

RENT STABILIZATION PROGRAM



MAY 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	290	788	15	1,604
MAY 2019	277	704	4	N/A
JUN 2019				
TOTAL	2,880	7,647	95	14,998

Activities

May 2 nd Community Open House on Alameda’s Rent Stabilization Program hosted at City Hall West	Staff shared program resources and information at Christ Episcopal Church	Fair Housing Training information distributed and shared with community groups and published on the program website and program	
		Community input online survey was published on program website, social media, and program newsletter	Staff presented program information and shared resources at the Commission on Disabilities meeting
14 individuals attend the Fair Housing Training			

Capital Improvement Plan Submissions

No Capital Improvement Plans were submitted.

Rent Increase Submissions

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

Average **Noticed** Rent Increase

\$158.49 (11.4%)

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	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL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	1	12	8	1	22
MAY 2019	2	7	7	6	22
JUN 2019					
TOTAL	17	134	94	35	280

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AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN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	0	20	6	0	2	2	2
AUG 2018	2	3	0	0	7	10	0	5	0	1
SEPT 2018	0	1	1	1	1	3	0	0	1	0
OCT 2018	4	2	0	0	0	3	0	2	0	0
NOV 2018	3	2	0	2	6	4	0	4	0	10
DEC 2018	1	2	4	1	1	7	0	0	0	1
JAN 2019	1	2	0	0	9	11	0	1	1	3
FEB 2019	1	1	0	0	2	1	0	0	0	0
MAR 2019	0	0	2	1	4	0	0	2	0	17
APR 2019	2	6	0	0	3	6	0	1	2	1
MAY 2019	3	0	1	0	3	5	4	0	0	0
JUN 2019										
TOTAL	19	38	9	5	56	56	4	17	6	35

RRAC SUMMARY

AGREEMENT(S)

Hearing Date: June 3, 2019

- **Submission 1263.1: 1-bedroom unit at a base rent of \$1,627.50 – (Submitted in May 2019)**
 - **Rent increase offer:** \$251.50 (15.5%), effective July 1, 2019
 - **Outcome:** Agreement for an increase of \$157.50 (9.7%), effective July 1, 2019

Hearing Date: June 3, 2019

- **Submission 1270.1: 1-bedroom unit at a base rent of \$1,225.00 – (Submitted in May 2019)**
 - **Rent increase offer:** \$190.00 (15.5%), effective July 1, 2019
 - **Outcome:** Agreement for an increase of \$190.00 (15.5%), effective July 1, 2019

Hearing Date: June 3, 2019

- **Submission 1278: 2-bedroom unit at a base rent of \$1,923.00 – (Submitted in May 2019)**
 - **Rent increase offer:** \$92.00 (4.8%), effective June 22, 2019
 - **Outcome:** Agreement for an increase of \$50.00 (2.6%), effective June 23, 2019

DECISION(S)

Hearing Date: May 15, 2019

- **Submission 1236: 2-bedroom unit at a base rent of \$1,984.00 – (Submitted in February 2019)**
 - **Rent increase offer:** \$198.00 (10.0%), effective March 1, 2019
 - **Outcome:** Binding RRAC decision for an increase of \$140.00 (7.1%), effective June 1, 2019 (\$0 increase for March, April, and May 2019)
 - **Note:** Decision appealed by the tenant and awaiting review by a hearing officer

Hearing Date: May 15, 2019

- **Submission 1252.1: 1-bedroom unit at a base rent of \$1,247.00 – (Submitted in April 2019)**
 - **Rent increase offer:** \$139.00 (11.1%), effective June 1, 2019
 - **Outcome:** Binding RRAC decision for an increase of \$139.00 (11.1%), effective June 1, 2019

Hearing Date: May 15, 2019

- **Submission 1254.1: 1-bedroom unit at a base rent of \$1,185.00 – (Submitted in April 2019)**
 - **Rent increase offer:** \$184.00 (15.5%), effective June 1, 2019
 - **Outcome:** Binding RRAC decision for an increase of \$118.50 (10.0%), effective June 1, 2019

Hearing Date: May 15, 2019

- **Submission 1255.1: 2-bedroom unit at a base rent of \$1,898.00 – (Submitted in April 2019)**
 - **Rent increase offer:** \$189.60 (10.0%), effective June 1, 2019
 - **Outcome:** Binding RRAC decision for an increase of \$100.00 (5.3%), effective June 1, 2019

Hearing Date: June 3, 2019

- **Submission 1274.1: 1-bedroom unit at a base rent of \$1,470.00 – (Submitted in April 2019)**
 - **Rent increase offer:** \$147.00 (10.0%), effective May 1, 2019
 - **Outcome:** Binding RRAC decision for an increase of \$102.00 (6.9%), effective July 1, 2019 (\$0 increase for May and June 2019)

Hearing Date: June 3, 2019

- **Submission 1285: 2-bedroom unit at a base rent of \$1,785.00 – (Submitted in May 2019)**
 - **Rent increase offer:** \$89.00 (5.0%), effective June 1, 2019
 - **Outcome:** Nonbinding RRAC decision for an increase of \$44.00 (2.5%), effective July 1, 2019 (\$0 increase for June 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	3	3	0	1	0	7
MAY 2019	2	4	0	1	0	7
JUN 2019						
TOTAL	38	23	2	10	1	74

