



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



Alameda Rent Program

Monthly Report – September 2017

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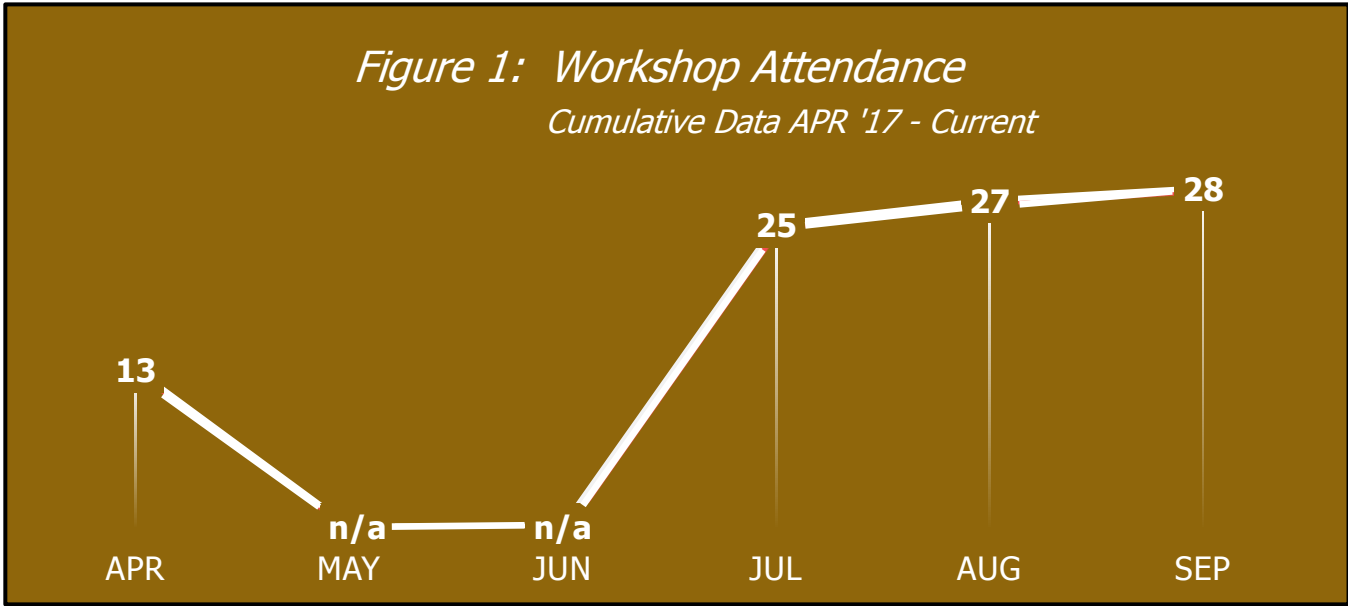
Outreach

Public Contacts

- **108 unique client contacts**
- After an initial inquiry was received, staff had **an average of between 4 and 5 contacts with each client** to resolve the inquiry. (Total follow-up communications = 517)

Educational Workshops

- Rent Program staff shared informational workshop flyers at local venues including libraries, senior centers, and community organizations.
- 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 September attendees = 28 individuals

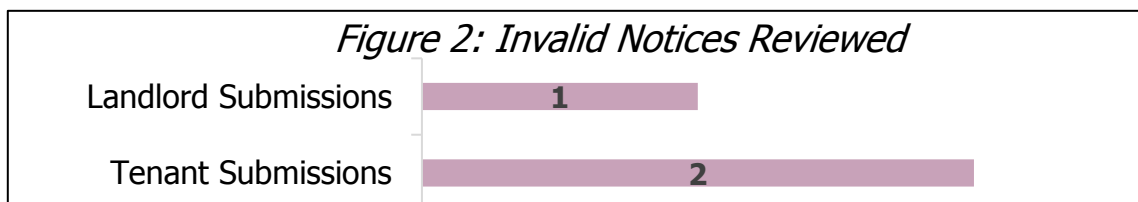


Rent Increases (View Exhibit 1 for details)

