



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



# Alameda Rent Program

## Monthly Report – May 2017

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# Outreach

## Public Contacts

*Figure 1: Unique Client Contacts = 117*



- After an initial inquiry was received, staff had **an average of three to four contacts with each client** to resolve the inquiry. (Total follow-up communications = 393)

## Educational Workshops

- May workshops were cancelled due to low registration and individuals were instead invited to meet in-person with staff to receive 1:1 education. Public workshops are postponed until July in anticipation of Ordinance amendments scheduled for City Council review on June 6, 2017. The workshops will inform the public of rights and responsibilities under the Ordinance and amendments.

## Additional Outreach

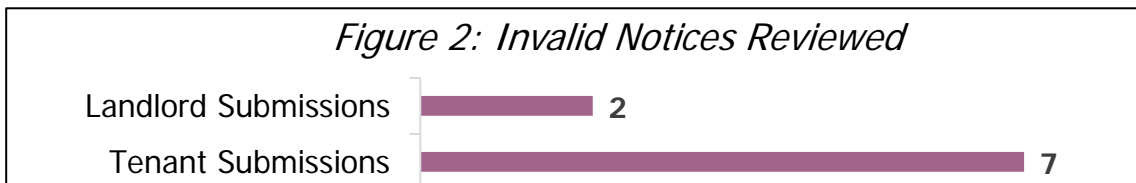
- Staff presented at a National Association of Housing and Redevelopment Officials (NAHRO) conference and met with staff in other rent stabilization jurisdictions.
- Staff visited libraries, City Council Chambers, and the City's Community Development Department to share:
  - informational brochures
  - workshop flyers
  - applications for appointments to the RRAC
- Rent Program website publicized through Google AdWords.
- Staff collaborated with local social service providers to share contacts and referrals.

# Rent Increases (View Exhibit 1 for details)

## A). Total Notices Reviewed - 17

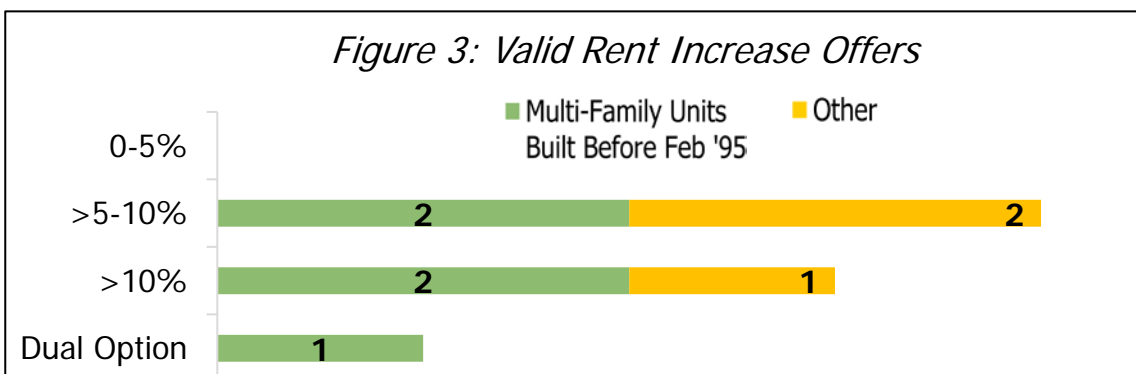
### Invalid Notices Reviewed = 9

- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 8

- 1 of the 8 total notices reviewed offered different rent increase amounts for a 12-month lease vs. month-to-month agreement (dual option).
- 75% 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	1	2	2	31
Other	0	4	2	0

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

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

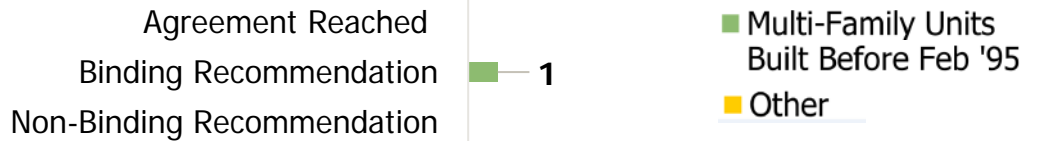
**June 5, 2017 RRAC REGULAR MEETING**

- **1 of 8 (12.5%) submissions was reviewed by the RRAC at its June meeting.**

✓ One (1) unit subject to a binding decision had the following outcome:

RRAC recommended a \$45.00 (4.0%) rent increase, effective July 1, 2017.

