

RENEWED HOPE SURVEY

Rent Survey for City of Alameda –Summary of Survey Results as of January 20, 2015

The purpose of this rent survey is to gather data on the extent and impact of rising rents in the City of Alameda.

About Renewed Hope Housing Advocates: This rent survey is administered by Renewed Hope Housing Advocates, a volunteer nonprofit organization. Since 1998, Renewed Hope has advocated tenant protections and affordable housing in Alameda. Renewed Hope has achieved a 25 percent affordable housing settlement for Alameda Point, and has pushed for a revision of the current Housing Element to allow more affordable housing development.

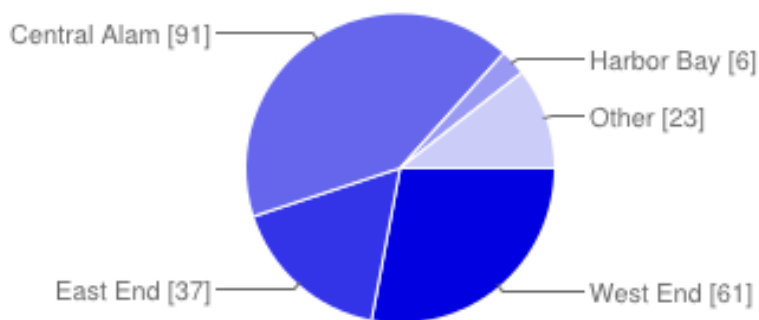
www.RenewedHopeHousing.org

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Survey launched in April 2014

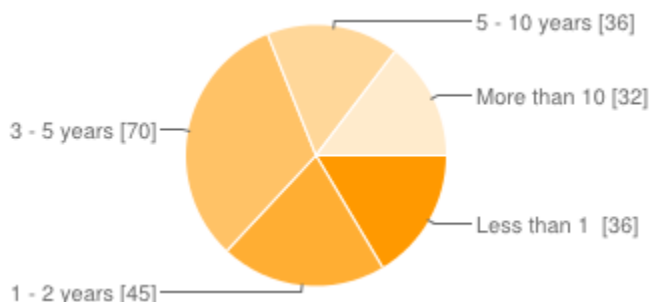
Total # of responses to Date: 223

1. In what neighborhood of Alameda is your home located?



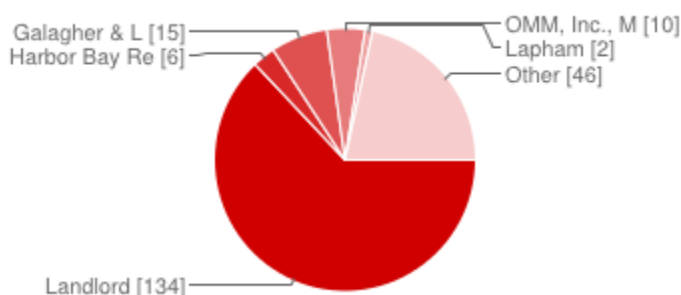
West End	27%
East End	17%
Central Alameda	41%
Harbor Bay	3%
Other	10%

2. How long have you lived in your current unit?



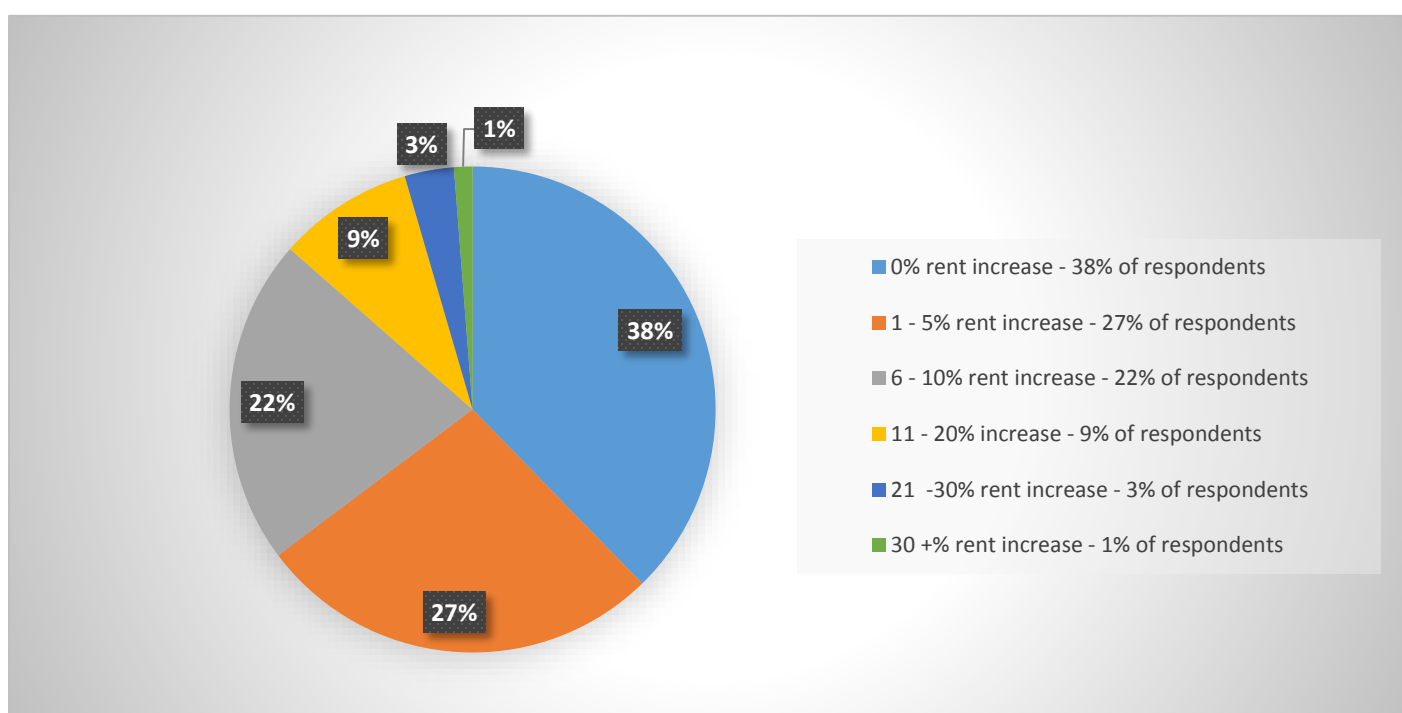
Less than 1 year	16%
1 - 2 years	20%
3 - 5 years	31%
5 - 10 years	16%
More than 10 years	14%

3. I pay rent to:



Landlord	60%
Harbor Bay Realty	3%
Galagher & Lindsey	7%
OMM, Inc., Mason Management	4%
Lapham	1%
Other	21%

4. What was the amount of your rent increase in the past 12 months?



5. Concerns about your rent increase

- I was one of the 84 tenants evicted from XXX in June 2013. We had no protection contrary to what the Alameda City Manager stated at a City Council Meeting. We did have financial hardship. The only benefit we received was an offer to pay for moving expenses not beyond 3 hours. The time over the three hours was to be paid by the tenant. We only had the use of one elevator either morning or afternoon. For additional relocating costs and higher deposits I am out \$5000+. In addition, what many of us thought odd was how fast permits were approved for the current demolition and retrofitting. This is generally not the norm for the permit process in Alameda. Just watch citizens approach the planning board to improve a personal property and it practically takes an act of Congress. I am personally for rent control. I am an active citizen who contributes both time and money to many organizations in Alameda.

- I am not yet concerned, but I am aware of the trend in Alameda and have much anxiety due to a limited income.
- I wish Alameda would have rent control. I love Alameda but I think I will soon be pushed to Oakland. But at least Oakland is rent controlled. It's hard to save money to move into a bigger spot when you're on a fixed income and know you will be getting an increase every year.
- Rent is very high for us.
- Student and can't afford to pay more and have to look for new apartment also because roommate is getting married. Can't find affordable housing.
- If increases persist in the neighborhood in which I live will change. Community will change.
- I don't want rent increase. I am saving up money to send my kids to private school and buy a Mercedes SUV.
- Our landlord tried to illegally raise our rent by \$100 three months after we moved in, on a year lease rental.
- in the past two years my rent has increased 300.00
- Already high and only lived here less than a year and half. Due to losing my home and fear of foreclosure was rushed into finding a rental and only could only find a 2 bedroom. My daughter was in her senior year of high school so that and many reasons we wanted to stay in Alameda as it is HOME.
- Increase rent but still does not maintain property. Or respond in timely manner. Ex: Fridge not working I had to replace. Broken Faucet - I paid for repairs.
- We are able to handle the current rate, but have concerns if it should continue annually. My husband has had a difficult time maintaining employment though he is a professional. His age does not work in his favor. I am establishing a practice having moved here knowing no one. We market ourselves constantly, but have concerns regarding our ages. We are both on social security.
- Originally my rent was to be increased by 50% (\$400.00), but after all the renters of this property having gone to the Alameda Housing Authority, My rent was cut back by \$100.00. That was the lowest they said they would go. Originally they agreed to a 6 month lease, when it came time to renew the lease, instead of providing a 1 year lease as was the "talk" from representatives for XXX, they said they were "extending the original 6 month lease agreement to a year lease. Meaning they only provided me a 6 month lease and not the 1 year lease as was mentioned. This current lease is up at end of July, where I feel they will try to increase my rent again more than \$100.00. If I had not agreed to the 6 month "extension" the month to month rent would have been \$1300.00 for the studio that I rent.
- Yes, reason given was that fact that tech people are moving to east bay and rents are increasing, generally. Other words, no good reason.
- I've lived here for 8.5 years. I opened a small home daycare in January 2013. August 2013 my landlord raised my rent by \$300. Then he raised it another \$300 in March 2014. However, I negotiated with him on the second increase to \$150. So, since Aug 2013 my rent went up \$450. He also told me that it will

go up yet again \$100 next year. Prior to me opening my daycare, my landlord had not raised my rent. I'm concerned that he is raising the rent so significantly in order to push me out. He has made several comments to me over the past year that indicate that he does not like my home daycare business. He also has said that he wants market rate rent for my unit. However, it is also noteworthy to mention that in the entire time I've lived here, he has not made any improvements and there are a number of problems. Such as, dry-rotted front porch and steps, dry-rot fence, chipping house paint, hole in my ceiling and water damage due to upstairs leak, leaking roof and mold.

- Neighbor across hall just had rent increased \$ 500.00 a month. I will be next but can't afford it & can't find safe space for cheaper so I will leave East Bay.
- Afraid of spike increase when my lease is up. Pet rules are changing and I have a working relationship w/ dogs. I am concerned about increasing pet rent.
- Being Evicted because of Renovation
- As units become filled, mgmt feels it can raise rents (supply and demand) to 'what the mrkt will bear'
- I lived previously on San Jose Avenue in a townhouse where my rent was raised \$100.00 a month yearly from \$950.00 to \$1800.00 with no repairs done. Now where I live nothing is repaired cleaned up, or fixed yet landlord is taking another increase. I pay 50 percent of my monthly income to rent.
- Although I receive rental assistance from the Housing Authority, the owners seem to be feel like they can increase the rent as much as they want. The housing authority doesn't advocate against this - their attitude is either pay the increase or move. The reason I am on housing is because of low-income so picking up and moving is not financially an option. We need someone who can help fight for our rights.
- I think they are going to do major repair on my unit but won't give me any information.
- Something funny is happening at my apartment. I live in a Victorian house split into 4 units. Upstairs one unit became vacant the other was not. The owners gave the non-vacant unit resident (who has lived here 10 years) a month and half to move claiming his son was going to take the apartment. A month after that he put a sign on my door saying that he would be entering with an inspector to prepare for major renovations. I called him and asked him to give me more information and he emailed me and said he didn't have any yet. I was home when they came and I asked again and he said they were going to take the ceilings off and raise them ""soon."" I said what does that mean? He said I will tell you later.
- The 10 year evicted tenant said he thought the owner was going to add a third floor. I am on the bottom not the second where everyone has been evicted or vacated. This property belongs to XXX. I was raised in Alameda, left the area for school and came back. I have moved in here last November. Less than a year and I have a year lease. I don't see how I can live here if they are raising the ceiling. I have no information other than that and that it is happening soon. There is an engineer coming by. I certainly do not want to be stuck with only a month and half to move in this market. Can they claim their son is moving in to evict tenants and then have him move in and out to make repairs?
- Please advise on what I can do to get more real information and where I can learn about my rights."

