

RENT STABILIZATION PROGRAM



SEPTEMBER 2018 REPORT

FY 2018 -2019

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OUTREACH

Staff serve individuals in the community through phone calls, email communications, in-person appointments and public workshops.

Contacts

	PERSONALIZED SERVICE		COMMUNITY WORK SHOPS	WEBSITE USERS
	Unduplicated	Duplicated	Total Attendees	Total Users
JUL 2018	229	678	16	1,699
AUG 2018	285	983	13	1,732
SEPT 2018	229	704	11	1,311
OCT 2018				
NOV 2018				
DEC 2018				
JAN 2018				
FEB 2019				
MAR 2019				
APR 2019				
MAY 2019				
JUN 2019				
TOTAL	743	2,365	40	4,742

Activities

Provided information about services and workshops to Alameda County Action Plan	Provided program resources to AUSD ALCANCE	Published announcement for open RRAC positions in the Alameda Sun and Alameda Journal	Distributed an e-newsletter sharing the program annual report and workshop information
Presented program annual report to the Social Services Human Relations Board	Published announcement for open RRAC seat on City's Facebook and Nextdoor pages	Issued a press release soliciting applications for open RRAC position	Presented program overview and annual report data to Rotary Club
Circulated e-announcement to solicit applications for the RRAC	Attended CBA Commercial Broker Exchange	Published in four languages announcements to solicit applications for the RRAC in local publications	

Capital Improvement Plan Submissions

One Capital Improvement Plan received conditional approval.

Rent Increase Submissions

Data summarizes the submissions filed between August 11th and September 10th. This timeline is based on the Rent Review Advisory Committee (RRAC) hearing schedule.

Average **Noticed** Rent Increase

\$344.44 (21.3%)

Average **Imposed** Rent Increase

Results pending postponed hearings

TYPE OF SUBMISSIONS

	ACTIVE			WITHDRAWN FOR DEFICIENCY IN THE NOTICE	TOTAL
	TENANT SUBMISSION	LANDLORD SUBMISSION			
	0 - 5%	> 5 - 10%	Above 10%		
JUL 2018	1	18	35	3	57
AUG 2018	0	24	5	2	31
SEPT 2018	1	3	4	3	11
OCT 2018					
NOV 2018					
DEC 2018					
JAN 2018					
FEB 2019					
MAR 2019					
APR 2019					
MAY 2019					
JUN 2019					
TOTAL	2	45	44	8	99

OUTCOMES FOR ACTIVE NOTICES

	REVIEWED BY RRAC			NOT REVIEWED BY RRAC					
	AGREEMENT AT RRAC	RRAC DECISION		AGREEMENT PRIOR TO RRAC			POSTPONED	TENANT MOVED	HEARING REQUEST WITHDRAWN
		Binding	Advisory	0 - 5%	> 5 - 10%	Above 10%			
JUL 2018	0	11	1	1	20	4	13	2	2
AUG 2018	0	0	0	0	6	4	19	0	0
SEPT 2018	0	1	1	0	1	1	3	1	0
OCT 2018									
NOV 2018									
DEC 2018									
JAN 2018									
FEB 2019									
MAR 2019									
APR 2019									
MAY 2019									
JUN 2019									
TOTAL	0	12	2	1	27	9	~	3	2

RRAC DECISION SUMMARY

Hearing Date: October 1, 2018

- **Submission 1084: 1-bedroom unit at base rent \$1,425.00 - (Submitted in July 2018)**
 - Rent increase offer: \$290.85 (20.4%)
 - Outcome: RRAC binding decision of \$80.00 (5.6%)

- **Submission 1103: 1-bedroom unit at base rent \$1,295.00 - (Submitted in July 2018)**
 - Rent increase offer: \$310.83 (24.0%)
 - Outcome: RRAC binding decision of \$105.00 (8.1%)

- **Submission 1140: 2-bedroom unit at base rent \$1,000.00 - (Submitted in September 2018)**
 - Rent increase offer: \$500.00 (50.0%)
 - Outcome: RRAC non-binding decision of \$200.00 (20.0%)

RESULTS FROM RRAC DECISION APPEALS AND PETITIONS

None.

