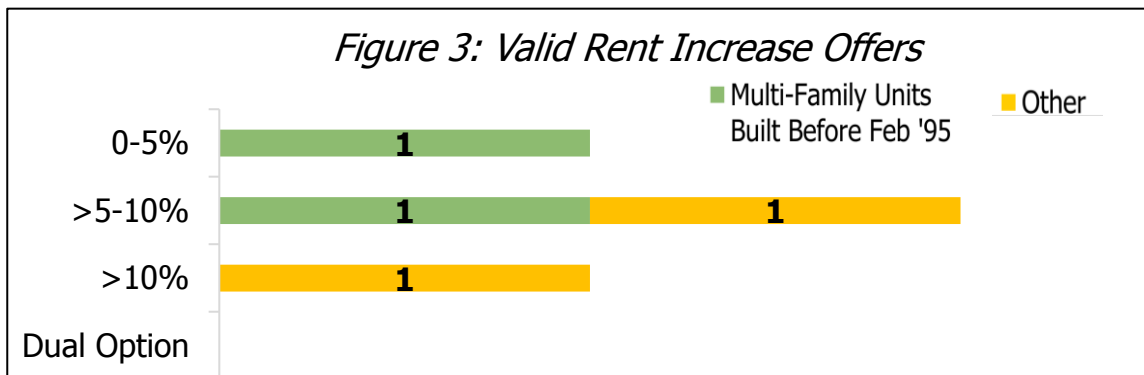
### Invalid Notices Reviewed = 7

- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 4

- 50% 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	2	3	2	31
Other	0	5	3	0

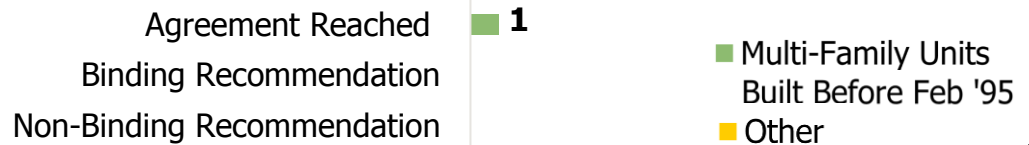
## B). Rent Review Advisory Committee (RRAC) outcomes

June submissions are scheduled for review at the following month's meeting:

### July 5, 2017 RRAC REGULAR MEETING

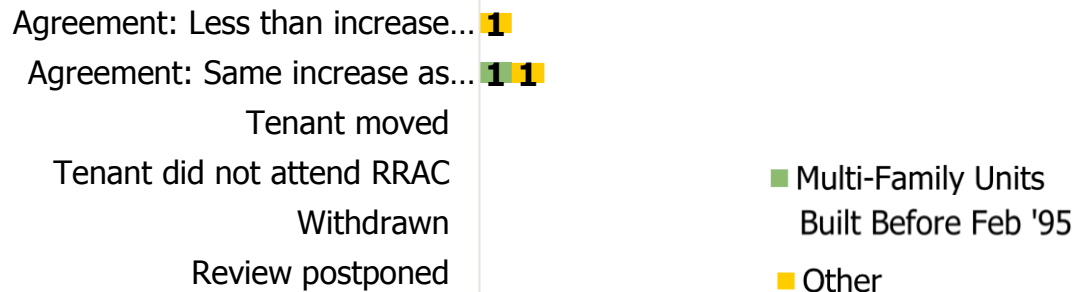
- **1 of 4 (25%) submissions were reviewed by the RRAC.**
  - ✓ One (1) unit subject to a non-binding decision had the following outcome: Parties came to an agreement at RRAC meeting of a rent increase equal to the original offer of \$77.50 (5.0%), effective July 1, 2017.

*Figure 5: Submissions Reviewed by RRAC*



- **3 of 4 (75%) submissions were not reviewed by RRAC due to the reasons indicated in Figure 6, below.** More details for each outcome available in Exhibit 1.
  - ✓ 1 of 3 submissions resulted in a \$100 (5.3%) rent increase; same as the original offer.
  - ✓ 1 of 3 submissions resulted in a \$220 (10.0%) rent increase; same as the original offer.
  - ✓ 1 of 3 submissions resulted in a \$200 (9.5%) rent increase; \$100 less than original offer.

