



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



# **Alameda Rent Program**

## Monthly Report – October 2017

701 Atlantic Ave. p. 510-747-4346  
Alameda, CA 94501 f. 510-864-0879

[rrac@alamedahsg.org](mailto:rrac@alamedahsg.org)  
[www.alamedarentprogram.org](http://www.alamedarentprogram.org)

# Table of contents

<b>I.</b>	<b>Outreach.....</b>	<b>2</b>
<b>II.</b>	<b>Rent Increases</b>	
	a. Total submissions.....	3
	b. Valid submissions reviewed by RRAC .....	3
	c. Results from RRAC decision petitions & appeals.....	4
	d. Valid submissions not reviewed by RRAC.....	4
<b>III.</b>	<b>Terminations of Tenancy.....</b>	<b>5</b>
<b>IV.</b>	<b>Capital Improvement Plans.....</b>	<b>5</b>
<b>V.</b>	<b>Exhibits</b>	
	Exhibit 1 – Valid rent increase submissions.....	6
	Exhibit 2 – Valid terminations submissions.....	8

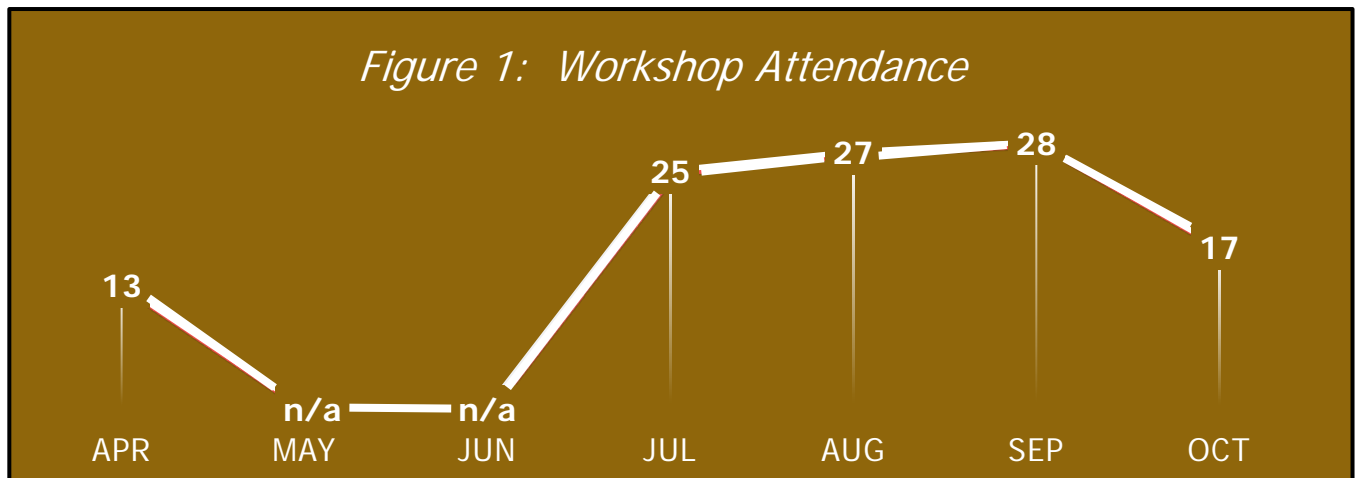
# Outreach

## Public Contacts

- **106 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 = 357)

## 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 October attendees = 17 individuals



## Outreach Activities

- Information mailers were sent to rental properties with 20+ units.
- Information brochures and flyers were distributed to local organizations, such as libraries and senior centers.

# Rent Increases (View Exhibit 1 for details)

## a). Total submissions = 21

### Invalid Submissions - 3

- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 - 18

Figure 2: Valid rent increase submissions			
Rent increase offer	Multi-family units built before Feb '95	Other units	Total
<i>MONTHLY DATA</i>			
0-5% rent increase	1	1	2
>5-10% rent increase		1	1
>10% rent increase		2	2
Dual option* rent increase	13		13
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
0-5% rent increase	9	0	9
>5-10% rent increase	11	8	19
>10% rent increase	23	8	31
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). Valid submissions reviewed by RRAC = 3

October submissions were scheduled for review at the following month's RRAC meeting:  
**November 6, 2017 RRAC Regular Meeting**

- One (1) submission subject to a non-binding RRAC decision:**
  - One submission resulted in agreement between tenant and landlord at RRAC mtg.
    - Submission 934.1: 2-bedroom apartment at base rent \$3,800
      - Rent increase offer: \$175 (4.6%), for a total rent of \$3,975
      - Outcome: Parties reached an agreement of no rent increase with the signing of a new lease.
- Two (2) submissions subject to a binding RRAC decision:**
  - Two submissions resulted in agreement between tenant and landlord at RRAC mtg.
    - Submission 946: 2-bedroom apartment at base rent \$3,112
      - Rent increase offers:
        - 12-month lease option: \$62.00 (2.0%), for a total rent of \$3,174
        - Month-to-month option: \$529 (17.0%), for a total rent of \$3,641
      - Outcome: Parties reached an agreement of the following options
        - no rent increase for a 12 month lease or
        - \$155 (5.0%) increase for a month-to-month agreement.