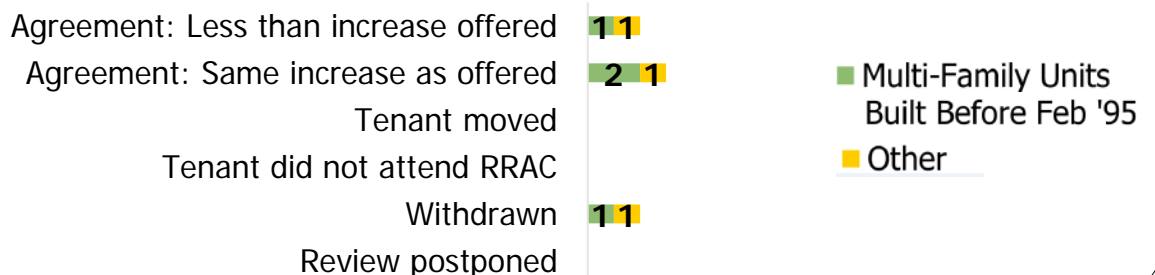
*Figure 5: Submissions Reviewed by RRAC*



- **7 of 8 (87.5%) submissions were not reviewed by RRAC due to the reasons indicated in Figure 6, below.** More details for each outcome available in Exhibit 1.

- ✓ 2 of 8 (25%) submissions resulted in an agreement for a 10% rent increase, one at \$50 and one at \$250 less than the original offer.
- ✓ 3 of 8 (37.5%) submissions resulted in an agreement for a 10% rent increase, same as the original offer.
- ✓ 1 submission was a request for review submitted by the tenant and subsequently withdrawn by the tenant.
- ✓ 1 submission was withdrawn by the landlord.

*Figure 6: Submissions Not Reviewed by RRAC*



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

Submissions reviewed by RRAC	Multi-Family Units Built Before Feb '95	Other
Agreement Reached	0	0
Binding Recommendation	1	0
Non-Binding Recommendation	0	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	25*	1
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 MTM offers

# Terminations of Tenancy (View Exhibit 2 for details)

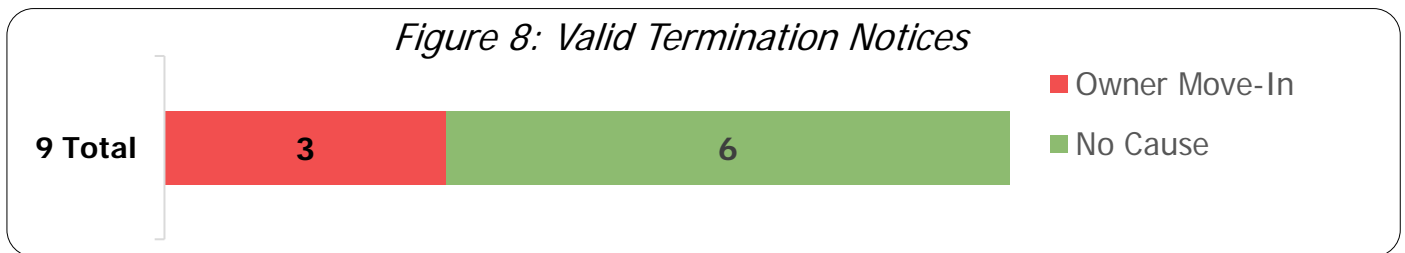
## Total Notices Reviewed - 17

### Termination Notices Withdrawn = 8

- Notices are withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
  - × One (1) termination for **“No Cause”**
  - × Two (2) terminations for **“Withdrawal from Rental Market”**
  - × Two (2) terminations for **“Owner Move-In”**
  - × Three (3) terminations invalid for failure to provide an allowable cause

### Valid Submission = 9

- ✓ Six (6) terminations for Notice to Vacate “No Cause” includes:
  - One (1) Single Family Dwellings
  - Four (4) Multi-Family Units
  - One (1) Condominium
  
- ✓ Three (3) terminations for **“Owner Move-In”** at three separate multi-family dwellings.