- I am saddened on how this has really affected my budget the last past 12 months. I can't seem to save any money with the way our economy is still below percentage for jobs and resources to improve employment status.
- Currently unemployed. No income. Paying rent from savings. Cannot afford another rental increase. Where will I move?
- "NO REAL CONCERN BEYOND NORMAL. LANDLORD USALLY HAS ASKED ME IF I COULD AFFORD A RENT INCREASE. SOME TIMES HE DOES NOT INCREASE'S IT. 3% IS Fair. I LIVE IN A GOOD AREA OF ALAMEDA. ALAMEDA IS WORTH MORE TO LIVE HERE.

COMPARED TO S.F. SAFER THAN NEIGHBORING TOWN'S. I PAY ELECTRIC ONLY.

I SEE CITY VARIOUS BUSINESS FEE'S GOING UP. I SEE IN THE NEWS THAT PROPERTY TAX'S ARE GOING UP.LANDLOARD PAY'S ACI, EBMUD AND PG&E. LANDLOARD SAY'S LOAN IS ON A VARIABLE %.

- Greater than 10% increase in single month.
- This landlord purchased the two buildings 2 months before I moved in. ALL the tenants save 2 have moved out because she increased the rent by \$200 if not more. One tenant was an 85 yr old SICK woman who ran out of money & had to move into state run home- she died after being there 4 days! All the tenants who moved in after me are paying \$1650 & over. After a fire in one unit & subsequent construction (still ongoing), landlord is trying to get \$1850 + for 1 bedroom apts. I'm sure she will raise my rent at end of lease in November.
- We are mostly concerned about the reasons for the increase: HOA dues, parcel tax increase, and other increased expenses. The dues we discovered increased by only 11.00 and if there we are asked to vote on parcel tax increase, we now feel we'd be charged for those increased expenses so it's pressured us to offer a negative vote regardless of the issue.
- I'm disabled and my social security disability is my only source of income because I receive my benefit on the 2nd Wednesday of the month I am always late and pay a \$100 fee. In addition I locked myself out and he onside manager charged me \$50 to unlock my door! I am paying 90 percent of my income on rent
- My husband and I live in a studio apartment that we moved into when I was on a contract job and he was just starting a new job because we figured in 6 months or a year when our employment situations stabilized, we would move to a 1 bedroom, which was going for about \$1200 at the time, I would say. They have gone up so much that we consider something in the \$1400-1500 range a bargain, but not a good enough price to consider moving. Meanwhile we are in fear of our rent going up to what a 1 bedroom was when we first came to Alameda just over 1 year ago.
- The building I have called home for the last seven years recently changed hands and the rent was increased. The increase was uneven and I believe illegally applied. This is a five unit converted Victorian with 4 one bedroom units and a studio. Two of the one bedrooms have a small bonus space, maybe big enough for an office or a nursery, with a window and a door but no closet. When XXX was managing the building they said they did not qualify as bedrooms.

- When the building was sold and the rents were raised to ""market value"", those two units were raised to \$1600 while the other two units, one of them mine, were only raised to \$1400. This seemed unfair to me, we all had the same rental descriptions when we moved in. My unit went up \$350 theirs went up \$475
- One other (a studio) had to vacate due to pending construction.
- I cannot find anywhere else to live and will have to stay during a foundation replacement and feel it may be unsafe, but what are you going to do? This island is railroading existing tenants out with huge rent increases and pulling in the highest bidders. The two tenants who just left chose to leave the state and I am considering the same option. In the last 90 days I've only seen two decent units at the \$1200 price point, I and many others applied, there just aren't any vacancies at a reasonable price.
- Who can afford a 30 to 60 percent housing price hike on short notice? Gotta love gentrification, I thought you should have a record of this situation here as part of your case file.
- Although my rent is reasonable, they are now renting these units for nearly \$1,700-1,800. I cannot afford my place (barely), but I cannot move because I will lose this rate. Investigating nearby options, the price appears to have SKYROCKETED.
- I have a decent deal since I am sort of a "On site manager" but there's no way I could stay in the bay area if I lost this place. That said I still think I pay way too much given the blue collar job situation these days. It's an unfortunate fact that the housing market is predicated on the idea that "The dumbest tool with more money than they can handle responsibly wins.". In a nutshell this means that whenever someone buys a home it's because they out bid a whole lot of much smarter people just because they could get more financing. That's bullshit and it creates homelessness meaning better people than them are living on the street. I think we need to lose the idea that property values and housing prices are one and the same. They aren't. The "real" in "real estate" means that property values remain stable over time. The Native Americans didn't believe in property ownership, therefore real estate was worth \$0 to them. There's your "property value" right there. It's long overdue for housing prices to get back to reality. Overpaid yuppies are the problem and I don't allow them in my economy.
- We saw a 6 percent increase with no improvements to our unit just after the first year. We spent much of the year arguing to repair items that we noted were in need within our move in checklist, and the response that we received was largely that the property owner did not want to invest in the repairs, and that the unit was in high demand and we could leave if we wanted. We don't feel like valued renters, "repairs" are done in a patchwork manner if at all, and yet even still we have to watch as the rent continues to increase. We're worried about future planning as there are no standards, for all we know it could continue to increase by 6% annually, thus pricing us out of Alameda (where we own a small business and is important to us to stay).
- I think it's an outrageous increase. I have no storage, I pay all the utilities, I have no parking. The landlords do no gardening. It's all about money with no care for the people who actually live there. I've live in Alameda all my life, I'm 42, why should I move because money hungry slum lords think they need more money for a run-down piece of property?
- I have been living in my apartment for over 28 years. In January, the property was sold and I received a \$350.00 rent increase. The new landlord will not repaint, fix or do anything to my apartment. My

apartment has not been painted inside except for once where the old landlord paid for the paint and I had to pay for the painters.

- My concern is that with the demand for housing and the proposed development of the del monte building just a stones throw away, my landlord will continue to raise the rents because of the willingness of people trying to move to the island to pay more than something is worth to move in. Being month to month and not on a lease, I fear that any day we can get another increase (that we won't be able to afford) in order for him to maximize his profits and because other people are willing to pay more. Knowing how the market has changed so quickly recently, my wife and I are terrified that we will then be unable to find affordable housing on the island and have to move somewhere less desirable. We are both small business owners trying to make something out of our lives. This is unfair.
- We couldn't afford to move anywhere else in Alameda or in a decent part of Oakland for that matter. We feel stuck and without options. Our landlord would be happy to have us leave because they can turn around and rent our \$1000 one-bedroom for \$1350 to new tenants
- I can't afford a private apartment for myself and my son in Alameda because I don't make enough money working as a teacher's aide for the school district.
- I'm concerned of future increases. I'm barely scraping by and an increase would cause me to find a smaller place or leave Alameda, which is something I don't want to do. I have lived here all my life.
- My husband and I are both on disability, we barely get \$2k between the two of us.
- I'm not concerned about my rent increase. I understand that my landlord has expenses too.
- Our lease will be up in a few months are we are concerned about them raising the rent an unsustainable amount. I have heard horror stories about rents being raised by hundreds of dollars.
- My current landlord has been completely fair and only raised the rent once in the past 5 years, my concern is if I have to find another rental in alameda I am completely priced out!
- Low supply + high demand = increasing rents.
- I've lived in the same address for 17 years. It's a 7 unit bldg. I don't have issues with the rent since that's the reason I've stayed here for yrs. Privately owned.
- It was 10.4 percent and they only gave me 30 days notice. I decided not to push back for a 60 day notice because I was afraid of retaliation.
- I am on a limited fixed income it is very stressful when my rent is increased. I have taken on cleaning the laundry room and handling the trash bins in lieu of a reduction in my rent because it was the only way to make ends meet.
- If it continues to increase I may have no place to go. Increases don't mean owners are taking care of apt bldg or inside of apt. Was told increase was due to people moving to area so they can charge more.
- I currently pay slightly more than 45 percent of my monthly income (net) on rent. I realize that this is partly because I work at a non-profit agency serving seniors and persons with disabilities, but since the agency serves many persons in Alameda (and receives some city funding to do so), I would just like to

stress the need for having livable & affordable housing for those who do this kind of service work. I also volunteer my time for one of the City's Commissions and try to contribute to the community on a voluntary basis. I would hate to leave Alameda.

- Rent in Alameda is very cheap compared to the rest of the Bay Area.
- I'm a single mom. If there's another rent increase, I will have to move to a less safe city, further away from my job. We've lived here for 18 years.
- The rent increase has occurred, but the quality of service from the property manager and/or property owner has been inconsistent.
- I'm always worried I can no longer afford to rent in Alameda and real estate pricing has sky rocketed so the idea of buying a home that I can live with my two kids remains that of a dream
- I will eventually have to move out of Alameda.
- Very concerned that our rent will go up by a lot after our one-year lease is up
- In comparison to other apartments in the same area, the amount is much higher. In addition, I pay an additional \$80-90 per month for trash/sewage that is not included in the rent and based on the overall use of all tenants. I can't afford a \$125 annual increase. In addition, I don't have normal amenities such as a microwave or dishwasher. Supposedly, the hike was in comparison to other comparable apartments in the area. Yet we don't have the amenities as other apartments in the area for the same price. There's other areas as well that have security for the same price. I've had my brand new car keyed in the very front of the building facing the street.
- The concern is that there seems to be no purpose to raise the rents other than across the board greed. I have no choice but to look to move out of the state of California seeing that my current rent for a one bedroom apartment is more than most mortgages for a 4 bedroom house outside California. I am throwing this money away instead of investing in my future.
- Landlord thinks he can get 1700.00 for a 2 bed room that has subpar electrical (4 fuses for the whole house and one plug per room a bathroom that is from the 50s) has an illegal apartment on the ground floor ceilings are under 7' and is just a slum lord
- No increase in maintenance and upkeep.
- I could barely afford this one. If it goes up \$100 every year or two, will need to move some place cheaper, which will mean moving out of Alameda. This seems like a sad reality. Already looking at San Leandro.
- There is 1 elderly adult and 1 disabled adult living in the home with me. We cannot afford to move, and we cannot afford the outrageous rent increases either. We are very friendly with all the neighbors and feel like this is home. We cannot afford to buy -- one nearby condo sold for \$480,000 recently.
- The only concern I have is the landlord or management company may decide to "market correct" our rent. Currently units of a similar size and nature are fetching nearly double what we currently pay. This has left us in a strange place where we've stopped contacting the management company for anything other than major repairs. Our policy has been to keep as far below the radar as we can.

