



ALAMEDA RENT PROGRAM

MAY 2020 REPORT

FY 2019 -2020

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Rent Registry

Open registration using the online Rent Registry concluded on May 25, 2020. To date, 67% of properties have completed registration. Staff continues to work with landlords to update information in the registry.

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
JUL 2019	214	432	4	N/A*
AUG 2019	200	509	15	1,902
SEPT 2019	171	372	63	1,682
OCT 2019	216	427	29	1,342
NOV 2019	158	354	15	1,263
DEC 2019	187	420	17	1,529
JAN 2020	378	549	17	2,103
FEB 2020	555	893	30	3,463
MAR 2020	594	867	16	3,606
APR 2020	488	710	0	3,011
MAY 2020	469	702	0	3,181
JUN 2020				
TOTAL	3,630	6,238	206	23,082

*Website user data became available in August 2019

Activities

<p>Informational workshops, Rent Registry clinics, and one-on-one appointments have been canceled until further notice due to COVID-19 pandemic. Rent Program staff continue to provide landlords with assistance via phone and email.</p>	<p>Sent e-newsletter to 2,792 email addresses, informing recipients that the Annual General Adjustment will be 1% for January 2021 through August 2021.</p>
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Rent Increases

Ordinance 3250 Rent Increase Submissions

SUBMISSION TYPES				
MONTH	LANDLORD PETITIONS: UPWARD RENT ADJUSTMENTS	TENANT PETITIONS: DOWNWARD RENT ADJUSTMENTS	TENANT PETITIONS: STAFF COMPLIANCE REVIEW	TOTAL
SEP 2019	0	0	0	0
OCT 2019	4	2	1	7
NOV 2019	0	1	3	4
DEC 2019	0	2	7	9
JAN 2020	0	2	2	4
FEB 2020	0	0	4	4
MAR 2020	0	0	1	1
APR 2020	0	0	2	2
MAY 2020	0	0	0	0
JUN 2020				
TOTAL	4	7	20	31

SUBMISSION OUTCOMES								
MONTH	UPWARD RENT ADJUSTMENTS GRANTED	DOWNWARD RENT ADJUSTMENTS GRANTED	RESOLVED THROUGH MEDIATION	RESCIS-SIONS OF INVALID NOTICES	PETITIONS DENIED	PETITIONS WITH-DRAWN	PENDING	TOTAL
SEP 2019	0	0	0	0	0	0	0	0
OCT 2019	3	0	1	0	2	1	0	7
NOV 2019	0	0	0	2	1	0	1	4
DEC 2019	0	0	0	6	3	0	0	9
JAN 2020	0	0	0	1	1	0	2	4
FEB 2020	0	0	0	2	2	0	0	4
MAR 2020	0	0	0	1	0	0	0	1
APR 2020	0	0	0	1	0	0	1	2
MAY 2020	0	0	0	0	0	0	0	0
JUN 2020								
TOTAL	3	0	1	13	9	1	4	31

Termination of Tenancy Submissions

Terminations for “no fault” must be filed with the Rent 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
	RELOCATION RENT INCREASE	OWNER MOVE-IN*	WITHDRAWAL FROM RENTAL MARKET	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOSE TO RESCIND	
JUL 2019	0	3	0	2	0	5
AUG 2019	0	0	1	1	0	2
SEPT 2019	0	4	1	3	0	8
OCT 2019	0	2	0	2	0	4
NOV 2019	0	2	0	0	0	2
DEC 2019	0	0	0	3	0	3
JAN 2020	0	3	0	2	0	5
FEB 2020	0	2	0	2	1	5
MAR 2020	0	0	0	0	0	0
APR 2020	0	0	0	1	0	1
MAY 2020	0	0	0	0	0	0
JUN 2020						
TOTAL	0	16	2	16	1	35

*The City Council adopted an urgency ordinance on April 21, 2020, that prohibits landlords from taking action to terminate a tenancy based on Owner Move-In until 30 days after the end of the Declaration of Local Emergency for the COVID-19 pandemic.

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
n/a	n/a	n/a	n/a

Buyout Agreement Submissions

A buyout agreement is a written agreement between a landlord and a tenant, by which a tenant agrees to vacate, usually in return for money. Rent Ordinance 3250 affords protection to tenants who are offered buyout agreements. Buyout agreements must be filed with the Rent Program. Staff review submissions to ensure that tenants have been advised of their rights. An agreement that does not satisfy all requirements of the Rent Ordinance is not effective, and the tenant may rescind the deficient agreement at any time.

	ACTIVE	DEFICIENT	TENANT CHOSE TO RESCIND	TOTAL
JUL 2019	N/A*	N/A*	N/A*	N/A*
AUG 2019	N/A*	N/A*	N/A*	N/A*
SEPT 2019	0	0	0	0
OCT 2019	7	0	0	7
NOV 2019	1	0	0	1
DEC 2019	2	0	0	2
JAN 2020	0	0	0	0
FEB 2020	1	0	0	1
MAR 2020	4	0	0	4
APR 2020	0	1	0	1
MAY 2020	1	0	1	2
JUN 2020				
TOTAL	16	1	1	18

*Buyout Agreements were not regulated prior to September 2019

BUYOUT AGREEMENT SUMMARY FOR ACTIVE CASES			
AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$12,500	0	1	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	
JUL 2019	4	0	9	8	5	1	27
AUG 2019	0	5	0	1	4	10	20
SEPT 2019	0	0	0	0	1	0	1
OCT 2019	32	2	3	0	2	1	40
NOV 2019	0	13	0	21	2	2	38
DEC 2019	0	1	0	4	11	0	16
JAN 2019	2	0	3	0	3	0	8
FEB 2019	0	0	0	3	3	0	6
MAR 2019	0	10	0	0	0	0	10
APR 2019	1	0	1	2	12	0	16
MAY 2019	0	0	6	1	1	1	9
JUN 2019							

*Effective July 5, 2019, the City Council removed “no cause” as an allowable ground for termination. Staff continues to monitor units where no cause terminations were imposed before this date to ensure compliance with the unit restrictions following valid no cause terminations.

Capital Improvement Plans

The City Council adopted an urgency ordinance on April 21, 2020, that prohibits landlords from taking action to terminate a tenancy in order to carry out an approved Capital Improvement Plan until 30 days after the end of the Declaration of Local Emergency for the COVID-19 pandemic. New submissions that require temporarily relocating a tenant or terminating a tenancy will not be unconditionally approved until the City Council rescinds the emergency declaration.