RELOCATION ASSISTANCE SUMMARY FOR ACTIVE CASES			
AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$8,698.56	2	4	0

Exhibit 1

Rent Increase Active Submissions

MAY 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							
Column1	Column2	Column3	Column4	Column5	Column6	Column63	Column62	Column7	Column8	Column9	Column10	Column102	Column11	Column12	Column123	Column122	Column13
MAY 2019	RI1253.1	Landlord	1	\$1,246.24	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016: \$59.34 (5.0%)	Effective 2015: \$86.90 (7.9%)	\$139.76	11.2%	7/1/2019	Binding	Agreement prior to hearing	\$139.76	11.2%
MAY 2019	RI1260.1	Landlord	1	\$1,569.75	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018 : \$74.75 (5.0%)	-	\$370.25	23.6%	7/1/2019	Binding	Agreement prior to hearing	\$370.25	23.6%
MAY 2019	RI1263.1	Landlord	1	\$1,627.50	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2017: \$77.50 (5.0%)	-	\$251.50	15.5%	7/1/2019	Binding	RRAC hearing; agreement reached	\$157.50	9.7%
MAY 2019	RI1269.1	Landlord	DNP	\$1,627.50	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	No increase since tenancy began in 2016	-	\$251.50	15.5%	7/1/2019	Binding	Agreement prior to hearing	\$251.50	15.5%
MAY 2019	RI1270.1	Landlord	1	\$1,225.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2015: \$75.00 (6.5%)	-	\$190.00	15.5%	7/1/2019	Binding	RRAC hearing; agreement reached	\$190.00	15.5%
MAY 2019	RI1272.2	Landlord	DNP	\$1,338.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2016 : \$63 (4.9%)	Effective 2015 : \$100 (8.5%)	\$133.00	9.9%	7/1/2019	Binding	Agreement prior to hearing	\$133.00	9.9%
MAY 2019	RI1277	Landlord	2	\$1,375.00	Garbage, recycling	0	1	0	No increase since tenancy began in 2014	-	\$275.00	20.0%	7/1/2019	Binding	Agreement prior to hearing	\$275.00	20.0%
MAY 2019	RI1278	Tenant	2	\$1,923.00	Gas, water, electricity, garbage, recycling, pet rent, parking, security, elevator, pool, gym, laundry, furnished	1	3	0	Effective 2018: \$56.00 (3.0%)	Effective 2017: \$54.00 (3.0%)	\$92.00	4.8%	6/22/2019	Non-Binding	RRAC hearing; agreement reached	\$50.00	2.6%
MAY 2019	RI1279	Landlord	1	\$1,346.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	Effective 2018: \$121.00 (10.0%)	Effective 2015: \$50.00 (4.2%)	\$134.00	10.0%	7/1/2019	Binding	Pending	Pending	Pending
MAY 2019	RI1280	Landlord	1	\$1,455.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	DNP	DNP	\$145.00	10.0%	7/1/2019	Binding	Pending	Pending	Pending
MAY 2019	RI1281	Landlord	2	\$1,649.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	DNP	DNP	\$164.00	9.9%	7/1/2019	Binding	Pending	Pending	Pending
MAY 2019	RI1282	Landlord	1	\$1,319.00	Gas, water, electricity, garbage, recycling, garage, security, pool, fitness center, play room	DNP	DNP	DNP	DNP	DNP	\$131.00	9.9%	7/1/2019	Binding	Pending	Pending	Pending
MAY 2019	RI1283	Landlord	2	\$1,820.00	Water and laundry	0	2	0	Effective 2018: \$120.00 (7.0%)	Effective 2017 : \$80.00 (4.9%)	\$180.00	9.9%	6/1/2019	Binding	Agreement prior to hearing	\$180.00	9.9%

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							
MAY 2019	RI1285	Tenant	2	\$1,785.00	Water	2	2	0	Effective 2018: \$85.00 (5.0%)	-	\$89.00	5.0%	6/1/2019	Non-Binding	RRAC hearing; decision rendered	\$44.00	2.5%
MAY 2019	RI1290	Landlord	2	\$1,775.00	Gas, water, laundry	0	1	0	Effective 2018: \$50.00 (3.0%)	Effective 2017: \$150.00 (10.0%)	\$125.00	7.0%	7/1/2019	Binding	Agreement prior to hearing	\$125.00	7.0%
MAY 2019	RI1294	Landlord	0	\$998.25	Water, garbage, recycling, patio	0	0	1	Effective 2015: \$173.25	-	\$189.31	19.0%	7/1/2019	Binding	Agreement prior to hearing	\$189.31	19.0%

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+)
1626 ENCINAL AVE	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$5,465.00	0 years, 9 months	\$3,800.00	Gas, electricity, water, garbage, parking	3	0	2	0
720 LINCOLN AVE, UNIT B	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,705.00	8 years, 8 months	\$1,260.00	Gas, water	1	0	1	0
1620 Clinton Ave, Garage Unit	No cause	New tenant rent limit: \$525	\$3,665.00	9 years, 10 months	\$500.00	Gas, electricity, water, garbage, parking	1	0	0	1
42 RUTLAND CT	No cause	New tenant rent limit: \$3,990	\$9,265.00	1 years, 5 months	\$3,800.00	Gas, electricity, water, garbage	3	2	2	0
2 CERRUTI CT	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$16,286.36	6 years, 10 months	\$3,675.00	None	3	0	0	2
843 SANTA CLARA AVE, UNIT LOWER	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$10,805.00	5 years, 7 months	\$2,285.00	Water	3	0	3	0