

RENT STABILIZATION PROGRAM



MARCH 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
JAN 2019	201	567	1	1,559
FEB 2019	164	411	6	1,235
MAR 2019	331	657	3	1,650
APR 2019				
MAY 2019				
JUN 2019				
TOTAL	2,313	6,155	76	13,394

Activities

Staff shared program resources at grand opening celebration for Everett Commons Housing	Program information provided to AUSD School Smart Education Program	Fair Housing Training information distributed in AUSD newsletter and shared with shared with Legal Assistance for Seniors	
		Staff presented information on program services for homeless prevention with the HOT/CARES team	Information about the April 2 nd City Council meeting was shared through program e-newsletter, Facebook, NextDoor, press release, and published on program website
Program information was sent to every Alameda household receiving a bill from Alameda Municipal Power			

Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

Rent Increase Submissions

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

Average Noticed Rent Increase

\$ 263.20 (14.1%)

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	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL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
JAN 2019	0	23	5	2	30
FEB 2019	0	4	1	0	5
MAR 2019	2	23	1	10	36
APR 2019					
MAY 2019					
JUN 2019					
TOTAL	14	115	79	28	236

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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN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	2	4	2	1	6	0	0	0	1
JAN 2019	1	2	0	0	17	3	0	2	1	3
FEB 2019	0	0	0	0	1	1	3	0	0	0
MAR 2019	0	0	2	1	4	0	2	0	0	17
APR 2019										
MAY 2019										
JUN 2019										
TOTAL	13	30	9	8	69	22	5	15	4	34

RRAC SUMMARY

AGREEMENT(S)

None.

DECISION(S)

Hearing Date: April 1, 2019

- **Submission 1239: 1-bedroom unit at a base rent of \$1,365.00 – (Submitted in March 2019)**
 - **Rent increase offer:** \$65.00 (4.8%), effective March 1, 2019
 - **Outcome:** Nonbinding RRAC decision for an increase of \$30.00 (2.2%), effective March 1, 2019

Hearing Date: April 1, 2019

- **Submission 1241: 4-bedroom unit at a base rent of \$3,500.00 – (Submitted in March 2019)**
 - **Rent increase offer:** \$1,500.00 (42.9%), effective May 1, 2019
 - **Outcome:** Nonbinding RRAC decision for an increase of \$250.00 (7.1%), effective May 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	
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
JAN 2019	5	1	0	0	0	6
FEB 2019	4	1	0	2	0	7
MAR 2019	3	2	0	1	0	6
APR 2019						
MAY 2019						
JUN 2019						
TOTAL	33	16	2	8	1	60

RELOCATION ASSISTANCE SUMMARY FOR ACTIVE CASES			
AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$6,468	1	1	2

Note: One case did not provide information on the length of the tenancy.

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							
MAR 2019	RI1239	Tenant	1	\$1,365.00	Water, Garbage	0	1	0	Effective 2018: \$65.00 (5.0%)	-	\$65.00	4.8%	3/1/2019	Non-Binding	RRAC hearing; decision rendered	\$30.00	2.2%
MAR 2019	RI1241	Tenant	4	\$3,500.00	Garage	1	2	0	No increase since tenancy began in 2018	-	\$1,500.00	42.9%	5/1/2019	Non-Binding	RRAC hearing; appeal of RRAC decision	\$250.00	7.1%
MAR 2019	RI1242	Landlord	2	\$1,515.00	None	DNP	DNP	DNP	Effective 2017: \$72.00 (5.0%)	Effective 2018: \$85 (5.6%)	\$150.00	9.9%	4/1/2019	Non-Binding	Agreement prior to hearing	\$150.00	9.9%
MAR 2019	RI1243	Tenant	2	\$2,280.00	water, electricity, garbage, recycling, garage	0	1	1	Effective 2018: \$105.00 (4.8%)	Effective 2017: \$100 (4.8%)	\$111.00	4.9%	3/1/2019	Non-Binding	Agreement prior to hearing	\$50.00	2.2%
MAR 2019	RI1245	Landlord	1	\$1,260.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$60.00 (5.0%)	Effective 2015: \$100.00 (9.0%)	\$126.00	10.0%	4/1/2019	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1246	Landlord	1	\$1,233.75	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$58.75 (5.0%)	Effective 2015: \$100.00 (9.3%)	\$123.25	10.0%	4/1/2019	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1247	Landlord	DNP	\$1,275.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2014: \$25.00 (2.4%)	-	\$127.00	10.0%	4/1/2019	Binding	Agreement prior to hearing	\$127.00	10.0%
MAR 2019	RI1248	Landlord	1	\$1,275.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$90.00 (8.0%)	Effective 2015: \$100.00 (9.7%)	\$127.00	10.0%	4/1/2019	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1249	Landlord	1	\$1,207.50	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$57.50 (5.0%)	Effective 2015: \$100.00 (9.5%)	\$120.50	10.0%	4/1/2019	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1250	Landlord	DNP	\$1,275.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$60.00 (4.9%)	Effective 2016: \$90.00 (8.0%)	\$127.00	10.0%	4/1/2019	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1251	Landlord	DNP	\$1,275.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$90.00 (8.0%)	Effective 2015: \$100.00 (9.7%)	\$127.00	10.0%	4/1/2019	Binding	Agreement prior to hearing	\$127.00	10.0%
MAR 2019	RI1252	Landlord	1	\$1,260.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$60.00 (5.0%)	Effective 2015: \$100.00 (10.0%)	\$126.00	10.0%	4/1/2019	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1254	Landlord	1	\$1,245.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$60.00 (5.1%)	Effective 2016: \$85.00 (7.7%)	\$124.00	10.0%	4/3/2019	Binding	Withdrawn	\$0.00	0.0%