- Submission 951: 1-bedroom apartment at base rent \$2,208
  - Rent increase offers:
    - 12-month lease option: \$107.00 (4.8%), for a total rent of \$2,315
    - Month-to-month option: \$365 (16.5%), for a total rent of \$2,573
  - Outcome: Parties reached an agreement of \$107 (4.8%) rent increase.

Figure 3: Valid 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		2	1	3
RRAC members render a decision	Binding	0	0	0
	Non-Binding	0	0	0
<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	3	4

### 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). Valid submissions not reviewed by RRAC = 15

Figure 4: Valid rent increase 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	4	3	7
Request for review withdrawn			
Tenant did not attend RRAC	7		7
Tenant decided to move		1	1
Postponed			
<i>CUMULATIVE DATA (Apr '17 – to date)</i>			
Agreement: Less than increase offered	9	0	9
Agreement: Same increase as offered	15	11	26
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)

Total submissions = 8

Note: Termination submissions include rent increase reviews

Termination paperwork indicates if there has been a rent increase in the previous 12 months preceding the termination effective date. Staff reviews rent increases identified in the paperwork for compliance with City regulations.

## 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 provide an allowable grounds

## Valid Submissions - 6

### GROUNDINGS FOR TERMINATION

- ✓ Three (3) terminations for "Owner Move-In"
- ✓ Three (3) terminations for "No Cause"

### RELOCATION ASSISTANCE

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

- Relocation assistance ranged from \$5,053.00 – \$12,333.0
- Length of tenancy details:
  - Three (3) submissions were served on tenants residing in their unit for 0-5 years
  - Three (3) submissions were served on tenants residing in their unit for 6-10 years

Figure 5: Valid termination of tenancy submissions

GROUNDINGS FOR TERMINATION	MONTHLY DATA	CUMULATIVE DATA (Apr '17 – to date)
No Cause	3	16
Owner Move-In	3	24
Withdrawal from rental market	0	10
Other	0	5
<b>Total</b>	<b>6</b>	<b>55</b>

## Capital Improvement Plans

Total submissions = 0

Invalid Submissions - 0

Valid Submissions - 0

# Exhibit 1 - Valid Rent Increase Submissions

Submission month	Submission #	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				
OCT 2017	936	Landlord	2 Bedroom	\$ 2,205.00	None	4	Effective 2016: \$105.00 (5.0%)	-	\$432.00 (19.6%)	12/1/2017	Non-binding	Agreement: \$432.00 (19.6%)
OCT 2017	937	Landlord	2 Bedroom	\$ 1,895.00	None	2	Effective 2016: \$100.00 (5.6%)	Effective 2015: \$100.00 (5.9%)	\$100.00 (5.3%)	11/1/2017	Non-binding	Agreement: \$100.00 (5.3%)
OCT 2017	934.1	Tenant	2 Bedroom	\$ 3,800.00	Electricity, water, garbage	4	-	-	\$175.00 (4.6%)	10/28/2017	Non-binding	Agreement reached at 11/6/17 RRAC mtg: \$0.00 (0.0%) rent increase
OCT 2017	938	Landlord	2 Bedroom	\$ 2,415.00	Parking	4	-	-	\$935.00 (38.7%)	1/1/2018	Non-binding	Tenant decided to move.
OCT 2017	940	Landlord	1 Bedroom	\$ 2,242.00	Not available	1	-	-	12 mth - \$109.00 (4.9%) MTM - \$372.00 (16.6%)	12/1/2017	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the 12 month or MTM option available to the tenant.
OCT 2017	941	Landlord	1 Bedroom	\$ 2,412.00	Not available	1	Effective 2016: \$114.00 (5.0%)	-	12 mth - \$0.00 (0.0%) MTM - \$410.00 (17.0%)	12/1/2017	Non-binding*	Agreement: Rent increase between 0-5%
OCT 2017	942	Landlord	2 Bedroom	\$ 3,241.00	Not available	1	Effective 2016: \$154.00 (5.0%)	Effective 2015: \$280.00 (10.0%)	12 mth - \$64.00 (2.0%) MTM - \$550.00 (17.0%)	12/1/17	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the 12 month or MTM option available to the tenant.
OCT 2017	943	Landlord	1 Bedroom	\$ 1,984.00	Not available	1	Effective 2016: \$92.00 (4.9%)	Effective 2015: \$167.00 (9.7%)	12 mth - \$96.00 (4.8%) MTM - \$328.00 (16.5%)	12/1/17	Non-binding*	Agreement: Rent increase between 0-5%
OCT 2017	944	Landlord	1 Bedroom	\$ 2,192.00	Not available	2	-	-	12 mth - \$109.00 (5.0%) MTM - \$372.00 (17.0%)	12/1/17	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the 12 month or MTM option available to the tenant.
OCT 2017	945	Landlord	2 Bedroom	\$ 3,579.00	Not available	1	-	-	12 mth - \$71.00 (2.0%) MTM - \$608.00 (17.0%)	12/1/17	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the 12 month or MTM option available to the tenant.
OCT 2017	946	Landlord	2 Bedroom	\$ 3,112.00	Not available	1	Effective 2016: \$28.00 (0.9%)	Effective 2015: \$438.00 (16.6%)	12 mth - \$62.00 (2.0%) MTM - \$529.00 (17.0%)	12/1/17	Non-binding*	Agreement reached at 11/6/17 RRAC mtg: Tenant has option of 12 mth lease at \$0.00 increase or MTM agreement at \$155.00 (5.0%)
OCT 2017	947	Landlord	Studio	\$ 1,970.00	Not available	1	Effective 2016: \$93.00 (5.0%)	-	12 mth - \$39.00 (2.0%) MTM - \$334.00 (17.0%)	12/1/17	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the 12 month or MTM option available to the tenant.
OCT 2017	948	Landlord	1 Bedroom	\$ 2,379.00	Not available	1	-	-	12 mth - \$77.00 (3.2%) MTM - \$404.00 (16.0%)	12/14/17	Non-binding*	Tenant decided to move.