A). Total notices reviewed - 6

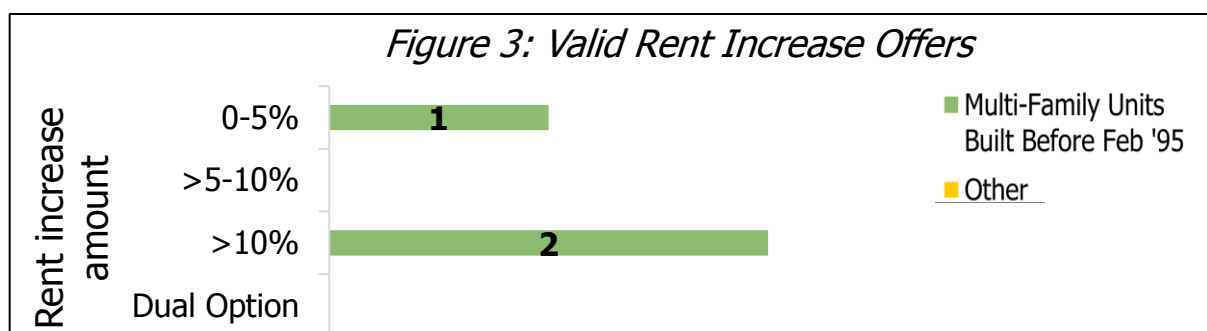
Invalid Notices Reviewed = 3

- Parties are informed that an invalid notice must be rescinded and the tenant is owed reimbursement if the rent increase was imposed in violation of the Ordinance.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 = 3

- Frequency:** 2 of 3 submissions received a rent increase the previous year.
- Length of tenancy:**
 - 1 of 3 submissions were served on tenants residing in their unit for 0-5 years.
 - 1 of 3 submissions were served on tenants residing in their unit for more than 10 years.
- New ownership:** 1 of 3 of submissions had a change of ownership within the last 6 mths.



*Figure 4: Valid Rent Increase Offers
Cumulative Data APR '17 - Current*

	Multi-family units built before Feb '95	Other units	Total
0-5% rent increase	8	0	8
>5-10% rent increase	11	6	17
>10% rent increase	23	6	29
Dual option rent increase	32	0	32

Rent Increases (View Exhibit 1 for details) - continued

B). Rent Review Advisory Committee (RRAC) outcomes

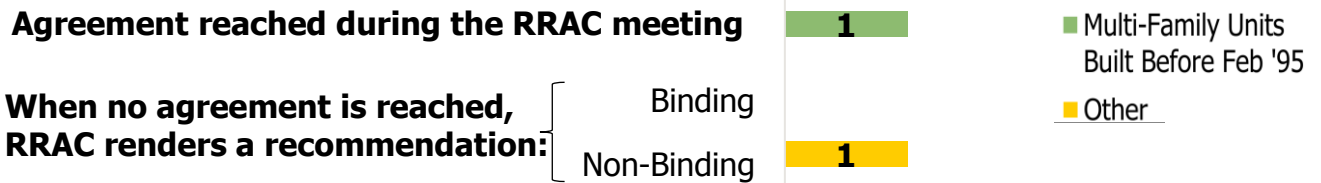
September submissions were scheduled for review at the following month's meeting:
October 2, 2017 RRAC Regular Meeting

- **2 submissions were reviewed by RRAC**
 - **1 of 3 submissions submitted in September**
 - **1 submission postponed from August**

- ✓ Two (2) units subject to a non-binding recommendation:
 - Submission 911: 3-bedroom condominium at base rent \$2,025
 - Note: Submission 911 was originally scheduled for review in August and was postponed until September 2017.
 - Rent increase offer: \$1,556.96 (76.9%), to total rent of \$3,581.96
 - Outcome: Tenant offered to increase to a total rent of \$2,275. Parties did not reach an agreement. RRAC recommended a rent increase of \$400 (19.6%) from \$2,025 to \$2,425.