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							
MAR 2019	RI1255	Landlord	2	\$1,898.40	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018: \$90.00 (5.0%)	Effective 2017: 5.0%	\$189.60	10.0%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1256	Landlord	1	\$1,800.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	No increase	-	\$179.00	9.9%	43556	Binding	Pending	Pending	#VALUE!
MAR 2019	RI1257	Landlord	1	\$1,207.50	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016 : \$57.50 (5%)	Effective December 2015: \$100 (9.5%)	\$119.50	9.9%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1258	Landlord	1	\$1,275.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective April 2016: \$90 (8%)	Effective 2015: \$75 (7.4%)	\$127.00	10.0%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1259	Landlord	DNP	\$1,774.50	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018 : \$84.5 (5.0%)	Effective 2017: \$80 (4.9%)	\$176.50	9.9%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1261	Landlord	DNP	\$1,659.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018 : \$79 (5%)	-	\$165.00	9.9%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1262	Landlord	1	\$1,190.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017 : \$56 (4.9%)	Effective 2016 : \$84 (8%)	\$118.00	9.9%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1264	Landlord	2	\$1,800.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	No Increase	-	\$179.00	9.9%	43556	Binding	Pending	Pending	#VALUE!
MAR 2019	RI1265	Landlord	DNP	\$1,691.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018 : \$73.23 (4.9%)	Effective 2016 : \$69.75 (5%)	\$153.02	9.0%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1266	Landlord	DNP	\$1,659.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018 : \$79 (5%)	Effective 2017: \$75 (4.9%)	\$165.00	9.9%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1267	Landlord	1	\$1,333.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$64 (5.04%)	Effective 2016 : \$94 (8%)	\$132.00	9.9%	43556	Binding	Withdrawn	\$0.00	0.0%
MAR 2019	RI1268	Landlord	DNP	\$1,598.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$105 (7.8%)	Effective 2015 : \$50 (3.8%)	\$159.00	9.9%	43556	Binding	Agreement prior to hearing	\$159.00	9.9%
MAR 2019	RI1271	Landlord	1	\$1,218.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016 : \$85 (7.9%)	Effective 2015 : \$100 (10%)	\$121.00	9.9%	43556	Binding	Withdrawn	\$0.00	0.0%

Exhibit 2
Termination of Tenancy Active Submissions

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+)
911 LINCOLN AVE, UNIT UPPER	Owner move-in	Owners must occupy the unit within 60	\$4,865.00	9 years, 2 months	\$800.00	None	3	0	1	0
1121 PACIFIC AVE	No cause	New tenant rent limit: \$1,389.15	\$6,884.52	23 years, 0 months	\$1,323.00	None	1	0	1	0
1170 9TH ST #25	No cause	New tenant rent limit: \$1,837.50	\$8,665.00	DNP	\$1,750.00	Water, garbage, parking	1	0	1	0
3576 MCSHERRY WAY	No cause	New tenant rent limit: \$3,150.00	\$7,665.00	1 years, 1 months	\$3,000.00	Gas, electricity, water, garbage	2	0	0	1
506 CENTRAL AVE	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$4,265.00	24 years, 0 months	\$650.00	Gas, electricity, water, garbage, parking	1	0	0	1