



ALAMEDA RENT PROGRAM

SEPTEMBER 2020 REPORT

FY 2020 -2021

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Outreach

In-person appointments and events are not being scheduled while COVID-19 emergency orders remain in effect, but staff continued to answer the public’s questions and provide landlords with registration assistance by phone and email.

Contacts

	PERSONALIZED SERVICE		COMMUNITY WORK SHOPS	WEBSITE USERS
	Unduplicated	Duplicated	Total Attendees	Total Users
JUL 2020	849	1282	0	2,841
AUG 2020	369	494	0	2,173
SEPT 2020	466	677	0	2,357
OCT 2020				
NOV 2020				
DEC 2020				
JAN 2021				
FEB 2021				
MAR 2021				
APR 2021				
MAY 2021				
JUN 2021				
TOTAL	1,684	2,453	0	5,189

Activities

Mailed final reminder invoices to 1,703 landlords who had yet to pay annual program fee.	Participated in quarterly AHA Legal Advocates meeting.	Informational workshops, Rent Registry clinics, and one-on-one appointments have been canceled until further notice due to the COVID-19 pandemic. Rent Program staff continue to provide landlords with assistance via phone and email.
Continue to process Rent Registry submissions, including late registration, fee exemption requests, and reports of new ownership and new tenancies.		

Rent Increase Submissions & Petitions

Multi-family units built prior to February 1, 1995, are subject to a cap on the annual amount of a rent increase, known as the Annual General Adjustment (AGA). Landlords may petition for an upward adjustment in the rent, and tenants may petition for a downward adjustment. Petitions are heard by hearing officers who issue binding decisions.

In addition, tenants may request a staff review of rent increases to determine if they complied with the Rent Ordinance. If the tenant received an invalid notice that is not yet effective, staff will direct the landlord to rescind the notice. If the tenant has been paying more than the maximum allowed by the AGA, staff will direct the landlord to reset the rent and refund the overpayment.

When a landlord issues a rent increase of more than 10 percent (typically for those units not subject to the AGA), the notice must be filed with the Rent Program. If the tenant chooses to vacate within 90 days, the tenant is entitled to a relocation payment.

RENT SUBMISSIONS BY TYPE					
MONTH	LANDLORD PETITION FOR UPWARD RENT ADJUSTMENT	TENANT PETITION FOR DOWNWARD RENT ADJUSTMENT	TENANT REQUESTS FOR STAFF REVIEW	RENT INCREASE > 10%	TOTAL
JUL 2020	0	1	1	0	2
AUG 2020	0	0	0	0	0
SEP 2020	0	0	0	0	0
OCT 2020					
NOV 2020					
DEC 2020					
JAN 2021					
FEB 2021					
MAR 2021					
APR 2021					
MAY 2021					
JUN 2021					
TOTAL	0	1	1	0	2

Note: The City Council adopted an urgency ordinance on April 21, 2020, imposing a freeze on rent increases for dwelling units subject to the AGA. Landlords of these units are prohibited from increasing rents until January 1, 2021

PETITION OUTCOMES					
MONTH	UPWARD RENT ADJUSTMENT	DOWNWARD RENT ADJUSTMENT	PETITION WITHDRAWN	PENDING	TOTAL
JUL 2020	0	1	0	0	1
AUG 2020	0	0	0	0	0
SEP 2020	0	0	0	0	0
OCT 2020					
NOV 2020					
DEC 2020					
JAN 2021					
FEB 2021					
MAR 2021					
APR 2021					
MAY 2021					
JUN 2021					
TOTAL	0	1	0	0	1

STAFF REVIEW OUTCOMES					
MONTH	NO VIOLATION	INVALID NOTICE RESCINDED	RENT RESET TO MAXIMUM ALLOWED	PENDING	TOTAL
JUL 2020	0	1	0	0	1
AUG 2020	0	0	0	0	0
SEP 2020	0	0	0	0	0
OCT 2020					
NOV 2020					
DEC 2020					
JAN 2021					
FEB 2021					
MAR 2021					
APR 2021					
MAY 2021					
JUN 2021					
TOTAL	0	1	0	0	1

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.

