



ALAMEDA RENT PROGRAM

SEPTEMBER 2019 REPORT

FY 2019 -2020

TABLE OF CONTENTS

Outreach

Page 1

Capital Improvement Plan submissions

Page 2

Rent Increase Submissions

Page 2

Termination of Tenancy Submissions

Page 4

Monitoring Unit Restrictions

Page 5

Exhibits

Page 6 – Active Termination Submissions



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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				
NOV 2019				
DEC 2019				
JAN 2020				
FEB 2020				
MAR 2020				
APR 2020				
MAY 2020				
JUN 2020				
TOTAL	585	1,313	82	3,584

*Website user data became available starting in August 2019

Activities

Website updated with changes to the City's rent ordinance that were made at the September 3, 2019 City Council meeting.	Notice with key updates for Section 8 participants sent by mail and email.	
	Increased number of informational workshops held for tenants, landlords, and the general public to provide detailed information on new ordinance and answer public's questions.	E-newsletter distributed with information on program changes under new regulations.
Rent Program updates shared through City's social media platforms.		

Capital Improvement Plans

No Capital Improvement Plans were submitted.

Rent Increases

The data below summarizes submissions filed between August 11th and September 30th. The start date of this timeline is based on the Rent Review Advisory Committee (RRAC) hearing schedule (which starts on the 11th of the month), and the end date is based on the end of the calendar month for this report. Since September 2019 was the last month the RRAC was scheduled to review submissions, future monthly program reports will reflect matters submitted during the calendar month rather than reflecting the RRAC's schedule.

Ordinance 3148 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	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL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 Submissions*

OUTCOMES FOR ACTIVE NOTICES

	REVIEWED BY RRAC			NOT REVIEWED BY RRAC							
	AGREEMENT AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POST-PONED	TENANT NOT PRESENT AT HEARING	TENANT MOVED	HEARING REQUEST WITHDRAWN	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

*Last RRAC meeting was held in September 2019.

**Submissions regulated under Ordinance 3246

Ordinance 3249 Rent Increase Submissions

SUBMISSION TYPES			
Month	Landlord Petitions for Rent Increase	Tenant Petitions for Rent Decrease	Tenant Petitions for Staff Review of Notice for Compliance
SEP 2019	0	0	5
OCT 2019			
NOV 2019			
DEC 2019			
JAN 2020			
FEB 2020			
MAR 2020			
APR 2020			
MAY 2020			
JUN 2020			

SUBMISSION OUTCOMES				
Month	Hearings Resulting in Rent Increases	Hearings Resulting in Rent Decreases	Staff Review Resulting in Rescission of Invalid Notice	Pending
SEP 2019	0	0	5	0
OCT 2019				
NOV 2019				
DEC 2019				
JAN 2020				
FEB 2020				
MAR 2020				
APR 2020				
MAY 2020				
JUN 2020				

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						
NOV 2019						
DEC 2019						
JAN 2020						
FEB 2020						
MAR 2020						
APR 2020						
MAY 2020						
JUN 2020						
TOTAL	0	7	2	6	0	15

RELOCATION ASSISTANCE SUMMARY FOR ACTIVE CASES

<u>AVERAGE AMOUNT</u>	<u>TIME IN THE UNIT</u>		
	0 to 5 years	5+ to 10 years	10+ years
\$10,720.46	1	3	1

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							
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.