- We can't afford to live here if our rent increases again next year. My Husband is a temp making only \$14.50/hr at nearby XXX, and I am a contractor, read, not full time employee, at a tech company in Silicon Valley. Of course no significant upgrades or work has been done to our house, either.
- I'm concerned it's going to continue to go up as more affluent people continue to move to the island.
- I know I am very lucky to have a landlord interested in long term retention of tenants. My commitment to being here for years was a major factor in them accepting my application.
- I received an initial increase from \$900 to \$1,150. After attending a meeting with Alameda Housing Authority, the rent was reduced to \$990. Am I to expect a minimum of 10 percent each year.
- I moved to a different apartment complex and a smaller apartment after less than a year at my previous location, because I knew the rent was going to increase from 2095 for a 3 bedroom, at least \$150 and the landlord would not let me move into a smaller apartment, even when my one year lease was up.
- I have no concerns - the rent is very reasonable.
- I moved in years ago. Now, since Alameda is the place to move, my rent has gone up just so the manager can pocket profit to keep up at the market rate.
- Concerned that the owner will recognize how much they could charge (3000) vs. what they do charge me! Live month by month waiting for the other shoe to drop
- I've been lucky to have a landlord who wants us to stay so hasn't raised the rent but relocation would be impossible. Too expensive now!
- No moderate income housing; no rent control
- Unfortunately, continuous increases are the standard, not the exception. This is regardless of the actual work being done and the market. While the percentage may fluctuate, the increase has become all too "normal." I have lived in two units in this complex and even in probably one of the least favorable units (in terms of location - bottom floor, between units, no view, facing a wall and a studio) increases were still standard. You are all but forced into a one-year lease if you do not have something ready for move-in because the shorter term lease options have such a steeper increase. And with the 1-year, they still try to shave days so you don't even get that rate for a full year.
- We moved in December and within just 6 months the rents have skyrocketed! Our rental company said that if we were to walk in off the street today they would charge almost \$800 more a month! This is ridiculous! They have told us to expect at least a 5%-10% increase in rent when our lease is up (perhaps more depending on the market).
- Our last building was bought and the new owner had everyone leave. The new owner redid the floors and painted, over doubling the rent. My concern is that I am being pushed out of my city of birth. I have worked at the same non-profit institution for 30 years, have a Bachelor's degree. My salary is far under the median. Soon, rents will be at over a third of my income so no one will rent to me. I am concerned that money is the bottom line for Alameda owners, rather than diversity. I am concerned that I will end up on the street. There have got to be some housing alternatives in this day and age. I saw the low cost

studios on Park Ave and Central, but seriously, studios? Maybe for the young, but not the majority. This seems like a sad attempt to pad affordable housing numbers.

- It's been ridiculous now for many years at the XXX apartments! A 6% increase one year, 5% the next, back up to 6% last year, and 6% again this year. We've gone to the Alameda Housing/Rental Board 3 different times up against the property manager and XXX, all to no avail. EVEN THOUGH the Board has "strongly recommended" against these increases, especially since we've lived here since 1997, AND since certain concessions made by the manager made weren't fulfilled. The property isn't the oldest in town, but still could use some major improvements and upgrades without the tenants paying through the nose for them! We are soooooo sick of hearing, "Well, you SHOULD be paying us much more for your apartment/floor plan/view!" after all these years, this is very frustrating, rude, and even disrespectful. We've seen this place go so far downhill that it was only approximately 25% occupied at one time in this 450-unit property! Pet rules/acceptance has come and gone, and is back on at this time. Our barbecue grills have been removed and tenants are only allowed to have the equivalent of a camp sized propane stove on patios/balconys. Plants were asked to be removed, but the new (only part-time, by the way) manager is a bit more lenient. Oh boy, the list goes on, but we feel it is all reflective in the amount of rent we ALL pay here, even with constant parking garage and car breakins, thefts and internal burglaries...does all this justify the rental increases and poor treatment we get in return? We think not.
- "My friend looked to get a place here last week. She was quoted \$1,969/mo + pet rent for a year in a JUNIOR one bedroom---not even a one bedroom! She looked into a place here six months ago--I believe she was quoted ~ \$1,800. She ended up renting at XXX for ~ low \$1,750. Rent here has gone up nearly \$200 in six months! Not to mention the theft in the buildings and additional \$50/mo for an extra parking space.
- I cannot afford the increase, but I cannot move. Rent has gotten so expensive in alameda, I am completely stuck. Next year I anticipate moving out of alameda because I'll be priced out of my apartment.
- I am a ferry rider -> SF, an artist that participates in the local art community, and I'm worried I will no longer get to be a part of this community I love so much. Options are severely restricted because of dog ownership. Looking online (craigslist), there is nothing available for less than ~\$2,000.
- 6% increase in 2013. 6% in 2012. 5% in 2011. 6% in 2010. My rent has gone up 23% in the past four years. Management will NOT negotiate. I tried taking them two times to the RRAC (Rent Review Advisory Committee) here in Alameda, and both times the RRAC asked them to lower my rent, but they were unwilling.
- ...That they will continue to rise every single year or with other taxes
- "My most recent landlord has been fair and reasonable up until now.
- I am worried about the future, however. Houses in our neighborhood are now routinely renting for \$2,800 to \$3,000 a month and this is the older part of Bay Farm. Some Harbor Bay homes are now renting for \$4,500 a month and more. I worry my landlord will read about these higher rents and decide to increase my rent in order for me to move out so he can get even higher rent from the next tenant.

- I thought when I retired within five years I would be able to downsize and remain in a much smaller rental in Alameda but now I am feeling less sure this is do-able.
- Having a pet complicates things immensely. I am on a wait list for market-rate housing at a senior complex in Alameda but there is a three to five year wait list and they do not allow a pet like I have. Giving up my companion animal would be heartbreaking. I wish more landlords would rent to responsible pet owners. They can pick and choose tenants because there is so much demand and the first thing they rule out is people with pets. Even if you offer a very large pet deposit they turn you down.
- I am currently looking at older mobile homes in senior parks out of the immediate Bay Area that will take a pet as possible locations to retire. I have also considered moving out of state where rents are much cheaper. My hope is that my rent will not go up too much before I retire so I can start saving for the expense related to moving.
- I will be sad to leave Alameda because I was born here and raised my family here. I do not see much hope for rent control. The real estate agencies and their property rental arms have a lock on this town and will fight hard against anything that might stabilize rents. Soon Alameda will be another Tiburon, Sausalito or similar town - only available to the rich. Working class people or retirees on a fixed income need not apply.
- Our city leaders will bow down to the real estate companies and landlords. I really do not think they will be responsive to the needs of people who struggle to pay rent here. They want the property tax revenue and really don't care about us. That's my perspective, at least, as a frightened renter on their way out of town. "
- The rent continues to increase 6 percent or higher within this entire complex. The rents vary monthly without repairs to each unit. It is so bad that some of my neighbors are receiving \$200 to \$300 increase yearly for their same unit. I am on a fixed income because I am permanently disabled and this is no compensation for the disabled on SSI.
- We have had several maintenance issues. When we asked the landlord to fix them the end of 2013, she started saying that rents have increased. First she said similar units are renting for \$2800 (we were paying \$2425 at that time), and she refused to fix the issues and increased the rent to \$2600. When we tried to push for fixes again recently, she started saying that she talked to someone at XXX who told her the units are renting for \$3000 now. I am concerned she will either increase it to \$3000, or ask us leave (which she did once stating we complain too much about maintenance). We won't be able to afford rent in alameda if things continue like this. We really need rent control to stop bully landlords.
- Will it continue to rise?
- Rent increases are frequent, sometime more than 2x a year, and significant in amount; \$100+. Many long term neighbors (10-20 years of continued tenancy) have had to move away. New tenants come and go very often, usually correlating with their first rent increase, in many cases just 6 months after moving in. There has been a noticeable increase in property crime that I believe relates to this the more transient rental community that now occupies a fair amount of the area. The result of many new short term tenants is that they are not as familiar with who lives in the area and are not here long enough to get to know their neighbors. They are less likely to notice when something is not as it should be. Also the number of children and elderly and/or disabled has noticeable decreased, particularly in the last 2 years. The constant rental increases of considerable sums are to the detriment of the

community and will have lasting negative effects if there is not a slow down mechanism created in order to make sure Alameda remains a place where people come to stay, especially it's renters, as they make up a large part of the island.

- How much can a Landlord increase rent at one time? Is there a "CAP"?
- Neighbor told me she is moving out due to a \$350 increase. She has been here prior to me. My lease is up in November
- Alameda should have rent control. Without rent control, the demographics of Alameda are changing and not for the better. Fixed income seniors have absolutely No options. Help us stay in our homes. We are being priced out of our community.
- I am a senior who owns a geriatric dog very worried the rent I must pay will increase beyond my means to afford to stay here. Rents for identical houses in my neighborhood have gone up \$400 to \$600 a month in the past year. (When I see a "for rent" sign I go to the property management company's website and look up the rents - which is how I know they have gone up this much.) I live in fear that my rent will be increased and I will not be able to find another place to rent in Alameda that will allow me to keep my dog. I think my landlord could very easily raise my rent or decide to sell the house, given the market. I got on the waiting list for market rate senior housing in Alameda but there is up to a 5 year wait just to get considered, with no guarantee of getting in once your name comes to the top of the list I once had perfect credit, but I lost my Alameda condo of many years to foreclosure during the recession after a reduction in income. This further complicates my ability to find a rental - although I owned homes for 30 years and as a renter have paid my rent in full and on time and have been a model tenant. I maintain my rental, pay for all my own utilities and even pay out of my own pocket for a gardener to take care of the yard since I am no longer able to myself. Our landlord refinanced this house not too long ago and mentioned how much money he saved because of the good interest rates - so his costs have actually gone down since I moved in. I was born in Alameda and my family was active in the community for over 70 years. My landlord owns many other rentals in Alameda and, while I pay rent to him, he gets his tenants through a real estate property management company. I do not want to provide my exact address or contact information because I do not want to be considered a "problem" tenant for bringing up my concerns.
- I like my landlord very much. my concern is not that he is going to jack up the rent, but that if he sells the building I will not be able to find anything suitable for my family at any price. 2 kids, 2 dogs, 1 cat and a yard
- "My apartment building was sold to a rich XXX in 2012, and the landlord hired a private property manager to take care of the rental issues. The building was in not so great shape, so it took the entire year for the new owner to fix it (not within the tenant unit though – as far as my apartment, things that need fix was done cheaply).
- My rent was \$850 before November 2013 – the ex-landlord increased the rent every 2 years or so, with \$25 increase each time.
- The new landlord raise \$75, from \$850 to \$925 in November 2013, which is about 8.9% increase. Today I received a new Notice Of Rent Increase letter, and my rent will be \$1000 starts from November. I was told that my rent is still below the market rate, but being a low income person, every year's rent increase as high as 8% is frightening. I'm worried that I might not be able to pay rent in a few

years. A friend who is a landlord from Oakland, told me that with the rent control, it's around 3% increasement each year. "

- 380 more a month is a heck of a lot to scrape together. Previous increases were much smaller increments.
- No improvements in my apartment and new residential manager is making it hard to live here
- After having the 6 unit building empty except for me for years, she has finally renovated the building, has given me 60 day notice and is increasing the rent on my unit %150.
- "Main concerns: there isn't affordable housing for families of four. Our family cannot afford more than \$2000/month and at this point we had to move in with my MIL. The only housing at \$2000 or under is in horrible condition and does not have nearly enough room for two growing boys. Neighboring cities do not have good schools, the jobs are here. If I could I'd move to Portland.
- Also 60 days notice is not enough here to find other housing when rents are raised more than 20%. I want 120 days notice, the guarantee of the full replacement of my deposit so that I can afford to put a deposit on another place if they're raising the rent that high, I want only 1 rental increase a year, and warning from landlords that if we do not sign a lease that they will raise the rent more. Also if landlords raise rents more than 20% they should also pay moving costs. "
- increases by max amount every Jan 1st for the last 3 years
- I love my apartment for only six months and then increase my rent over \$200
- I have heard from neighbors they will be raising rent \$100 per year, I just hope we can keep up!
- 1- we chose our rental based on a price we could afford. Increase is above our budget.
2- assumed regular yearly increases
3- increase notice was sent upon request for pest control Instead of pest control
4- our family must now move due to rent increase & expected increase soon. "
- The apartment is not legal, and there are many things that are not up to code. There has also been multiple constructions/changes without permit. Also, our house is listed as a single family house, and we are the lower level. At City Hall, on the map, our apartment is supposed to be 'BUILDING A', which is supposed to be a separate building in the back of the property. It is NOT. So, our landlord scammed us into believing this was a legal unit upon move-in, and tried to raise the rent by \$100 after 3 months, after signing a year lease. He has tried to raise the rent by \$200 the last two years.
- We are concerned that because we pay several hundred dollars less than the other studio sized apartments in our building, we may have our rent raised to a comparable amount at any time. A 1/3 price increase would not be out of line with the cost of other units. Ours is not maintained to the same standard, which is why it is so cheap, but there is nothing to stop the landlord from raising the rent anyway.
- 20% rent increase this year. I live alone. It hit me hard.

