

ALAMEDA RENT PROGRAM

OCTOBER 2019 REPORT

FY 2019 -2020

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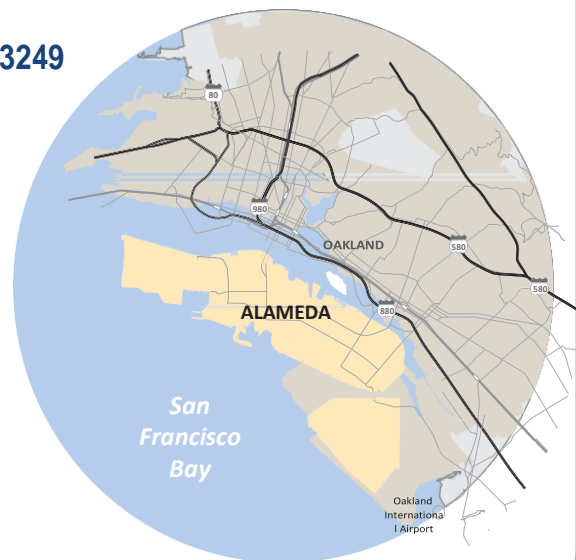
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Outreach

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				
DEC 2019				
JAN 2020				
FEB 2020				
MAR 2020				
APR 2020				
MAY 2020				
JUN 2020				
TOTAL	801	1,740	111	4,926

*Website user data became available starting in August 2019

Activities

Additional website updates and additions to be updated with recent program developments and updates.	Creation and distribution of new program forms and outreach materials.	
Met with Centro Legal to coordinate community outreach efforts to ensure tenants are aware of program and legal aid services available.	Continued holding increased number of informational workshops for community members to obtain information and ask questions about City's rent regulations.	The Rent Program's annual report was approved by the City Council.

Capital Improvement Plans

No Capital Improvement Plans were submitted.

Rent Increases

Since September 2019 was the last month the RRAC was scheduled to review submissions, no additional RRAC-related data will be displayed after September 2019.

Ordinance 3148 & 3246 Rent Increase Submissions

SUBMISSION TYPES

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	> 5 - 10%	Above 10%		
JUL 2019	3	11	6	5	25
AUG 2019	2	0	1	2	5
SEP 2019	0	0	0	10	10
TOTAL	5	11	7	17	40

RRAC* and Ordinance 3246 Submissions

OUTCOMES FOR ACTIVE NOTICES

	REVIEWED BY RRAC			NOT REVIEWED BY RRAC							
	AGREE- MENT AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST- PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITH- DRAWN	SUBJECT TO AGA LIMIT**
		Binding	Advisory	0 - 5%	>5 - 10%	Above 10%					
JUL 2019	1	2	1	1	6	1	0	0	1	2	5
AUG 2019	0	0	0	2	0	0	0	1	0	0	0
SEP 2019	0	0	0	0	0	0	0	0	0	0	3
TOTAL	1	2	1	3	6	1	0	1	1	2	8

*The last RRAC meeting was held in September 2019. As such, the information on this page will no longer be tracked, and this page will not appear in future monthly reports.

**Only for submissions regulated under Ordinance 3246.

Ordinance 3249 Rent Increase Submissions

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

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	0	0	1	0	2	1	3	7
NOV 2019								
DEC 2019								
JAN 2020								
FEB 2020								
MAR 2020								
APR 2020								
MAY 2020								
JUN 2020								
TOTAL	0	0	1	0	2	1	3	7

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	OTHER	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOOSE 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	1	0	3
NOV 2019						
DEC 2019						
JAN 2020						
FEB 2020						
MAR 2020						
APR 2020						
MAY 2020						
JUN 2020						
TOTAL	0	9	2	7	0	18

RELOCATION ASSISTANCE SUMMARY FOR ACTIVE CASES

AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$8,763.00	1	1	0

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							
DEC 2019							
JAN 2019							
FEB 2019							
MAR 2019							
APR 2019							
MAY 2019							
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.

FY 2019-2020 Rent increase submissions under Ordinance 3249					
Submission Month	Submission Number	Petitioning Party	Request	Mediation	Outcome
OCT 2019	RI1343	Tenant	Downward rent adjustment	Yes	Agreement prior to hearing
OCT 2019	RI1344	Tenant	Review notices for compliance	No	Petition denied
OCT 2019	RI1345	Tenant	Downward rent adjustment	No	Petition denied
OCT 2019	RI1346	Landlord	Upward rent adjustment	Pending	Pending
OCT 2019	RI1347	Landlord	Upward rent adjustment	Pending	Pending
OCT 2019	RI1348	Landlord	Upward rent adjustment	Pending	Pending
OCT 2019	RI1349	Landlord	Upward rent adjustment	No	Petition withdrawn

Submission month	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+)
OCT 2019	1236 PARK STREET	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least three years.	\$10,024.00	8 years, 5 months	\$1,325.00	Parking	2	2	2	0
OCT 2019	1018 EAGLE AVENUE, UNIT A	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least three years.	\$7,502.00	3 years, 10 months	\$2,300.00	Water, Garbage, Parking & Pet Deposit	2	0	2	0