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

No Cause	Owner Move In	Withdrawal	Other
9	5	0	1

### RELOCATION ASSISTANCE

- Relocation assistance is calculated based on monthly rent and length of tenancy.
- Relocation assistance ranged from \$4,853.00 – \$11,953.00
- Length of tenancy details
  - Four (4) submissions were served on tenants residing in the units for **3-4 years**.
  - Four (4) submissions were served on tenants residing in the units for **5-7 years**.
  - One (1) submission was served on tenants residing in the unit for **~23 years**.

# Exhibit 1- Rent Increase Submissions

Valid Rent Increase Submissions Summary May 2017												
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
860	Landlord	2 Bedroom	Binding	\$2,050.00	Parking	5/1/2017	\$200.00 (9.8%)	No increase since tenancy began in 2008	-	3	Agreement: \$200 (9.8%)	No change
815.1	Landlord	Single-Family Home: 3 Bedroom	Non-binding	\$2,835.00	Parking	5/1/2017	\$283.50 (10.0%)	Effective 2016: \$140.00 (5.2%)	Effective 2014: \$100.00 (3.9%)	3	Withdrawn	Withdrawn by landlord
867	Tenant	1 Bedroom	Binding	\$1,966.87	Gas, Water, Pet rent, Garbage	5/1/2017	\$33.13 (1.7%) - 12mth offer \$98.13 (5.0%)- MTM	Effective 2016: \$91.87 (5.0%)	Tenancy began in 2015	1	Withdrawn	Withdrawn by tenant
869	Landlord	Single-Family Home: 2 Bedroom	Non-binding	\$1,900.00	None	6/6/2017	\$190.00 (10.0%)	No increase since tenancy began in 2014	-	5	Agreement: \$190.00 (10%)	No change
871	Landlord	Condo: 3 Bedroom	Non-binding	\$2,300.00	None	7/3/2017	\$500.00 (21.3%)	No increase since tenancy began in 2007	-	4	Agreement: \$250.00 (10.9%)	\$250 less than offer
819.1	Landlord	2 Bedroom	Binding	\$1,500.00	Water	7/1/2017	\$150.00 (10.0%)	Effective 2015: \$100.00 (7.1%)	Tenancy began in 2012	1	Agreement: \$150 (10.0%)	No change
862.1	Landlord	Studio	Binding	\$1,123.00	Water, Parking, Storage, Laundry	7/1/2017	\$147.00 (13.1%)	Effective 2016: \$83.00 (7.9%)	Effective 2015: \$50.00 (5.05%)	1	RRAC Recommendation, June 5: \$45 (4.0%).	\$102 less than offer
863.1	Landlord	1 Bedroom	Binding	\$1,195.00	Water, Parking, Storage, Laundry	7/1/2017	\$155.00 (13.0%)	Effective 2016: \$87.00 (7.9%)	Effective 2015: \$53.00 (5.0%)	1	Agreement: \$105.00 (8.8%)	\$50 less than offer

# 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+)
5/5/2017	TN00087.2	1820 Chapin Street, Unit A	No Cause	New tenant's rent limit	\$6,318.00	2	5/1/2010	\$1,205.00	Water & Gas	3	0	0
5/9/2017	TN00093	470 Central Avenue, Unit 11	No Cause	New tenant's rent limit	\$6,065.00	1	10/21/2013	\$1,128.00	None			
5/9/2017	TN00094	470 Central Avenue, Unit 12	No Cause	New tenant's rent limit	\$5,003.00	1	11/6/2014	\$1,150.00	None			
5/9/2017	TN00095	470 Central Avenue, Unit 14	No Cause	New tenant's rent limit	\$5,809.00	1	12/1/2010	\$1,064.00	None			
5/11/2017	TN00097	107 Bay Park Terrace	No Cause	New tenant's rent limit	\$11,953.00	2	5/1/2014	\$2,600.00	None	0	2	0
5/17/2017	TN00090.1	944 Eagle Avenue, Unit B	No Cause	New tenant's rent limit	\$11,953.00	4	6/6/2012	\$2,600.00	None	3	3	0
5/19/2017	TN00100	1519 Mozart Street, Unit C	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$7,220.50	1	7/1/2014	\$1,935.00	None	0	2	0
5/26/2017	TN102	1018 Grace Court	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$8,353.00	1	7/15/2011	\$1,700.00	None	0	2	0
5/30/2017	TN00103	1447 8th Street	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$4,853.00	2	8/1/1994	\$825.00	None	0	2	0