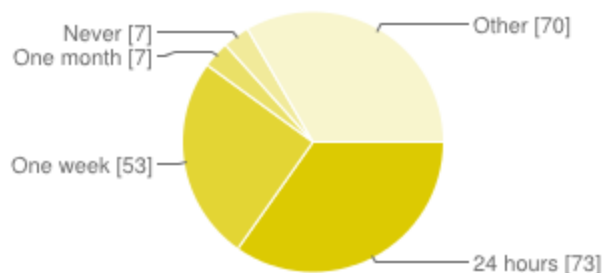
- Occurred one month after water heater was replaced due to fire.
- I was honestly very surprised by the increase. It's going to cause me some stress since I will have to make adjustment so I can afford to stay at the same place. Housing should not be this expensive since is a basic need.
- I know my rent is currently below market. I love my unit and the neighborhood is a perfect location for me (transportation, business district, short walk to the beach, etc.). With the dramatic rise in rents over the past year or two, I am concerned about the potential for my landlord to increase my rent substantially and possibly having to look for another apartment.
- Our lease is up in April 2015 and this year the rents have increased dramatically. Our neighbors have had theirs go up by over \$500. If this happens to us in April we will not be able to afford it and may even have to leave Alameda... my husband grew up here.
- It's a lot for a studio/one room w/bath and kitchen plus storage, as you cannot fit all in your bedroom, which is 188/mo for 10x10.
- None currently. However, if we have another rent increase our concern would be where is the money going?? I would hope to home improvements! Our property could use new, modern, efficient windows.
- They constantly keep raising rents while not doing basic things like fixing security doors or changing hall lights. XXX ignores fix-it requests. We have had a window broken since we moved in they never fixed. There was a leak for 2 months that I called about 4 times and they never fixed til they got a water bill. They have high turnover and don't care about driving out steady long term tenants.
- I have been incredibly lucky in that my rent increases have been next to nothing in the years since I have moved to Alameda. However, I know that I will never be able to afford to move if I needed more space or to be closer to work, because the rents in Alameda now as compared to when we moved here only 3 years ago, are much higher than we could afford. We aren't a blue collar family by any means, so it shouldn't be that we wouldn't be able to move within the community and still live within our means. The rental market is pricing a lot of working class families out of the community and that is truly unfortunate.
- Left Bay Area for one year, paying 25% more for slightly larger place upon return.
- Building up for sale -- worried about pending rent increase. Worried about effect on rents of Google coming to Alameda's west End.
- None
- I just moved into this unit 6 months ago so there have not yet been any increases, but I wanted my rent to be recorded. I am going to submit again for my previous unit in Alameda where the rent was increased after 2 years.
- I no longer live in the unit - we moved out when rent was increased and we wanted to secure a larger unit before rents started skyrocketing. We moved in April 2012 and rent was increased \$100 in April 2014. We moved out in April 2014 to a new unit. As a couple with two working professionals and no

children the rent increase wouldn't have broken the bank for us, but for a family just getting by, \$100 would have been a large amount to jump on a monthly basis.

- We've renewed our lease 3 times, and each time the rent has increased by 10%. This seems excessive, far outpaces inflation and wage growth, and is not sustainable for a long term tenant.
- Having just moved to the bay area, my first year I spent in Oakland. Being unsatisfied with the area and my choice I soon looked elsewhere. While searching, I found and fell in love with Alameda. That said, I know I am new, to Alameda and the Bay Area, but feel like a place I can call home. I am fearful of losing this place and being pushed out.
- Landlord increased rents last May 2014 and we received another increased by January 2015 by additional 50 dollars. City of Alameda should regulate those rental increase
- Haven't reached end of year lease yet
- "My rent increase is prohibitive and is not in step with income and cost of living realities. The fact that it appears to happen annually does not ever take into consideration the reliable nature of my tenancy:
- -My rent is always paid on time and in full
- -I make requests once a year
- -There is no off-street parking
- The on-street parking situation on San Antonio Ave between Park St and Oak St is worsening every month due to the city's support of local businesses over residents.** THIS IS A HUGE CONCERN."
- Our unit is old and outdated. The building states all units are updated and remodeled. We continue to have mold issues, very old carpet, old appliances and very little maintenance done on our part of the property. We get an annual increase every April ever since property management took over. And we always get the "were paying under market value" response I guess to make us feel better about paying for an old apartment!
- My car got towed even if it was the registered car in the contract. They said because there was no parking badge but somehow it dropped on the floor and I paid around \$300 dollars to the towing company.
- Our building was sold a few months ago. I found out that all the tenants received rate increases as of Nov. 1. The majority of the tenants had their rate increased by \$50. I called to question why mine was increased by \$75 and was told "we'll get back to you." Never happened -- no explanation. 7.5 percent increase is much more than the cost of living
- Same 1/1 apartment was rented at \$1700 and \$1800, as people from SF started getting displaced. I am a therapist in private practice. I am the only therapist providing therapy to county clients, on Medi-Cal. This is a valuable service to the community. I wish there was some type of a discount for therapists to own here at a discount. I hope to stay close to my office at Ballena Isle Marina.
- The apartment complex is run-down, maintenance is poor to non-existent, maintenance repairs take a very long time and repeat calls, they are performed by un-skilled, un-licensed workers. The stairs and

decks are unsafe, repairs and modifications preformed without a permit, or inspection by city/county and are not to code. Water, sewer, and storm water services have been disrupted for extensive periods on multiple occasions in past year. Trash and debris pick up is not adequate. Routine maintenance is not performed.