 - Submission 932: 2-bedroom apartment at base rent \$1,701
 - Rent increase offer: \$85 (5.0%), to a total rent of \$1,786
 - Outcome: Tenant and landlord reached an as agreement of a \$85 rent increase, with \$35 delayed until February 2018.

Figure 5: RRAC Outcomes



*Figure 6: RRAC Outcomes
 Cumulative Data APR '17 - Current*

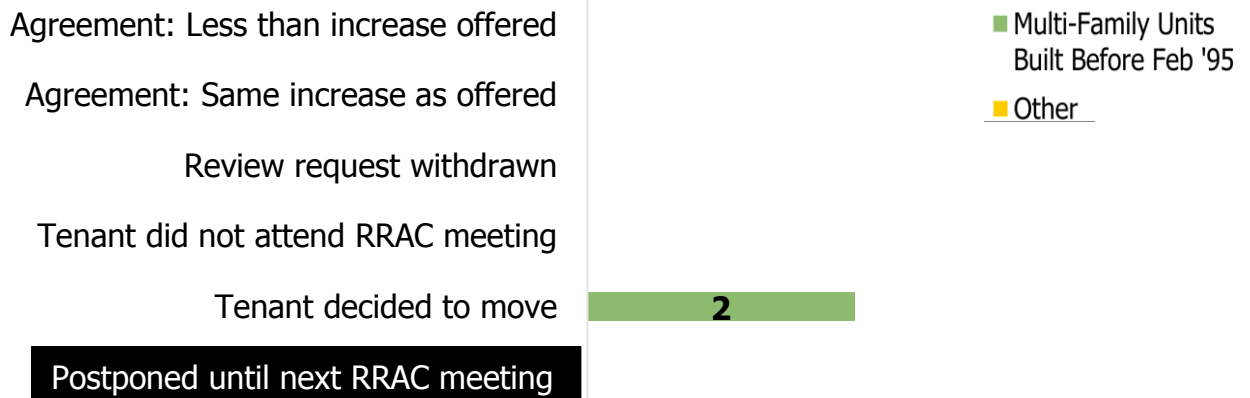
		Multi-family units built before Feb '95	Other units	Total
Agreement reached during the RRAC meeting:		3	0	3
When no agreement is reached, RRAC renders a recommendation:	Binding	3	0	3
	Non-Binding	1	3	4

Rent Increases (View Exhibit 1 for details) - continued

C). Valid submissions not reviewed by RRAC

- **2 of 3 submissions were not reviewed by RRAC due to the reasons indicated in Figure 7, below.** More details for each outcome available in Exhibit 1.

Figure 7: Submissions Not Reviewed by RRAC



*Figure 8: Submissions Not Reviewed by RRAC
Cumulative Data APR '17 - Current*

Outcome	Multi-family units built before Feb '95	Other units	Total
Agreement: Less than increase offered	12	1	13
Agreement: Same increase as offered	38*	4	42*
Request for review withdrawn	6	1	7
Tenant did not attend RRAC	5	0	5
Tenant decided to move	7	1	8
Postponed until next RRAC meeting	0	0	0

*Includes 22 cases with dual offers – these tenants all accepted offers for increases less than 5%.

Terminations of Tenancy (View Exhibit 2 for details)

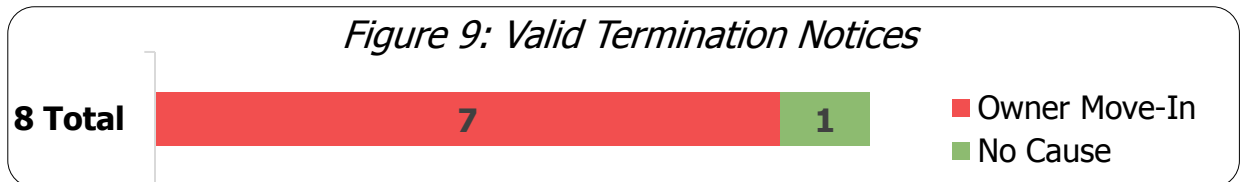
Total notices reviewed - 12

Termination Notices Withdrawn = 4

- Notices are withdrawn when there are deficiencies in the notice or the landlord chooses to rescind when informed of unit restrictions.
 - × One (1) termination was invalid for **Notice to Vacate "No Cause"**
 - × Three (3) terminations were invalid for failure to provide an allowable cause

