



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



Alameda Rent Program

Monthly Report – November 2017

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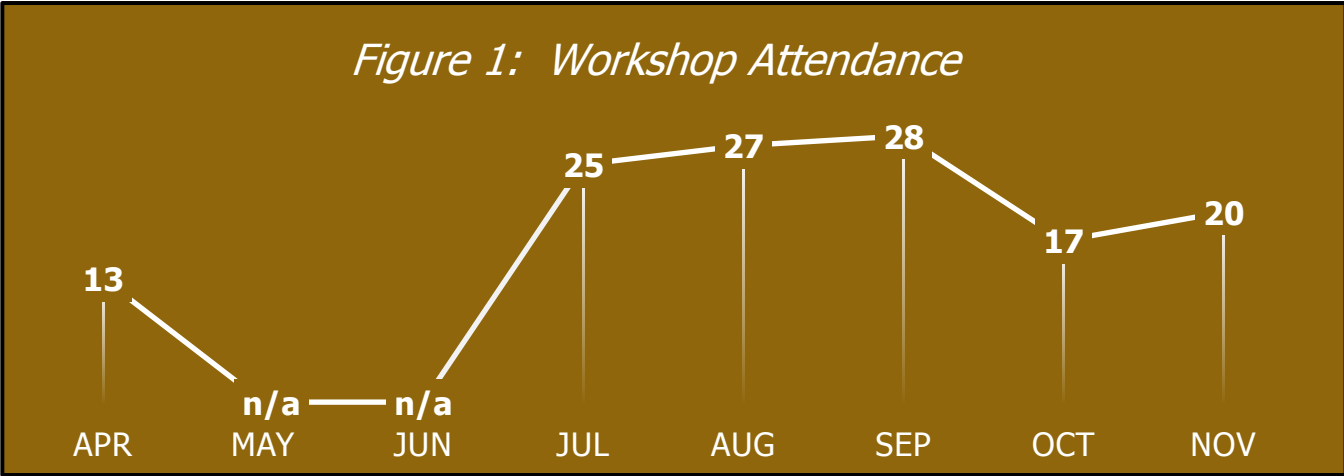
Outreach

Public Contacts

- **89 unique client contacts**
- After an initial inquiry was received, staff had **an average of 3 to 4 contacts with each client** to resolve the inquiry. (Total follow-up communications = 340)

Educational Workshops

- The Rent Program offers two unique workshops on the following topics:
 - Rent Increases
 - Terminations of Tenancy
- Educational workshops are generally available twice per month during daytime and evening hours.
- Total November attendees = 20 individuals



Outreach Activities

- Updated public information materials were published online.
- Press release and Frequently Asked Questions for the Program Fee were made available.
- Public information resources were translated into Tagalog, Spanish, Chinese, and Vietnamese.
- Information brochures were shared with other City departments.
- Presentation given to Alameda Family Services.

Rent Increases (View Exhibit 1 for details)

NOTE: Submissions included in this monthly report are those filed between the 11th of the previous month through the 10th of the month identified in this report. This timeline is based on the Rent Review Advisory Committee (RRAC) hearing schedule.

a). Total submissions = 7

Invalid submissions = 2

- Submissions that do not meet City requirements are not eligible for RRAC hearings.
- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.

Submissions eligible for a RRAC hearing = 5

Figure 2: Rent increase submissions eligible for a RRAC hearing

Rent increase offer	Multi-family units built before Feb '95	Other units	Total
<i>MONTHLY DATA</i>			
0-5% rent increase	0	0	0
>5-10% rent increase	2	0	2
>10% rent increase	1	2	3
Dual option* rent increase	0	0	0
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
0-5% rent increase	9	0	9
>5-10% rent increase	13	8	21
>10% rent increase	24	10	34
Dual option* rent increase	45	0	45
* Dual option offers tenants the choice between different rent increase amounts for a 12-month lease and month-to-month agreement			

b). Submissions reviewed by RRAC = 1

November submissions were scheduled for review at the following month's RRAC meeting:
December 4, 2017 RRAC Regular Meeting

- **One (1) submission subject to a non-binding decision was reviewed by RRAC:**
 - Submission 933.2: 3-bedroom condominium at base rent \$1,500
 - Rent increase offer: \$2,000 (133.3%), for a total rent of \$3,500
 - Outcome: RRAC rendered a non-binding decision of a \$750 (50%) rent increase. Parties have the option to accept or appeal the decision. Results will be shared when the information is available.

Figure 3: Submissions reviewed by RRAC

RRAC review results		Multi-family units built before Feb '95	Other units	Total
<i>MONTHLY DATA</i>				
Parties reach agreement at RRAC meeting		0	0	0
RRAC members render a decision	Binding	0	0	0
	Non-Binding	0	1	1
<i>CUMULATIVE DATA (Apr '17 – to date)</i>				
Parties reach agreement at RRAC meeting		5	1	6
RRAC members render a decision	Binding	3	0	3
	Non-Binding	1	4	5

c). Results from RRAC decision petitions & appeals = 0

- No petitions and/ or appeals of RRAC decisions have been heard. Results of any petition and/or appeal will be reported in the month for which the petition and/or appeal is heard.

d). Eligible submissions not reviewed by RRAC = 4

Figure 4: Eligible submissions not reviewed by RRAC

Outcome	Multi-family units built before Feb '95	Other units	Total
<i>MONTHLY DATA</i>			
Agreement: Less than increase offered			
Agreement: Same increase as offered	3	1	4
Request for review withdrawn			
Tenant did not attend RRAC			
Tenant decided to move			
Postponed			
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
Agreement: Less than increase offered	9	0	9
Agreement: Same increase as offered	18	12	30
Request for review withdrawn			
Tenant did not attend RRAC	23	8	31
Tenant decided to move	45	1	46

Terminations of Tenancy (View Exhibit 2 for details)

NOTE: The termination of tenancy review process includes examination of any rent increase imposed over the previous 12 months.