6. When I call on maintenance or repair issues, it takes _____ to receive a response and have it fixed.

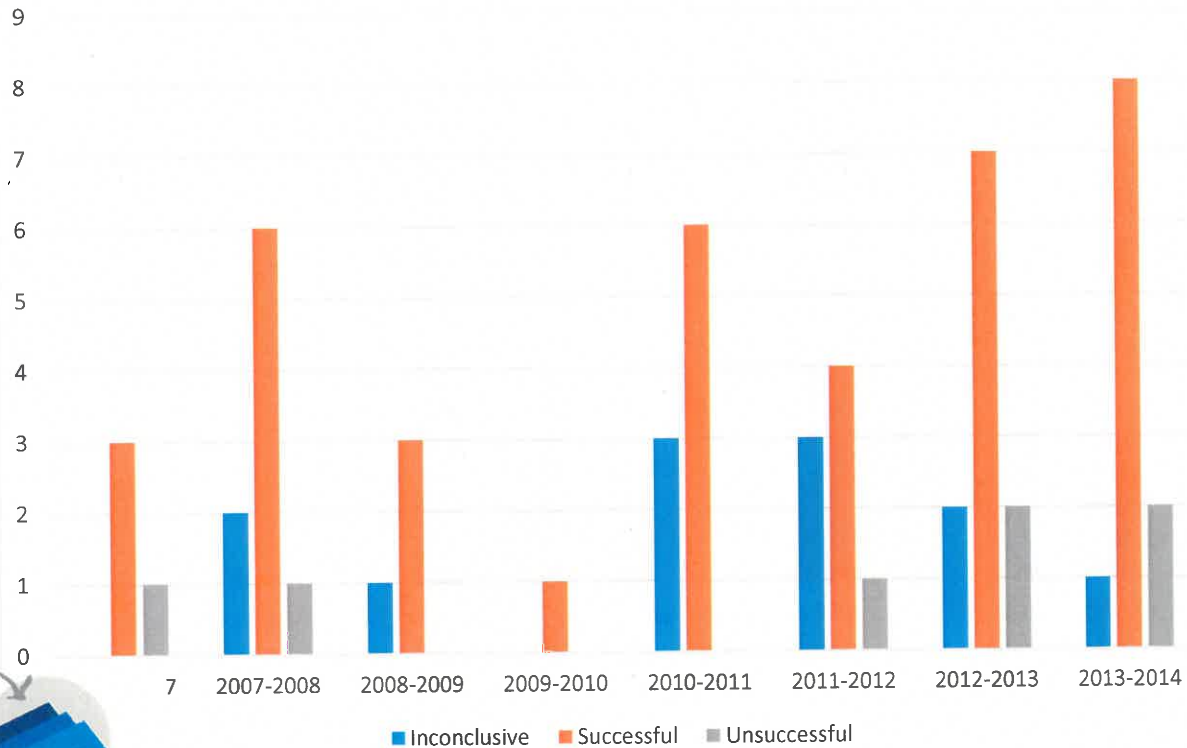


24 hours	33%
One week	24%
One month	3%
Never	3%
Other	70%

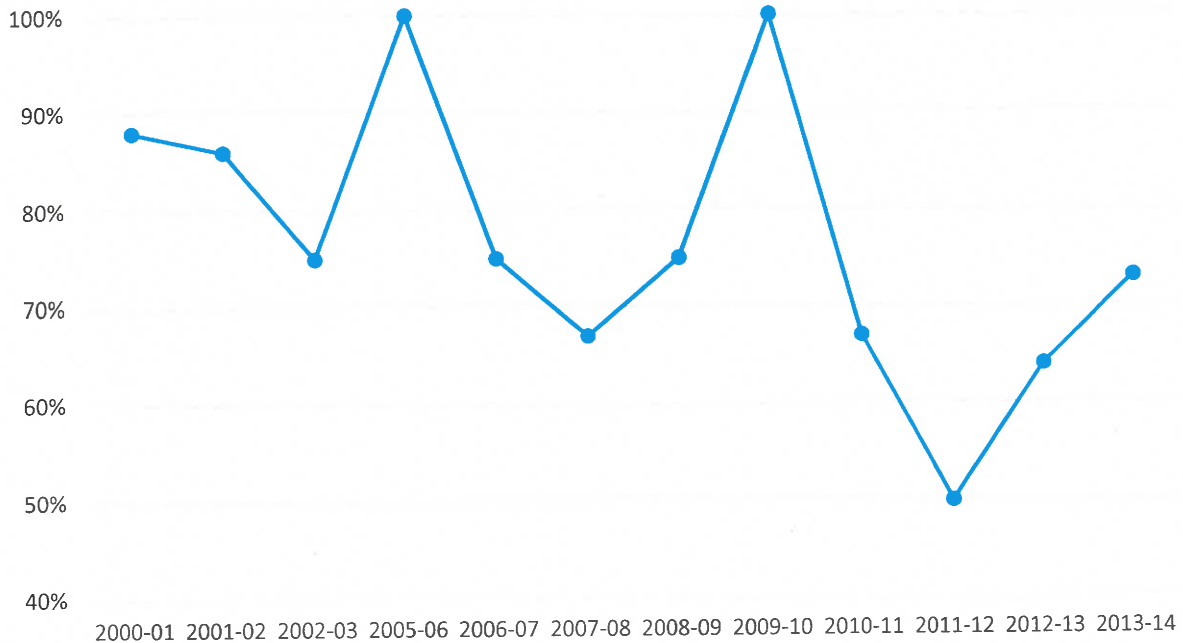
AAOR RRAC DATA

Alameda Rent Charts

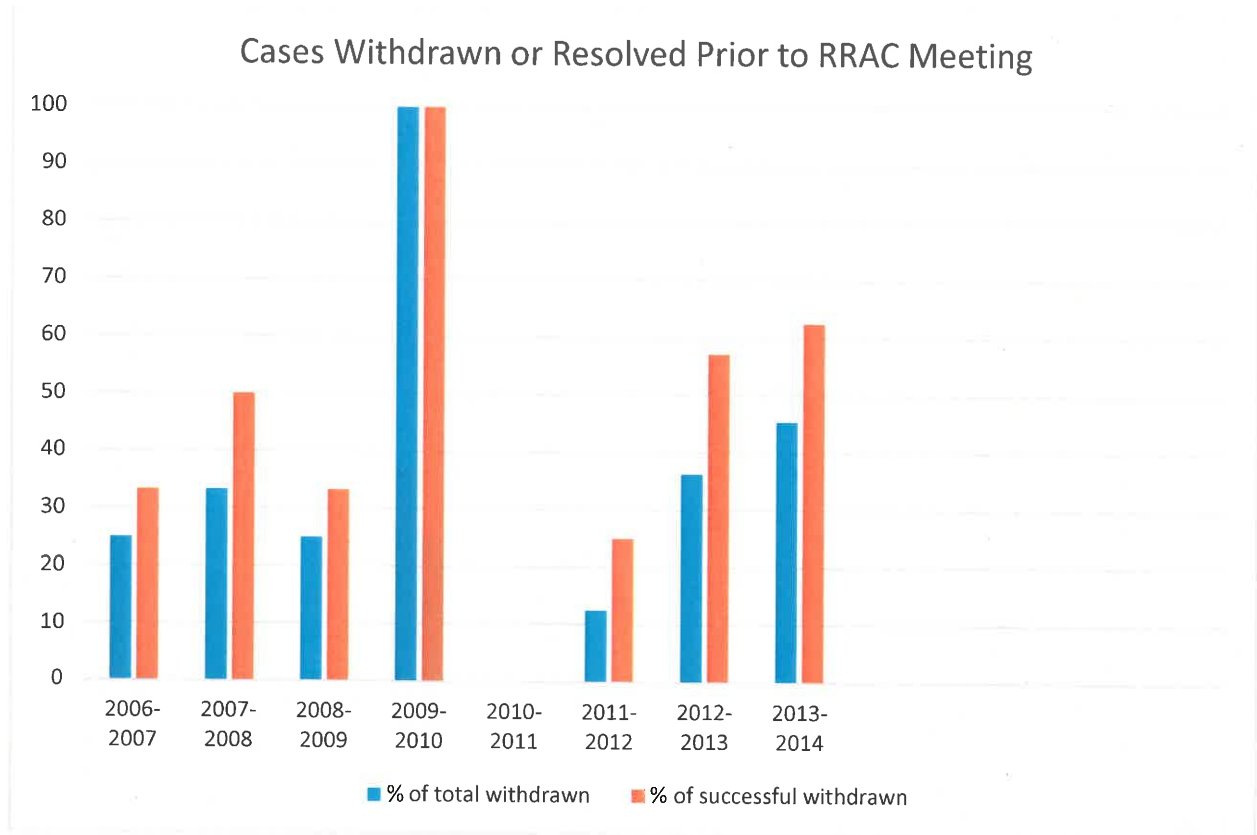
RRAC Cases (2006-2014)



RRAC Cases (% successful 2000-2014)



Alameda Rent Charts



CITY RRAC DATA

RENTAL INCREASE COMPLAINTS SUMMARY FOR JANUARY - OCTOBER 2015 RRAC MEETINGS

# CASES	TOTAL # UNITS	# UNITS 1-BDRM	AVG % INCR 1-BDRM	# UNITS 2-BDRM	AVG % INCR 2-BDRM	AVG % INCR ALL UNITS	CASE STATUS: WITHDRAWN	CASE STATUS: RRAC MEDIATED	CASE STATUS: PENDING
15	57	23	10%	34	31%	23%	9	4	2
BREAKDOWN OF UNITS BY CASE:									
CASE NO.	NO. UNITS						UNITS WITHDRAWN	UNITS MEDIATED	UNITS PENDING
330	1						1		
331	7							7	
332	1							1	
333	6							6	
334	1						1		
335	1						1		
336	1						1		
337	2							2	
338	1						1		
339	17							17	
340	1						1		
341	1						1		
342	1								1
343	1						1		
344	15								15
TOTAL	57						8	33	16

CAMBRA MEMO

Jeff Cambra – Mediator/Facilitator
Respect Understanding Collaboration

October 26, 2015

Debbie Potter
Community Development Director
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Dear Ms. Potter:

It has been brought to my attention that members of the public and city staff have expressed interest in learning more about my efforts to mediate rental housing issues between residents who rent from housing providers here in the city.

DISCLAIMER

I am happy to provide specific information about the mediation process I use to assist parties in resolving issues and generalized information about the specific results obtained through the mediation process with the following disclaimer:

The information provided is in response to requests from third parties who have not been directly involved as parties to my mediation activities. As a mediator, I am bound by covenants of confidentiality. Therefore, I cannot provide details of agreements between residents and housing providers for a specific mediation. However, I will provide examples of actual agreements between residents and housing providers as long as the examples would not lead to the disclosure of the parties involved and the specific details of any agreement.

Additionally, the information is not intended to support or oppose any position being advocated by the stakeholders involved in the on going rental housing discussions.

BACKGROUND

I first became involved in mediating individual resident/housing provider cases in September of 2014 when I volunteered to facilitate a community discussion on issues that residents were facing as the result of some housing providers exploiting a rapidly increasing demand for rental housing in the city. My contact information was printed in the Alameda Journal and Alameda Sun as the person that residents should contact in order to provide the details of any past or present negative experiences they had with their housing provider.

After the final public meeting in early January of 2015, residents continued to contact me regarding a wide variety of issues ranging from rent increases, 60 day termination of tenancy

notices, lack of maintenance, etc. Additionally, local renter advocacy groups would request my assistance to help residents with more serious and complicated issues. I helped residents by establishing a non-threatening, respectful dialogue with their housing providers or property managers using the community mediation model I had successfully utilized to resolve issues between residents in mobile home parks and the owners of the park. I have volunteered my time, knowledge, and energy to assisting residents in resolving their issues through mediation.

THE COMMUNITY MEDIATION MODEL

There are a number of mediation models available to a practitioner to assist the parties in communicating with each other and to possibly reach a mutually agreeable resolution. The three main stream styles of mediation are facilitative, evaluative, and transformative. For an explanation of each style, go to <http://www.mediate.com/articles/zumeta.cfm>. The community mediation model I use is fashioned after the facilitative style.

“In facilitative mediation, the mediator structures a process to assist the parties in reaching a mutually agreeable resolution. The mediator asks questions; validates and normalizes parties' points of view; searches for interests underneath the positions taken by parties; and assists the parties in finding and analyzing options for resolution.”

Regardless of the mediation model, the rental housing mediations I conduct have the same agenda:

- Privacy and confidentiality
- Civility and Respect
- Power Balance
- Education
- Tailored Resolution

Privacy, confidentiality, civility, and mutual respect are the foundation for every mediation, and I manage the dialogue so that the parties can communicate in the most effective manner.

As the Council recognized when it adopted the new RRAC ordinance, the current demand for rental housing has created a shortage of available units and such a shortage “may result in an imbalance of bargaining power between housing providers and tenants . . .

The community mediation model corrects this “power” imbalance by neutralizing the actual or perceived influence the housing provider has over the resident. If necessary, the parties can express their concerns directly to the mediator in a private setting, and the mediator engages in “shuttle” diplomacy with the other party.

Through the process of mediation, the parties can better understand what the impact of a particular action has on the other party. In many cases, housing providers do not understand what the impact of a significant rent increase can have on a resident. The same holds true for 30 and 60 day notices. While the RRAC does not currently have jurisdiction to mediate these 30 & 60

day notices, I have been involved in a number of these cases. Conversely, residents do not always understand the costs associated with owning a multifamily property and maintaining the building.

As a result of this exchange of information, the parties are in a better position to suggest solutions that satisfy their mutual interests. Here are a number of examples of actual mediated agreements:

- A resident received a 60 day notice to vacate, because the owners of the house wanted to move back into the home. The timing of the notice was not good for the resident, and when told of the hardship situation, the owners offered the resident additional time for the move.
- A long term resident had numerous maintenance issues that the manager had not repaired for a variety of reasons. The housing provider noticed a rent increase, and the resident filed a complaint with the RRAC. As a result of the mediation, the resident had all the maintenance issues resolved. While the RRAC approved the noticed rent increase, this case is meaningful, because the RRAC has no authority to “order” a housing provider to make repairs.
- A large apartment building sold and the new owner noticed large increases to multiple residents and additional increases for other services. After having initial caucus sessions with the new owner, the management company, and the affected tenants, the parties met, exchanged information, and all of the residents reached agreements that significantly reduced the original rent increase. Other increase notices were completely rescinded.
- A housing provider noticed a 20% rent increase, which was supported by an informal survey that showed the rents were significantly under the market rate. The RRAC approved a 10% increase, and the owner’s representative indicated that the original 20% rent increases would go into affect as noticed regardless of the RRAC recommendation. Based on outreach to the property owner, the increase was reduced to the RRAC recommendation.

While my agenda for a rent increase mediation is well established, the parties involved make each mediation unique and pose different challenges. This is because of the diversity within the resident and housing provider groups. Residents range from the new young families who have discovered Alameda and moved here from other more expensive markets to the senior resident who’s sole income is social security.

Housing providers are equally diverse. At one end of the spectrum is the investment group that has a real estate portfolio of 5000 units nation wide and at the other end is a senior homeowner who also has social security income and rental income from a basement unit that was converted to living space during World War II to assist in the war effort.

A common situation I run into is properties with deferred maintenance issues. A housing provider pointed out that no multifamily units have been built since 1973 due to the passage of Measure A, which prohibited the construction of any multifamily residential structure larger than a duplex. This makes the newest apartment construction over 40 years old. Additionally, many of the city’s rental housing units were created by the conversion of large single family Victorians

during World War II to house the workers that came to Alameda. These Victorians were built in the late 1800s, which makes these units well over 100 years old.

The other issue that comes up repeatedly is the fact that mediated agreements are not enforceable. This is a misnomer, because the parties can reduce their agreements to a writing that will create contractual rights and obligations, which are enforceable. I have not had any significant issues with enforceability in the cases I have been involved with over the last year.

If the parties meet, participate in good faith, and arrive at a mutually beneficial resolution, the agreement they reach is the result of the better understanding of the other party and the impact a particular action would have on that person. This new understanding is the basis for the change in position of both parties that leads to the agreement. Since the parties created their own resolution, they take ownership of it. To my knowledge, none of the cases that the RRAC heard in 2015 had any issues with enforcement of the committee's recommendation.

CONCLUSION

The City has acknowledged that mediation “provides a fair and reliable process to resolve disputes concerning rent increases” While mediation is not the panacea for every issue residents are facing in the current rental market, it is a process that can provide for tailored mutually agreeable solutions that benefit both parties.

Respectfully submitted,

Jeff Cambra,
Community Facilitator, Mediator, & Attorney

COUNCILMEMBER DAYSOG MEMO

Date: October 27, 2015

To: Residents of Alameda
Landlords of Residential Rental Units
Local Businesses

Fr: Tony Daysog, Alameda City Council

Re: Proposed Actions To Address Local Housing Crisis Caused By Excessive Rent Increases

INTRODUCTION

Over the past several months, I have met with a number of resident renters directly affected by the current crisis in the rental market. Friends I grew up with in the Alameda of the 70s' and 80's have approached me about the difficulties they or their close friends are facing in this housing market. To them, I committed to pursuing policies that can bring affected residents measurable relief. Below please find (a) a summary of proposed actions I am submitting to city staff; (b) a discussion on guiding principles that helped me in crafting my proposed actions; and (c) background discussion for each of the proposed actions. I am present this document to city staff to be included in the November 2015 discussion on Alameda's rent crisis.

