



# ALAMEDA RENT PROGRAM

SEPTEMBER 2019 REPORT

FY 2019 -2020

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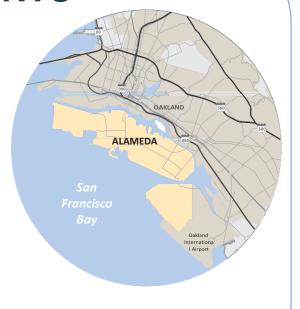
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#### **OUTREACH**

Staff serves individuals in the community via telephone, email, in-person appointments, and public trainings and workshops.

#### Contacts

Contacts				
	PERSONALIZ	ZED SERVICE	COMMUNITY WORK SHOPS	WEBSITE USERS
	i (C			
	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.

Rent Program updates shared through City's social media platforms.

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.

### **Capital Improvement Plans**

No Capital Improvement Plans were submitted.

#### **Rent Increases**

The data below summarizes submissions filed between August 11<sup>th</sup> and September 30<sup>th</sup>. The start date of this timeline is based on the Rent Review Advisory Committee (RRAC) hearing schedule (which starts on the 11<sup>th</sup> 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**

	AC'	WITHDRAWN							
	TENANT SUBMISSION	LANDLORD SUBMISSION > 5 - 10%   Above 10%		FOR DEFICIENCY	TOTAL				
	0 - 5%			IN THE NOTICE					
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						
	AGREE- MENT	RRAC D	ECISION		EEMENT TO RRAG		POST- PONED	TENANT NOT		HEARING REQUEST	
	AT RRAC	Binding	Advisory	0 - 5%	>5 - 10%	Above 10%		PRESENT AT HEARING		WITH- DRAWN	LIMIT**
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

<sup>\*</sup>Last RRAC meeting was held in September 2019.

<sup>\*\*</sup>Submissions regulated under Ordinance 3246

#### **Ordinance 3249 Rent Increase Submissions**

SUBMISSION TYPES								
Month	Landlord Petitions for Rent Increase	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			WITHD	RAWN	
	RELOCATION RENT INCREASE	OWNER MOVE-IN	OTHER	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOOSE TO RESCIND	TOTAL
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								
AVERAGE AMOUNT	AVERAGE AMOUNT TIME IN THE UNIT							
	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**

	CAS	SES INITIA	ATED	ONGOING CASES			TOTAL		
	NO CAUSE*	OWNER MOVE-IN	WITH- DRAWAL FROM RENTAL MARKET	NO CAUSE*	OWNER MOVE-IN	WITH- DRAWAL FROM RENTAL MARKET	UNITS MONITORED		
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									

<sup>\*</sup>Effective July 5, 2019, the City Council removed "no cause" as an allowable ground for termination.