*Figure 6: Submissions Not Reviewed by RRAC*



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

<i>Figure 7: RRAC outcomes cumulative data for April '17 - March '18</i>		
Submissions reviewed by RRAC	Multi-Family Units Built Before Feb '95	Other
Agreement Reached	1	0
Binding Recommendation	1	0
Non-Binding Recommendation	1	1
Submissions <u>not</u> reviewed by RRAC	Multi-Family Units Built Before Feb '95	Other
Agreement: Less than increase offered	2	1
Agreement: Same increase as offered	26*	2
Tenant moved	4	1
Request for review withdrawn	1	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)

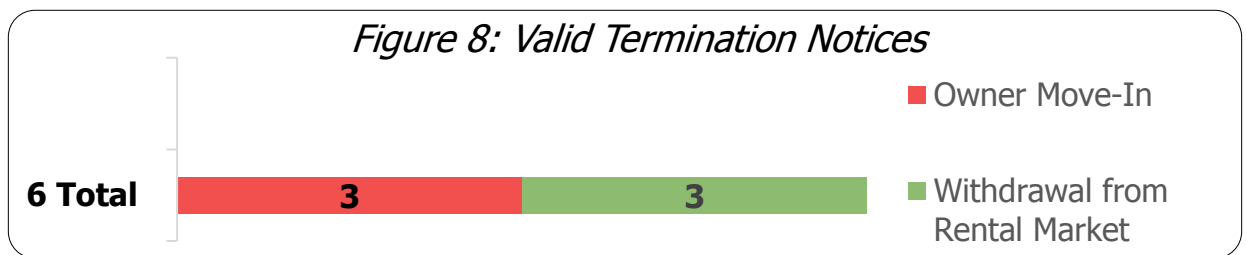
Total Notices Reviewed - 9

## 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.
  - × Two (2) terminations were invalid for failure to provide an allowable cause
  - × One (1) termination was invalid for **"Owner Move-In" (OMI)**

## Valid Submission = 6

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



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

No Cause	Owner Move In	Withdrawal	Other
9	8	3	1

### RELOCATION ASSISTANCE

- Relocation assistance is calculated based on monthly rent and length of tenancy.
- Relocation assistance ranged from \$3,003.00 – \$11,953.00
- Length of tenancy details
  - Three (3) submissions were served on tenants residing in their unit for **0-9 years**
  - Two (2) submissions were served on tenants residing in their unit for **10-19 years**
  - One (1) submission was served on tenants residing in the unit for **~29 years**

# Exhibit 1 – Rent Increase Submissions

Valid Rent Increase Submissions												
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
873	Landlord	2 Bedroom	Binding	\$1,900.00	None	7/1/2017	\$100.00 (5.26%)	Effective 2016: \$100.00 (5.6%)	Effective 2015: \$113.00 (6.7%)	2	Agreement: \$100.00 (5.26%)	No change
865.1	Landlord	Single Family Home: 2 Bedroom	Non-binding	\$2,200.00	Gas, Water, Electricity, Cable	6/1/2017	\$200.00 (9.1%)	No increase since tenancy began in 2014	-	2	Agreement: \$200.00 (9.1%)	No change
876	Landlord	Single Family Home: 1 Bedroom	Non-binding	\$2,100.00	Garbage, Yard maint.	8/1/2017	\$300.00 (14.3%)	Effective 2016: \$200.00 (9.5%)	Effective 2015: \$400.00 (26.7%)	3	Agreement: \$200.00 (9.5%)	\$100 less than offer
884	Tenant	Studio	Non-binding	\$1,550.00	Gas, Electricity, Water	7/1/2017	\$77.50 (5.0%)	No increase since tenancy began 2016	-	1	Agreement during RRAC meeting, July 5: \$77.50 (5.0%)	No change

# 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+)
6/5/2017	TN00099.1	816 Oak Street	Withdrawal from Rental Market	Unit removed from rental market.	\$ 8,553.00	2	1/1/2000	\$1,750.00	None	0	2	0
6/7/2017	TN00106	1556 Verdi Street, Unit A	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$ 3,003.00	2	11/7/2016	\$1,450.00	Garbage & Water	0	3	0
6/7/2017	TN00107	3121 Bayview Drive	Withdrawal from Rental Market	Unit removed from rental market.	\$ 10,753.00	3	6/7/2005	\$2,300.00	None	1	1	1
6/19/2017	TN00090.2	944 Eagle Avenue, Unit B	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$ 11,953.00	3	6/20/2012	\$2,600.00	Gas, Electricity & Water	3	3	0
6/24/2017	TN00104	2058 Buena Vista Avenue, Front Unit	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$ 5,953.00	1	10/1/1988	\$1,160.00	None	0	0	1
6/29/2017	TN00108.1	1109 Pearl Street	Withdrawal from Rental Market	Unit removed from rental market.	\$ 11,153.00	2	11/15/2013	\$2,400.00	None	1	2	0