SUMMARY OF PROPOSED ACTIONS

Below is a summary of suggested motions for consideration by the City Council and the public. Background discussion for each suggested motion is provided in the body of the report below.

Suggested Motion: Action 1: Adopt a Forty-Five Day Urgency Moratorium on Excessive Rent Increases (Including a Recommendation as to a Threshold-Level That Constitutes "Excessive Rent Increase"), During Which Staff Will Prepare And Council Will Consider New Legislation Pertaining to Excessive Rent Increases

Suggested Motion: Action 2: Direct Staff To Prepare New Ordinance Pertaining To Relocation Assistance to Tenants in Apartment Complexes Facing Mass Eviction, The Amount of Which Are Based on a Financial Relocation Assistance Formula, With Final Determination By the Rent Review Advisory Committee and, if Appealed or Called For Review, the Alameda City Council

Suggested Motion: Action 3: Direct Staff To Prepare New Ordinance Pertaining To Relocation Assistance to Tenants Facing Notice of Excessive Rent Increases (Including a Recommendation as to Threshold-Levels Constituting "Excessive Rent Increases"), The Amount of Which Are Based on a Financial Relocation Assistance Formula With Final Determination By the Rent Review Advisory Committee and, if Appealed or Called for Review, the Alameda City Council

Suggested Motion: Action 4: Direct Staff To Prepare New Ordinance Pertaining To A “Just Cause Eviction” Based on the Glendale, California Ordinance, Modifying Where Appropriate Per Condition and Needs of Alameda in Mind

GUIDING PRINCIPLES

I developed my strategies to help solve Alameda’s rental housing crisis with several principles in mind. While in a few instances I did not hue precisely to the principles, I felt having these principles was important so as to not lose sight of what I hoped to accomplish in crafting my strategies in the first place.

1. Define the problem first, then target solutions to the problem

My goal is to help renters receiving notices of excessive rent increases.

2. Provide immediate relief to all renters facing excessive rent increases

By “relief to all renters”, I mean that policies and strategies should be implemented because they are right whether we are in a rental housing crisis, or not. In addition, by “immediate relief”, I mean that benefits and penalties must begin immediately with formal adoption of the legislation, as opposed to several months and years after rule adoption.

3. Eliminate complexity: minimize "moving parts" that make it difficult to follow new policies. Focus on what is practical: above all, no Rube Goldberg contraptions¹

Aware of the housing bureaucracy in place to oversee rent control in Berkeley, I went into this work seeking policies and approaches that are easily viewed and understood (“transparent”) to renters and landlords alike. My review of just cause ordinance for various cities, such as Oakland, Richmond, and Glendale, confirmed the soundness of this approach. Without speaking to the merits or demerits of its legislation, Oakland’s “Just Cause Eviction Ordinance” (<http://bit.ly/1GiHzi8>) came across as unwieldy in terms of its numerous parts and concepts.² On the other hand, Glendale’s “Just Cause Ordinance” (<http://bit.ly/1Xal6rW>) in a succinct fashion builds toward what I think is its key provision, i.e. relocation assistance (see 9.30.035 Required payment of relocation fee). As one example the unwieldy nature of its “Just Cause Eviction”, Oakland’s limits relocation assistance to low income

¹For background on Rube Goldberg, see <http://bit.ly/1LV10dp>

²In an article published in the Alameda Magazine in July 2014, an Oakland-based business consultant pointed to difficulties small “mom and pop” landlords face in dealing with a housing bureaucracy: “If you have punitive rent control, larger landlords can afford to hire consultants to take care of their interests, but the smaller ones, often minorities, can’t afford to do that,” McConnell said. “In Berkeley, as rent control programs became tighter and more onerous, the smaller, historically African-American landlords couldn’t afford lawyers, so they threw up their hands and sold their buildings.” (source: Wolfe, Eli. “Is Rent Control the Answer Housing Advocates Clamor for Regulation, but Landlords and the Real Estate Community May Hold More Sway. Don’t Look for Tightened Rent Regs Just Yet.” Alameda Magazine, July 1, 2014. [Internet: <http://bit.ly/1QEeZZ6>])

households (Glendale does no such thing)(see 8.22.450 - Relocation payments for lower income households), which implies a bureaucracy for purposes of determining -- as well as "he-said, she-said", landlord-tenant debate over -- who is and who is not lower income. In the recent parlance of Alameda City Council, I want legislation that is "clean."

4. Replicate existing models where appropriate, and modify accordingly

In devising strategies and policies to assist tenants dealing with excessive rent increases, I wanted to build-off of what's already been done elsewhere, modifying, where appropriate, those examples to fit the circumstances of Alameda. Keeping in mind principle number four, I found that the relocation language Richmond employed in its recently-adopted "Just Cause Ordinance" (<http://bit.ly/1hJPbP7> see PDF page 22) is the same language in Glendale's (<http://bit.ly/1VXe1bT>), suggesting some level of precedence and reasonableness with regard to certain relocation assistance attributes.

DRAFT ACTIONS FOR PUBLIC REVIEW AND INPUT

Below are the four Actions I wish the public and my Council colleagues to consider and hopefully adopt, as we move forward with helping tenants through the rental crisis. Below, I discuss my intent in pursuing and framing particular Actions, in an effort to help the reader glean what was on my mind as well as elicit input and suggested changes. I also provide language for four suggested motions for Council consideration.

Action1. 45-day urgency moratorium on all rent increases of more than 10%

Proposed draft legislation: Institute 45-day urgency moratorium on all rent increases of more than 10%, with following two provisos:

(1) if any rent increases had already been imposed within the 12-month period prior to the date of imposition of the moratorium, in the event the cumulative rent increases during the past 12 months were less than 10%, the allowable rental increase during the moratorium would be the percentage point difference between the 10% moratorium maximum and the percentage increases that already occurred within the previous 12-month period;

or,

(2) if any rent increases had already been imposed within the 12-month period prior to the date of the imposition of the 45-day moratorium, in the event the cumulative rent increases during the past 12 months were 10% or greater, the allowable cumulative rental increase during the 45-day moratorium is 10%.

COUNCILMEMBER DAYSOG COMMENT:

The first goal in adopting a 45-day urgency ordinance is to stop excessive rents to accomplish two things: (a) give immediate, short-term, time-limited relief to renters facing excessive rent increase notices; and (b) while the 45-day moratorium is in place, adopt legislation meant to begin to cool down the rental market down immediately. I indicated a "45-day" period for the urgency moratorium because it is my understanding that, per state law (Government Code Section 65858), a city can

adopt, as an urgency measure, an interim ordinance for the immediate preservation of the public health or safety without following the procedures otherwise required prior to adoption of a zoning ordinance, with the proviso that the urgency measure shall be in effect for no more than 45 days from its date of adoption.³ In other words, when adopting an initial moratorium, a California city does not have the legal authority to impose a length of time longer than 45-days, such as a 100- or 200-day urgency moratorium. Also: a city can extend the initial 45-day period under certain conditions.

Other points of interest with regard to the 45-day urgency moratorium:

- Within the language of the proposed urgency moratorium is a definition of “excessive rent”, which in a letter statewide rental housing stakeholders placed at anything above 10% annually.
- If adopted, the 45-day moratorium would not apply to notices of rent increases of 10% or more that had already been submitted *prior to the start* of the moratorium to tenants or to agencies such as local housing authorities.
- The moratorium does not prohibit notices of rent increases of less than 10% during the 45-day period: the goal in adopting the 45-day urgency ordinance is to prevent rent-spiking greater than 10%, including rent-spiking on top of any increase that already happened in the 12-months prior to initiation of the moratorium, such that the cumulative rent increase during this period is 10% or greater.⁴ While it is true that a landlord can issue a notice of 9.99% cumulative rent increase during the 45-day period, it is important to note the following:

³AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RICHMOND IMPOSING A TEMPORARY (45 DAY) MORATORIUM ON CERTAIN RESIDENTIAL RENT INCREASES IN THE CITY OF RICHMOND (August, 2015)
<http://bit.ly/1O6zZKy>

⁴With regard to Operative Clause “1”, for illustrative purposes, suppose a 45-day moratorium was put into place on December 1, 2015 on new rents of over 10%. Suppose further that, during the 45-day period, say, on February 1, 2016, a landlord gave notice of a rent increase of 8%, and that this was on top of a 5% June 1, 2015 rent increase. Then, over the observed period, the landlord would have imposed a 13% cumulative increase in rent, which is greater than the 10% maximum. So, the most the landlord can impose in this illustrative example is 5%, since 10% maximum increase less the 5% already imposed during the observed period leave a balance of 5%. In the same vein, suppose that, during the 45-day period, say, on February 1, 2016, a landlord gave notice of a rent increase of 9.95% and that, 12-months prior to December 1, 2015, there was no rent increase. In this case, the landlord can implement the 9.95% increase.

With regard to Operative Clause “2”, for illustrative purposes, suppose a 45-day moratorium was put into place on December 1, 2015 on new rents of over 10%. Suppose further that, during the 45-day period, say on February 1, 2016, a landlord gave notice of a rent increase of 8%, and that this was on top of a previous June 1, 2015 rent increase of 12%. Then, over the observed period, the landlord would have already surpassed the maximum allowed (i.e 10%), meaning that the landlord cannot impose any new increases during the 45-day moratorium.

- When increasing rents, many say that locally-based landlord typically increase rent by 4% to 8%, so the imposition of the 10% threshold doesn't alter the behavior of landlords whose standard practice is to increase rents in a reasonable manner.
- The 45-day moratorium on rent increases of 10% and greater is calibrated to those who would have charged rent increases in the double-digits *but for the moratorium*, providing immediate relief to tenants from these landlords, whom, many say, are mostly from out of Alameda. Granted, these landlords can still charge cumulative rent increases of 9.99% during the 45-day moratorium -- but these landlords' tenants were at-risk of even higher rent increases but for the moratorium.
- Admittedly, the "cleanest" approach with regard to any rent increases during a 45-day urgency moratorium period is simply to disallow any rent increases at all: I did not pursue this approach because my goal is to focus on instances involving "excessive rents", i.e. rent increases in excess of 10% on a cumulative basis over a fourteen+ month period (12-month prior to the start of the moratorium and 2.5 months afterward, i.e. 45 days).

Suggested Motion: Adopt a Forty-Five Day Urgency Moratorium on Excessive Rent Increases (Including a Recommendation as to a Threshold-Level That Constitutes "Excessive Rent Increase"), During Which Staff Will Prepare And Council Will Consider New Legislation Pertaining to Excessive Rent Increases

Action 2. Relocation Assistance Ordinance (I) To Combat Mass Eviction ("Harbor Isle Relocation Ordinance")

Proposed draft legislation: Draft new ordinance requiring relocation assistance to tenants from a single apartment complex who are subject to mass eviction. Base relocation assistance in whole or in part on Glendale\Richmond formula, pertinent parts of which read as follows: "(T)he landlord shall pay a relocation fee in the amount of the product of two (2) times the amount of the fair market rent as established by the U.S. Department of Housing and Urban Development for a rental unit of similar size of that being vacated in _____ County during the year the unit is vacated, plus one thousand dollars (\$1,000.00)" (see Glendale <http://bit.ly/1VXe1bT> ; Richmond, see page 22, <http://www.ci.richmond.ca.us/ArchiveCenter/ViewFile/Item/6688>). Operating within the Glendale\Richmond formula, the draft new ordinance I seek would rest final determination of any financial relocation amount with Rent Review Advisory Committee and, if appealed, the Alameda City Council, meaning that any tenant relocation assistance cannot exceed what's provided for in the formula, and (based on facts gathered, testimony heard, and RRAC\CC deliberation) could possibly be less than the maximum amount allowed.