Submission month	Submission #	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				
OCT 2017	949	Landlord	Studio	\$ 1,699.00	Not available	2	Effective 2016: \$76.00 (4.7%)	Effective 2015: \$112.00 (7.4%)	12 mth - \$79.00 (4.6%) MTM - \$271 (16.0%)	12/1/17	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the 12 month or MTM option available to the tenant.
OCT 2017	950	Landlord	Studio	\$ 2,184.00	Not available	2	Effective 2016: \$89.00 (4.7%)	Effective 2015: \$1.00 (0.05%)	12 mth - \$93.00 (4.3%) MTM - \$318.00 (14.6%)	12/1/17	Non-binding*	Tenant did not attend RRAC meeting. Increase is effective as stated in the notice with the 12 month or MTM option available to the tenant.
OCT 2017	951	Landlord	1 Bedroom	\$ 2,208.00	Not available	1	-	-	12 mth - \$107.00 (4.8%) MTM - \$365.00 (16.5%)	12/1/17	Non-binding*	Agreement reached at 11/6/17 RRAC mtg: \$107.00 (4.8%) rent increase
OCT 2017	952	Landlord	1 Bedroom	\$ 2,300.00	Not available	1	-	-	12 mth - \$112.00 (4.9%) MTM - \$382.00 (16.6%)	12/1/17	Non-binding*	Agreement: Rent increase between 0-5%
OCT 2017	953	Landlord	4 Bedroom	\$ 3,850.00	Not available	5	Effective 2016: \$300.00 (8.5%)	Effective 2015: \$200.00 (6.0%)	\$250.00 (6.5%)	12/1/17	Non-binding	Agreement: \$250.00 (6.5%)
* Two lease options offered at different rates: 12-month rate equal to or less than 5%; Month-to-month Above 5%. If the tenant chose for a review of the month-to-month offer, the case type became binding.												



# Exhibit 2 - Valid Termination 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+)
10/3/2017	TN00144	551 Taylor Avenue, Unit B	Notice to Vacate "No Cause"	New tenant rent limit: \$1,758.75	<b>\$8,253.00</b>	2	9/3/1999	\$1,675.00	none	0	2	0
10/4/2017	TN00145	1710 Encinal Ave. Unit A	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	<b>\$7,733.00</b>	1	8/1/2014	\$1,545.00	water, garbage	0	1	0
10/5/2017	TN00146	1167 Regent St.	Notice to Vacate "No Cause"	New tenant rent limit: \$1,890.00	<b>\$8,753.00</b>	2	10/1/2013	\$1,800.00	Gas, Electricity, Water	0	1	0
10/20/2017	TN00083.1	3280 Sterling Ave.	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	<b>\$7,253.00</b>	3	1/15/2016	\$2,850.00	n/a	1	1	0
10/27/2017	TN00149	937 Pacific Ave.	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	<b>\$12,333.00</b>	2	8/29/2008	\$2,695.00	n/a	0	2	0
10/31/2017	TN00151	1217 Park St.	Notice to Vacate "No Cause"	New tenant rent limit: \$918.75	<b>\$5,053.00</b>	2	4/11/2010	\$875.00	gas, electricity, water, garbage	0	2	0