Total submissions = 10

Withdrawn termination notices = 2

- 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 file by the required deadline

Submissions in compliance with City requirements = 8

GROUNDINGS FOR TERMINATION

- ✓ Four (4) terminations for "Owner Move-In"
- ✓ Two (2) terminations for "No Cause"
- ✓ Two (2) terminations for "Withdrawal from the Rental Market"

RELOCATION ASSISTANCE

Relocation assistance is calculated based on monthly rent and length of tenancy.

- Relocation assistance ranged from \$6,653.00 – \$11,753.00
- Length of tenancy details:
 - Three (3) submissions were served on tenants residing in their unit for 0-5 years
 - Five (5) submissions were served on tenants residing in their unit for 6-10 years

Figure 5: Submissions in compliance with City requirements

GROUNDINGS FOR TERMINATION	MONTHLY DATA	CUMULATIVE DATA (Apr '17 – to date)
No Cause	2	18
Owner Move-In	4	28
Withdrawal from Rental Market	2	12
Other	0	5
Total	8	63

Capital Improvement Plans

Total submissions = 0

Invalid Submissions = 0

Valid Submissions = 0

Exhibit 1 - Rent increase submissions in compliance with City requirements

Submission month	Submission number	Individual submitting review request	Unit	Base Rent	Included with rent	# of tenants	Rent increase history		Rent increase offer	Rent increase effective date	3rd party decision	Outcome
							Prior increase #1	Prior increase #2				
NOV 2017	RI955	Landlord	1 Bedroom	\$ 1,400.00	Water	2	Effective 2017: \$100.00 (7.7%)	N/A	\$100.00 (7.1%)	1/1/2018	Binding	No RRAC hearing. Agreement \$100.00 (7.1%)
NOV 2017	RI957	Landlord	1 Bedroom	\$ 1,000.00	Water	Unknown	None	None	\$100.00 (10.0%)	12/23/2017	Binding	No RRAC hearing. Agreement \$100.00 (10.0%)
NOV 2017	RI933.2	Landlord	Condo: 3 Bedroom	\$ 1,500.00	Water, pool	3	Effective 2015: \$500.00 (50.0%)	Tenancy began 2010	\$2,000 (133.3%)	12/18/2017	Non-binding	RRAC decision at 12/4/17 mtg: \$750 increase (50.0%)
NOV 2017	RI935.2	Landlord	Condo: 1 Bedroom	\$ 1,555.00	None	2	Effective 2016: \$115.00 (7.99%)	Effective 2013: \$50.00 (3.5%)	\$445.00 (28.6%)	12/18/2017	Non-binding	No RRAC hearing. Agreement \$445.00 (28.6%)
NOV 2017	RI959	Landlord	2 Bedroom	\$ 1,000.00	Water, parking	4	None	None	\$500.00 (50.0%)	1/1/2018	Binding	No RRAC hearing. Agreement \$500.00 (50.0%)

Exhibit 2 - Termination submissions in compliance with City requirements

Submission month	Submission number	Address	Grounds 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+)
NOV 2017	TN00152	1453 Sixth Street	Notice to Vacate "No Cause"	New tenant rent limit: \$2,677.50	\$11,753.00	3	12/1/2013	\$2,550.00	n/a	0	2	0
NOV 2017	TN00153	2169 Santa Clara Avenue	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$7,097.00	1	1/1/2005	\$1,386.00	Gas, Water, Garbage	0	2	0
NOV 2017	TN00154	936 Pacific Avenue	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,653.00	2	9/1/2016	\$2,550.00	Water, Garbage	0	2	0
NOV 2017	TN00155	3302 Central Avenue	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$8,239.68	2	8/1/1998	\$1,705.00	Water	0	0	1
NOV 2017	TN00156	1926 Chestnut Street	Withdrawal from Rental Market	Unit removed from rental market.	\$8,649.67	2	10/1/2013	\$1,800.00	Garbage	0	2	0
NOV 2017	TN00157	1814 Ninth Street	Withdrawal from Rental Market	Unit removed from rental market.	\$7,405.00	4	11/1/2010	\$1,463.00	n/a	0	2	0
NOV 2017	TN00135.1	3349 Fernside Boulevard Unit A	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$7,553.00	3	11/1/2007	\$1,500.00	Gas, Electricity, Water	0	0	1
NOV 2017	TN00136.1	511 Haight Avenue	Notice to Vacate "No Cause"	New tenant rent limit: \$2,220.75	\$9,779.67	3	11/4/2006	\$2,115.00	Garbage	0	1	0