COUNCILMEMBER DAYSOG COMMENT:

There are two separate kinds of relocation assistance I have in mind. It is important to note that, in the first draft ordinance described above, the triggering event is *not* rent increase of any amount but "mass eviction". This legislation came out of my experience in the Harbor Isle matter of 2004, when a

Miami-based organization called the “15 Group” gave eviction notices on short-notice en masse (<http://bit.ly/1MjpXO2>) to over 400 families at what is now called the Summer House Apartment Complex. Residents needed time and financial relocation assistance: after much public outcry over the mass eviction and pressured by local housing activists, the 15 Group voluntarily provided a paltry amount of relocation assistance. This proposed legislation is meant to guard against any repeat of the Harbor Isle 2004 situation. Moreover, in the draft above, I have included language that deems the Rent Review Advisory Board (and possibly City Council) as the proper legislative bodies that determines any financial relocation amounts.

- The other relocation assistance legislation I have in mind is meant for situations when an individual tenant receives an excessive rent increase notice: this is described directly below.

Suggested Motion: *Direct Staff To Prepare New Ordinance Pertaining To Relocation Assistance to Tenants in Apartment Complexes Facing Mass Eviction, The Amount of Which Are Based on a Financial Relocation Assistance Formula, With Final Determination By the Rent Review Advisory Committee and, if Appealed or Called For Review, the Alameda City Council*

Action 3: Relocation Assistance Ordinance (II) to Combat Excessive Rent Increases That Serve As De Facto Eviction Notices

Proposed draft legislation: Draft new ordinance requiring landlord to offer relocation assistance to a tenant when the following events are triggered:

- (1) landlord giving a tenant a new notice of a rent increase that, in combination with any other increases that began within 12-month period prior to the new rent increase, cumulatively amount to 10% or more, must provide financial relocation assistance based on the Glendale\Richmond formula, should the rental agreement-holding tenant decide to move out rather than pay the new rent. Operating within the Glendale\Richmond formula, final determination of any financial relocation assistance rests with Rent Review Advisory Committee and, if appealed, the Alameda City Council, meaning that any tenant relocation assistance cannot exceed what's provided for in the formula, and (based on facts gathered, testimony heard, and RRAC\CC deliberation) could possibly be less than the maximum amount allowed.

COUNCILMEMBER DAYSOG COMMENT:

Whereas the first of two types of relocation assistance had to do with instances when a “mass eviction” occurs in an apartment complex, this second relocation assistance ordinance has to do with instances of excessive rent increases. The crux of the matter for tenants subject to excessive rent increases is this: the RRAC process has no mechanism or lever to make landlords charging excessive rents to think twice about doing so. Financial relocation assistance is the missing piece that makes landlords pursuing excessive rent increase to think twice about doing so. Requiring financial relocation assistance forces landlords to consider the material consequences in seeking excessive

rents, all the while *not* preventing them from doing so. In this light, financial relocation assistance can also be viewed as a tool to cool a hot rental market as, in the aggregate, landlords contemplating excessive increases must do so with the new costs in mind, resulting in some number of landlords to seek rental increases below what constitutes excessive.

It is important to note the following: tenants facing excessive rent increases can appeal their rent increases to the RRAC process, but, in the end, assuming they follow RRAC rules (even as recently modified in 2015), landlords deciding *not* to abide by RRAC recommendations are free to charge excessive rent increases. For many, these excessive rent increases are tantamount to eviction notices since many renters' incomes are constrained (see <http://bit.ly/1ROxprb>). Tenants facing excessive rents thus are forced to move out, but with little to no wherewithal when it comes to restarting life anew; if adopted, the ordinance would require relocation assistance to help tenants making that painful choice to move out: financial relocation assistance puts these tenants in a better position with regard to find new accommodations, especially in terms of marshalling enough cash for purposes of first-month's rent, last-month's rent, and a deposit.

Other points of interest:

- Some might ask why is 10% or more the standard for what constitutes "excessive rent" increases? This is so for several reasons. The California Apartment Association has identified 10% as a key threshold: rent increases above 10% are unreasonable (<http://bit.ly/1MKH5D1>). And, anecdotally, I have heard that locally-based landlords view rental increases of anywhere between 5% to 8% as reasonable. Moreover, by state law, 10% is the rent increase threshold at or above which landlords are required to provide 60-day notice. Below that amount, landlord can increase rents with 30-day advance notice. So, "10%" is a recognized trigger for heightened attention. To be sure, as this is a draft, the 10% is a starting-point for discussion but, to the extent that it is used at all by key stakeholders, it comes with some semblance of legitimacy. **Moreover, what was written above in the "45-day moratorium" section also applies here:** while it is true that a landlord can issue a notice of 9.99% annual rent increase to avoid triggering relocation assistance, it is important to note the following:

- When increasing rents, many say that locally-based landlord typically increase rents by 4% to 8%, so the imposition of the 10% relocation assistance trigger doesn't alter the behavior of landlords whose standard practice is to increase rents in a reasonable manner.
- The financial relocation assistance 10% and greater trigger is calibrated to those who would have charged rent increases in the double-digits *but for the ordinance*, providing immediate relief to tenants from these landlords, whom, many say, are mostly from out of Alameda. Granted, these landlords can still charge cumulative rent increases of 9.99% to avoid the trigger -- but these landlords' tenants were at-risk of even higher rent increases but for the relocation assistance trigger. To be sure: a 9.99% annual increase in rent is

high by the reasonable person standard, especially as it is beyond the 4% to 8% reasonable rent increase range typically employed by locally-based landlords; but by the way in which “excessive” is defined here, “9.99%” is not “excessive” and therefore does not trigger relocation assistance. In considering options with regard to this conundrum, I remind myself of principle one, on how the problem at hand is defined and solutions procured, however imperfect: “the goal is to help those renters facing excessive rent increases”, which, in 2015 especially, have been coming in the teens and twenty percent ranges.

- Cumulative effects of recently-implemented rent increases: In wording the financial relocation assistance discussed above, one issue I struggled with had to do with cumulative effects of rent increases already-implemented in 2014 or 2015. As I thought about this, I concluded that going down this path gets officials into murky waters. Debate would ensue over acceptable and/or unacceptable cumulative rent increases, as well as the proper period (12 months? 18 months? Two years?) over which to account for effects of recent rent increases. In an effort to eliminate complexity and “moving parts” involved with accounting for rent increases in 2013, 2014 or 2015, and, more importantly, in an effort to adopt a financial relocation assistance ordinance ASAP, I encourage “clean” legislation that is written on a “going forward”, “from this day on” basis. What matters is that, if adopted, “from this day on”, tenants subject to rent increases that, in combination with any other increases that began within 12-month period prior to the new rent increase, cumulatively amount to 10% or more, are eligible for financial relocation assistance, should they decide to move under the color of excessive rent increases. The cumulative question is not removed; only the cumulative question as it relates to rent increases recently adopted in, say, 2014 or 2015.

Suggested Motion: Direct Staff To Prepare New Ordinance Pertaining To Relocation Assistance to Tenants Facing Notice of Excessive Rent Increases (Including a Recommendation as to Threshold-Levels Constituting “Excessive Rent Increases”), The Amount of Which Are Based on a Financial Relocation Assistance Formula With Final Determination By the Rent Review Advisory Committee and, if Appealed or Called For Review, the Alameda City Council

Action 4. Just Cause Eviction Ordinance

Proposed draft legislation: Draft Just Cause Ordinance modeled on City of Glendale's ordinance, modifying where appropriate to fit the circumstances of the City of Alameda, and modifying where appropriate so as to align the Glendale ordinance with terms in Actions 2 and 3. See http://qcode.us/codes/glendale/view.php?topic=9-9_30&frames=on

COUNCILMEMBER DAYSOG COMMENT:

The simplicity and elegance of Glendale's Just Cause Ordinance caught my eye. Richmond's Just Cause Eviction Ordinance is intimately embedded in that city's recently adopted rent control regime

and, for this reason, is on the surface more complex than Glendale's. While Oakland's and Richmond's Just Cause Eviction regimes are mired in complexity in my opinion, there may be elements within those that are worth considering. I discourage us from using those cities' Just Cause Eviction legislation *in total* as models for Alameda. It goes without saying any ordinance used as a model for a possible Alameda Just Cause Eviction ordinance must be modified with the conditions and needs of Alameda in mind, and can't simply be "copied" and "pasted" word-for-word into our municipal code.

Suggested Motion: *Direct Staff To Prepare New Ordinance Pertaining To A "Just Cause Eviction" Based on the Glendale, California Ordinance, Modifying Where Appropriate Per Condition and Needs of Alameda in Mind*

APPENDIX A: RENTAL HOUSING CRISIS: US CENSUS DATA ON RENTING HOUSEHOLDS IN ALAMEDA

APPENDIX A: RENTAL HOUSING CRISIS: US CENSUS DATA ON RENTING HOUSEHOLDS IN ALAMEDA

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Rents Blog: Daysog's data

Michele Ellison

Thursday, February 5, 2015 - 00:05

Last fall, the City Council passed on a proposal to create a city-sponsored rents task force whose charge would have included collecting data on the Island's rental market. So City Councilman Tony Daysog, who had favored the task force proposal, decided to collect some of that information on his own.



Daysog offered a brief presentation on U.S. Census data he culled at the council's January 20 meeting, where council members considered some options for strengthening rights for renters. The upshot: While the median rent in Alameda falls below what the federal government considers unaffordable, it's rising – as is the proportion of local renters who are paying unaffordable rents.

"There's a certain elegance in the way the data on paper reflects what's happening in Alameda in 3D," Daysog said this week.

On January 20, Daysog said he didn't think the data spoke to a need for rent control, but that efforts to strengthen the city's Rent Review Advisory Committee, which mediates rent disputes, should be considered, along with more money for ECHO Housing, a countywide agency that helps renters and landlords settle disputes.

"The data don't speak to a generalized approach to the rent issue," he said. "But I think there is enough there to say we do need very particular case by case solutions."

Alameda has seen a dramatic rise in the number of renters it houses – and an equally dramatic decline in their incomes in the wake of the 2008 recession.

According to American Community Survey data, the number of renter households in Alameda rose from 14,726 in the pre-recession period of 2005 to 2007 to 15,894 in the 2011 to 2013 post-recession recovery period. Renter households' median annual incomes declined by nearly \$8,000 over that same period, from \$59,653 in 2005-07 to \$51,712 in the 2011-13 time frame.

Daysog collected and reported the data in three-year time periods because the American Community Survey only collects data from a small sample of Alamedans each year, which makes it less reliable on an annual basis. While the data don't really provide a clear snapshot of local rent and income trends in any given year, they do offer a sense of trends over time.

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In contrast, incomes for the Island's homeowners are twice as high as those of renters, and they rose during the time periods Daysog studied. The median household income for Alameda's homeowners rose from \$109,817 in the 2005 to 2007 time frame to \$113,315 between 2011 and 2013, Daysog found.

"Someone mentioned a rent increase of \$450 a month," Daysog said to renters and property owners who attended the January 20 meeting. "You can imagine when you annualize the monthly rent increase, for renters, how that really draws down on persons' constrained incomes."

The median renter paid 29.4 percent of their income for gross rent in the 2011-13 time frame, Daysog found, an amount that includes contract rent and utilities; more than 30 percent is considered unaffordable. That, Daysog said, is a sign that the typical Alameda renter has affordable rent.