Valid Submissions = 8

- ✓ Seven (7) terminations for **"Owner Move-In"** at multi-family units
- ✓ One (1) termination for **Notice to Vacate "No Cause"** at a multi-family unit



*Figure 10: Valid Termination Notices
Cumulative Data APR '17 - Current*

No Cause	Owner Move-In	Withdrawal from rental market	Other	Total
14	22	10	1	47

RELOCATION ASSISTANCE

- Relocation assistance is calculated based on monthly rent and length of tenancy.
- Relocation assistance ranged from \$5,049.00 – \$10,086.32
- Length of tenancy details:
 - Four (4) submissions were served on tenants residing in their unit for 0-5 years
 - Four (4) submissions were served on tenants residing in their unit for 6-10 years

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 review rent increases identified in the paperwork for compliance with City regulations.

Exhibit 1 - Valid rent increase submissions

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 recommendation	Outcome
							Prior increase #1	Prior increase #2				
AUG 2017*	911	Landlord	Condo: 3 Bedroom	\$2,025.00	n/a	2	-	Effective 2014: \$50.00 (2.5%)	\$1,556.96 (76.9%)	9/1/2017	Non-binding	Postponed one month. RRAC recommendation at 10/2/17 mtg: \$400.00 (19.6%)
SEP 2017	929	Landlord	2 Bedroom	\$2,370.00	Water, Garbage	4	Tenancy began 2016	-	\$1,080.00 (45.6%)	10/10/2017	Binding	Tenant decided to move
SEP 2017	930	Landlord	1 Bedroom	\$1,490.00	Water, Parking	1	Effective 2016: \$110.00 (7.97%)	Tenancy began 2010	\$685.00 (46.0%)	10/5/2017	Binding	Tenant decided to move
SEP 2017	932	Tenant	2 Bedroom	\$1,701.00	Water	1	Effective 2016: \$81.00 (5.0%)	Effective 2015: \$140.00 (9.5%)	\$85.00 (5.0%)	10/1/2017	Non-binding	Agreement at 10/2/17 RRAC mtg: \$85.00 (5.0%) increase, with delay of \$35 for first 3 months

*August submission included with this report because then RRAC review was postponed one month. The RRAC outcome is detailed in this monthly report.

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+)
9/11/2017	TN00132.1	2151 Encinal Ave., Unit C	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,553.00	2	7/28/2012	\$1,250.00	water, garbage, parking	0	3	0
9/11/2017	TN00133.1	2151 Encinal Ave., Unit D	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,753.00	3	12/1/2013	\$1,300.00	water, garbage, parking	1	2	0
9/11/2017	TN00134.1	2152 Encinal Ave., Unit E	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$5,553.00	2	2/1/2014	\$1,000.00	water, garbage, parking	2	2	0
9/13/2017	TN00137	1538 Verdi St. Unit C	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$5,049.00	1	10/1/2009	\$874.00	water, garbage	0	0	1
9/18/2017	TN00139	1033 Regent 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.	\$10,086.32	3	12/20/2003	\$2,200.00	water, parking, gas	2	1	1
9/18/2017	TN00131.1	1721 Saint Charles	Owner Move-In	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	\$6,803.00	1	3/1/2010	\$1,312.50	water, garbage	0	1	0
9/19/2017	TN00142	1569 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.	\$6,953.00	2	1/1/2010	\$1,350.00	garbage parking	0	1	2
9/27/2017	TN00143	843 Santa Clara Ave. Unit B	Notice to Vacate "No Cause"	New tenant rent limit: \$2108.40	\$9,585.00	2	10/14/2013	\$2,008.00	None	0	2	0