Termination of Tenancy Submissions

Terminations for “no cause” and “no fault” must be filed with the Rent Stabilization 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
	NO CAUSE	OWNER MOVE-IN	OTHER	FOR DEFICIENCY IN THE NOTICE	LANDLORD CHOOSE TO RESCIND	
JUL 2018	7	2	0	1	1	11
AUG 2018	3	2	0	2	0	7
SEPT 2018	4	2	1	0	0	7
OCT 2018						
NOV 2018						
DEC 2018						
JAN 2018						
FEB 2019						
MAR 2019						
APR 2019						
MAY 2019						
JUN 2019						
TOTAL	14	6	1	3	1	25

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
\$10,192	2	3	2

Exhibit 1

Rent Increase Active Submissions

Submission Month	Submission Number	Party Requesting Review	Number of Bedrooms	Base Rent	Included in Rent	Tenants aged 0-17	Tenants aged 18-61	Tenants aged 62+	Rent Increase History		Rent Increase Offer	Rent Increase Offer Percentage	Rent increase effective date	Third Party Decision	Outcome	Final Rent Increase	Final Rent Increase Percentage
									Prior Increase #1	Prior Increase #2							
SEPT 2018	RI1138	Tenant	2	\$2,350.00	None	1	0	1	Effective 2017: \$100.00 (4.4%)	Effective 2016: \$75.00 (3.4%)	\$115.00	4.9%	9/30/1906	9/5/2018	T move out	\$ -	0.0%
SEPT 2018	RI1139	Landlord	2	\$1,995.00	None	0	2	0	Effective 2017: \$100.00 (5.3%)	Effective 2016: \$100.00 (5.6%)	\$100.00	5.0%	9/25/1905	10/1/2018	Agreement prior to hearing	\$ 100.00	5.0%
SEPT 2018	RI1136.1	Landlord	1	\$1,230.00	Water	0	1	0	Effective 2017: \$20.00 (1.7%)	Effective 2016: \$95.00 (8.5%)	\$110.00	8.9%	9/1/1903	11/1/2018	Pending	Pending	Pending
SEPT 2018	RI1098.1	Landlord	Studio	\$1,295.00	Gas, electricity, water, garbabe, parking	1	0	0	Effective 2013: \$100.00 (8.0%)	-	\$310.83	24.0%	5/23/1904	11/1/2018	RRAC hearing; decision rendered	\$ 85.00	6.6%
SEPT 2018	RI1140	Landlord	2	\$1,000.00	Garage	0	0	1	Effective 2012: \$200.00 (25.0%)	-	\$500.00	50.0%	2/8/1904	10/28/2018	RRAC hearing; decision rendered	\$ 200.00	20.0%
SEPT 2018	RI1133.1	Landlord	2	\$950.00	Water, garbage	0	1	2	No increase since tenancy began in 1994	-	\$535.00	56.3%	1/24/1904	11/1/2018	Agreement prior to hearing	\$ 535.00	56.3%
SEPT 2018	RI1141	Landlord	3	\$2,800.00	Garage, storage	3	2	0	Effective 2017: \$100.00 (3.7%)	Effective 2016: \$100.00 (3.8%)	\$420.00	15.0%	10/24/1908	11/1/2018	Pending	Pending	Pending
SEPT 2018	RI1142	Landlord	3	\$3,050.00	-	2	1	0	Tenancy began 2017	-	\$250.00	8.2%	1/12/1909	10/1/2018	Pending	Pending	Pending

Exhibit 2

Termination of Tenancy Active Submissions

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+)
SEPT 2018	2023 LINCOLN AVE	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	12,311.00	7 years, 7 months	\$ 2,722.00	Gas, electricity, water, garbage,	3	0	1	0
SEPT 2018	2520 CENTRAL AVE	No cause	New tenant rent limit: \$2362.50	10,995.00	15 years, 2 months	\$ 2,250.00	Water	3	0	4	0
SEPT 2018	1329 EASTSHORE DR	No cause	New tenant rent limit: \$2609.25	11,141.68	13 years, 7 months	\$ 2,485.00	Gas, electricity, water, garbage,	3	0	2	0
SEPT 2018	3023 FLORA VIS	No cause	New tenant rent limit: \$2425.50	10,578.33	5 years, 0 months	\$ 2,310.00	Water	3	2	2	0
SEPT 2018	1001 SHORE LINE DR #304	No cause	New tenant rent limit: \$2730.00	9,245.00	2 years, 9 months	\$ 2,600.00	n/a	2	1	1	0
SEPT 2019	1506 LINCOLN AVE, UNIT B	Capital Improvement Plan	The rent charged to a new tenant cannot exceed the allowable rent increase determined by the CIP formula. See section 5, Resolution 15138 for more information.	5,875.00	6 years, 0 months	\$ 1,070.00	n/a	1	0	1	0
SEPT 2018	3227 SANTA CRUZ LN	Owner move-in	Owners must occupy the unit within 60 days of tenant vacating unit and occupy for at least a year.	11,195.00	7 years, 9 months	\$ 2,400.00	n/a	3	0	2	1