Still, the data show at least one sign that could be changing: The percentage of renters who were paying more than 30 percent of their incomes toward rent rose over the three time periods, from 39 percent to 46 percent.

But Daysog said renters' relative lack of income was the key point. According to the Insight Center for Community Economic Development in Oakland, a single adult with one child needs to earn \$55,725 to be self-sufficient. A single adult with two children needs to earn \$66,326.

"That kind of underscores even more how just a slight change in the rent upwards disproportionately affects renters," Daysog said.

Daysog said he collected the data because he wanted to get a sense of what renters' experience has been in Alameda. In his presentation to the council, he listed objectives that included quantifying unaffordable housing trends and comparing them over time and also, comparing what's happening here on the Island to neighboring communities (data for Oakland, San Leandro and Alameda County are included in the presentation).

While he's not supporting rent control, Daysog did ask his dais-mates to consider increasing the city's business license fee to provide money for both the committee and ECHO Housing, but council members didn't vote to support it.

The council did vote [to move forward with efforts](#) to strengthen the rents committee and boost awareness of it and also, to collect more data about the rental market here and in neighboring communities (Daysog abstained from the vote).

"I am most interested in dedicating more funding especially to ECHO to be able to adequately handle to increased workload that will come its way given the heightened attention of the plight of renters in Alameda, and am open to any number of ways to accomplish this," Daysog said.

Extra: Daysog's presentation is attached at the bottom of this story.

File Attachment(s):

 [Tony Daysog's presentation on renters, January 20, 2015](#)

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- [July 2015](#) (26)
- [June 2015](#) (44)
- [May 2015](#) (57)
- [April 2015](#) (50)
- [March 2015](#) (48)
- [February 2015](#) (46)
- [January 2015](#) (53)
- [December 2014](#) (45)
- [November 2014](#) (46)
- [October 2014](#) (60)
- [September 2014](#) (80)
- [August 2014](#) (59)
- [July 2014](#) (50)
- [June 2014](#) (69)
- [May 2014](#) (70)
- [April 2014](#) (65)
- [March 2014](#) (61)
- [February 2014](#) (56)
- [January 2014](#) (48)
- [December 2013](#) (48)
- [November 2013](#) (61)
- [October 2013](#) (73)
- [September 2013](#) (57)
- [August 2013](#) (57)
- [July 2013](#) (60)
- [June 2013](#) (55)
- [May 2013](#) (82)
- [April 2013](#) (57)
- [March 2013](#) (55)
- [February 2013](#) (52)
- [January 2013](#) (45)
- [December 2012](#) (33)
- [November 2012](#) (58)
- [October 2012](#) (77)
- [September 2012](#) (73)
- [August 2012](#) (47)
- [July 2012](#) (47)
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Submitted by **Jon Spangler** on Thu, Feb 5, 2015

Thanks for presenting Council member Daysog's data again--and in a more comprehensible form, too. It was hard to digest these statistics when they were originally presented, with the numbers going by quickly at the late hour when the rent discussions finally came up.

The current experience of the almost 400 members of the Alameda Renters Coalition shows that these dual trends--flat or decreasing incomes among renters coupled with rapidly rising rents--are continuing into 2015. This is a disastrous combination for housing stability in Alameda.

(One renter reported on our Facebook page recently that her new landlord told her the rent will be steadily increased this year until it reaches \$2400 a month--nearly double what she is paying now.)

If anything, the situation is more dire now in 2015 than it was in 2013, but these worsened conditions are not yet confirmed by government statistics. The worsening conditions, however, strengthen the case for taking more aggressive measures to stabilize rents in Alameda.

The many people being hit with skyrocketing rent increases--despite their fixed or decreasing incomes--are being forced to move out **now**. They cannot wait for Alameda to ensure fairness in rents in 2016 or 2017 based on new statistical data. Will Alameda wait too long to act?

Submitted by **JB (not verified)** on Thu, Feb 5, 2015

I don't think it would be unreasonable to pass an emergency moratorium on rent increases above the consumer price index until the city can figure out what to do.

Submitted by **JG (not verified)** on Fri, Feb 6, 2015

A moratorium on rent increases might be OK if it includes a moratorium on the sale price of single family homes, fees charged by the City for the services they provide Monday thru Thursday, fees charged for work done by plumbers, electricians, roofers, painters, gardeners, and all of the rest of the business people who do the jobs that keep apartments habitable.

Submitted by **Alan R. Simmons (not verified)** on Sat, Feb 7, 2015

My rent has increased by 10% the past three years and will probably happen again this year. Inflation cannot keep up, nor will my social security check. This is not the way to treat long-term renters. The city should step in.

Submitted by **kathryn (not verified)** on Sun, Feb 8, 2015

Thank you for continuing to report on this very important rent crisis, particularly your report on who "owns" Alameda. I also appreciate Mr. Daysog's report on rent/income disparities. I would like to make three points:

1. Although the purchase / ownership of 5+ rental properties is fairly transparent, the purchase and subsequent rental of "private homes" is not. In Alameda, large houses have been divided up into less than five units and then rented out. A quick drive around town makes that obvious. The rental of private homes, whether to one family or four, is where we next need to look.
2. LLCs serve as shell companies for any entity seeking to purchase real estate. There has been an increase in cash purchases over the last 3 or 4 years. Private purchasers (that is, actual families vs corporations) cannot possibly afford to do that. Some cash purchasers have simply paid more than the asking price, thus putting any normal buyer out of the running. Blackstone uses LLCs to purchase houses and their main focus is private homes.
3. On the issue some have raised about Prop 13: while this disaster of a law definitely hurts real families (we bought a house under prop 13 and the property taxes tripled), it does NOT hurt corporations or entities posing as individuals who take advantage of the exclusions. I am not referring to bloodlines exclusions. I am referring to how corporate entities manipulate the CIO (change in ownership) so that ownership is divided to avoid triggering reassessment. Here is a link on how to do that:

<http://www.realestateinvestorlaw.com/Articles/Using-Exclusions-To-Avoid-...>

And here's a link on prop 13 in general. Scan down to "corporate effects"

[http://en.m.wikipedia.org/wiki/California_Proposition_13_\(1978\)#Effects_on_commercial_property_owners](http://en.m.wikipedia.org/wiki/California_Proposition_13_(1978)#Effects_on_commercial_property_owners)

This is part of what is happening here and across the country. See today's New York Times article on LLC money flooding high end property purchases. Granted, this is above little Alameda's range, but Blackstone, LLC purchases, Prop 13 manipulation by new foreign buyers and non-local entities are the canaries in the mine. Is it possible for the real Alameda families -renters and owners - and the real Alameda Real Estate people -- not out of town -- to come together and protect t all of its residents and businesses from the vampires preying on this country?

These <http://www.realestateinvestorlaw.com/AREassessment.shtml> that:

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**Unaffordable Rental Housing in City
of Alameda Before, During, and
After the Great Recession
Review of Census Data from Households'
Point of View**

By Tony Daysog
Alameda City Council

Objective 1: Quantify renting households' unaffordable housing trends in the City of Alameda

Objective 2: Compare City of Alameda trends against comparison areas of Alameda County, City of Oakland, and City of San Leandro

Objective 3: Compare City of Alameda unaffordable housing trends over time

Objective 4: Compare City of Alameda unaffordable housing trends against standard measures

Data Set

**US Census American Community Survey 3-Year
Samples for 2005-2007 (pre-recession period),
2008-2010 (recession period), and 2011-2013
(recovery period)**

Definitions

Unaffordable Housing: Unaffordable housing refers to situations where a household's gross monthly rent (when annualized) amounts to 30 percent or more of annual household income.

Gross Monthly Rent: Gross monthly rent refers to the monthly contract rent *and* utilities (electricity, water, and gas).

**Table 1. City of Alameda: Number of Renters in Unaffordable
Versus Affordable Housing Situations:
Pre-Recession, Recession, and Recovery Periods**

Source: US Census American Community Survey 3-Year Samples (2005-2007, 2008-2010, and 2011-2013): Tables B25070 , B25071, B25064

	pre recession	recession	recovery
	2005-2007	2008-2010	2011-2013
	3-Year Period	3-Year Period	3-Year Period
Total Rental Households:	14,726	14,822	15,894
<30 percent rent-to-income ratio	56%	54%	48%
30 and more rent-to-income ratio	39%	42%	46%
Not computed	5%	4%	6%

median gross-rent as % of HH income* **26.8%** **27.5%** **29.4%*

\$1,301 (\$1,373)

\$1,272 (\$1,342)

Table 2. Alameda County, Oakland, and San Leandro: Number of Renters In Unaffordable Versus Affordable Housing Situations:
2011-2013 3-Year Period Only

Source: US Census American Community Survey 3-Year Sample (2011-2013): Tables B25070 , B25071, B25064

	Alameda County	City of Oakland	City of San Leandro
Total Rental Households:	262,726	94,601	13,723
<30 percent rent-to-income ratio	45%	42%	50%
30 and more rent-to-income ratio	50%	54%	45%
Not computed	5%	4%	5%

median gross-rent as % of HH income 31.5% 33.0% 29.1%

3-year 2008-2010	\$1,199 (\$1,286)	\$964 (\$1,137)	\$1,153 (\$1,241)
3-year 2011-2013	\$1,202 (\$1,299)	\$858 (\$1,045)	\$1,137 (\$1,231)

Table 3. City of Alameda, Alameda County, Oakland, and San Leandro: Renters By Broad Household Income Categories: 2011-2013 3-Year Period Only

Source: US Census American Community Survey 3-Year Sample (2011-2013): Tables B25074 and B25119

	City of Alameda	Alameda County	City of Oakland	City of San Leandro
Rental Households:	15,876	262,726	94,601	13,723
<i>Less than \$50,000</i>	47%	54%	63%	52%
<i>\$50,000 to \$99,999</i>	35%	29%	25%	35%
<i>\$100,000 or more</i>	18%	18%	11%	13%

Median HH Income: Renters	\$51,712	\$45,294	\$35,629	\$47,222
Median HH Income: Owners	\$113,315	\$104,185	\$94,762	\$82,671

Table 4. Alameda County Self-Sufficiency Income: Insight Center for Community Economic Development

Source: Insight Center for Community Economic Development (Oakland, California) [<http://www.insightcced.org/communities/besa/besa-ca/calculator.html>]

2014		
Self-Sufficiency		
Income:		
Alameda County		
1-adult		\$28,000
1-adult, 1 child (<5)		\$55,725
1-adult, 2 children (<5 and 6-12)		\$66,326

Table 5. City of Alameda, Alameda County, Oakland, and San Leandro: Renter Median Household Income Trends: Pre-Recession, Recession, and Recovery Periods

Source: US Census American Community Survey 3-Year Sample s(2005-2007, 2008-2010, and 2011-2013): Tables B25074 and B25119

	pre recession 2005-2007 3-Year Period	recession 2008-2010 3-Year Period	recovery 2011-2013 3-Year Period
City of Alameda	\$59,653	\$57,736	\$51,712
Alameda County	\$46,904	\$47,444	\$45,294
City of Oakland	\$35,559	\$36,155	\$35,629
City of San Leandro	\$51,139	\$46,180	\$47,222

Table 6. City of Alameda, Alameda County, Oakland, and San Leandro: Homeowner Median Household Income Trends: Pre-Recession, Recession, and Recovery Periods

Source: US Census American Community Survey 3-Year Sample s(2005-2007, 2008-2010, and 2011-2013): Tables B25074 and B25119

	pre recession 2005-2007 3-Year Period	recession 2008-2010 3-Year Period	recovery 2011-2013 3-Year Period
City of Alameda	\$109,817	\$108,473	\$113,315
Alameda County	\$103,284	\$105,834	\$104,185
City of Oakland	\$86,833	\$89,614	\$94,762
City of San Leandro	\$81,514	\$80,736	\$82,671