	ACTIVE		WITHDRAWN		TOTAL
	OWNER MOVE-IN*	WITHDRAWAL FROM RENTAL MARKET	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOSE TO RESCIND	
JUL 2020	0	0	1	0	1
AUG 2020	0	0	0	0	0
SEP 2020	0	1	0	0	1
OCT 2020					
NOV 2020					
DEC 2020					
JAN 2021					
FEB 2021					
MAR 2021					
APR 2021					
MAY 2021					
JUN 2021					
TOTAL	0	1	1	0	2

*The City Council adopted an urgency ordinance on April 21, 2020, that prohibits landlords from taking action to terminate a tenancy based on Owner Move-In until 30 days after the end of the Declaration of Local Emergency for the COVID-19 pandemic.

RELOCATION PAYMENT SUMMARY FOR ACTIVE CASES			
AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$10,295	0	0	1

Buyout Agreement Submissions

A buyout agreement is a written agreement between a landlord and a tenant, by which a tenant agrees to vacate, usually in return for money. Rent Ordinance 3250 affords protection to tenants who are offered buyout agreements. Buyout agreements must be filed with the Rent Program. Staff review submissions to ensure that tenants have been advised of their rights. An agreement that does not satisfy all requirements of the Rent Ordinance is not effective, and the tenant may rescind the deficient agreement at any time.

	ACTIVE	DEFICIENT	TENANT CHOSE TO RESCIND	TOTAL
JUL 2020	2	0	0	2
AUG 2020	1	0	0	1
SEP 2020	3	0	0	3
OCT 2020				
NOV 2020				
DEC 2020				
JAN 2021				
FEB 2021				
MAR 2021				
APR 2021				
MAY 2021				
JUN 2021				
TOTAL	6	0	0	6

BUYOUT AGREEMENT SUMMARY FOR ACTIVE CASES			
AVERAGE AMOUNT	TIME IN THE UNIT		
	0 to 5 years	5+ to 10 years	10+ years
\$24,075	3	0	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 2020	0	0	5	6	0	0	11
AUG 2020	0	0	0	0	0	4	4
SEP 2020	0	0	0	6	0	0	6
OCT 2020							
NOV 2020							
DEC 2020							
JAN 2021							
FEB 2021							
MAR 2021							
APR 2021							
MAY 2021							
JUN 2021							

*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.

Rent Registry

Open registration using the online Rent Registry concluded on May 25, 2020. To date, 76% of properties have completed registration, representing 82% of rental units in Alameda. Staff continues to work with landlords to update information in the registry and process submissions.

RENT REGISTRY SUBMISSIONS PROCESSED						
MONTH	REGISTRATION SHOWING RENT INCREASE ERROR	UNIT EXEMPTION REQUEST	PROPERTY EXEMPTION REQUEST	NEW OWNER	NEW TENANT	TOTAL
JUL 2020	53	100	65	44	172	434
AUG 2020	20	119	102	21	164	426
SEP 2020	39	81	81	6	140	347
OCT 2020						
NOV 2020						
DEC 2020						
JAN 2021						
FEB 2021						
MAR 2021						
APR 2021						
MAY 2021						
JUN 2021						
TOTAL	112	300	248	71	476	1,207

Other Appeals

A landlord or tenant may appeal a determination by the Rent Program Administrator concerning other matters under the Rent Ordinance, such as whether the ordinance applies to a particular dwelling unit or whether a tenant who has been displaced is entitled to relocation payments. Appeals are heard by hearing officers who issue binding decisions, subject to judicial review.

In September 2020, one appeal was heard concerning whether a tenant was owed temporary relocation payments. The hearing officer's decision is pending.

Capital Improvement Plans

The City Council adopted an urgency ordinance on April 21, 2020, that prohibits landlords from taking action to terminate a tenancy in order to carry out an approved Capital Improvement Plan until 30 days after the end of the Declaration of Local Emergency for the COVID-19 pandemic. New submissions that require temporarily relocating a tenant or terminating a tenancy will not be unconditionally approved until the City Council rescinds the emergency declaration.

FY 2019-2020 Termination of tenancy submissions under Ordinance 3250											
Submission month	Address	Grounds for Termination	Termination Unit Restrictions	Number of bedrooms	Relocation Assistance	Length of Tenancy	Base Rent	Utilities Included with Rent	Tenants (Ages 0-17)	Tenants (Ages 18-61)	Tenants (Ages 62+)
SEP 2020	1921 WILLOW ST	Withdrawal from the rental market	Unit withdrawn from rental market	2	\$10,295.00	21 years, 11 months	\$2,310.00	DNP	0	3	0