

RENT STABILIZATION PROGRAM



ANNUAL REPORT FY 2017-2018

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City of Alameda

Demographics and Rental Market



31,408 Households:
48% rent and 52% own



13,389 units subject to
rent stabilization



45% of renters spend
at least 30% of income
on rent (2016)



2.2% rental vacancy
rate (2016 data)



62% of units are
owned by landlords
with more than 5 units

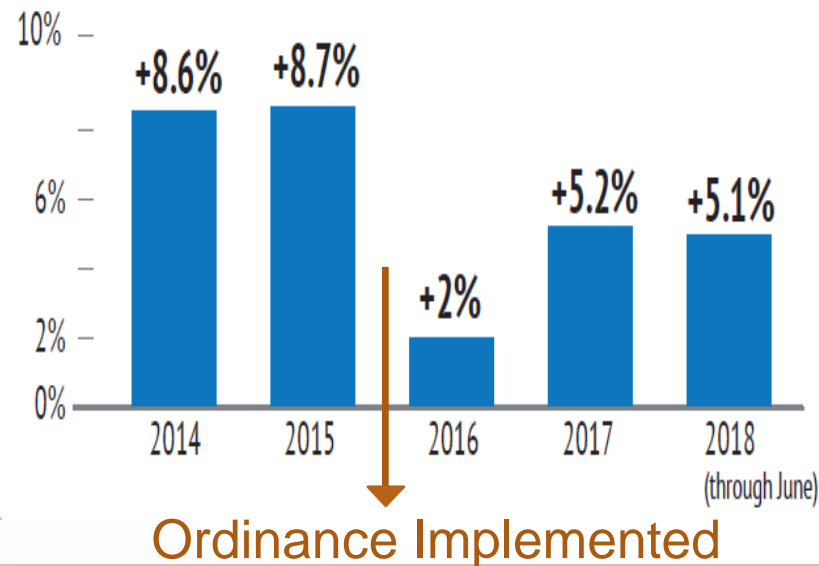


56% of landlords are
located in Alameda

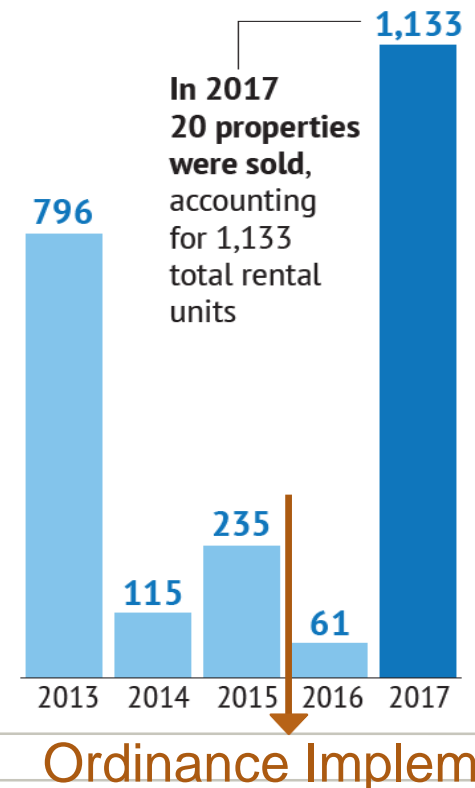
5 Year Trends at Multi-Unit Properties

Asking monthly rent percent growth

Decrease since Ordinance

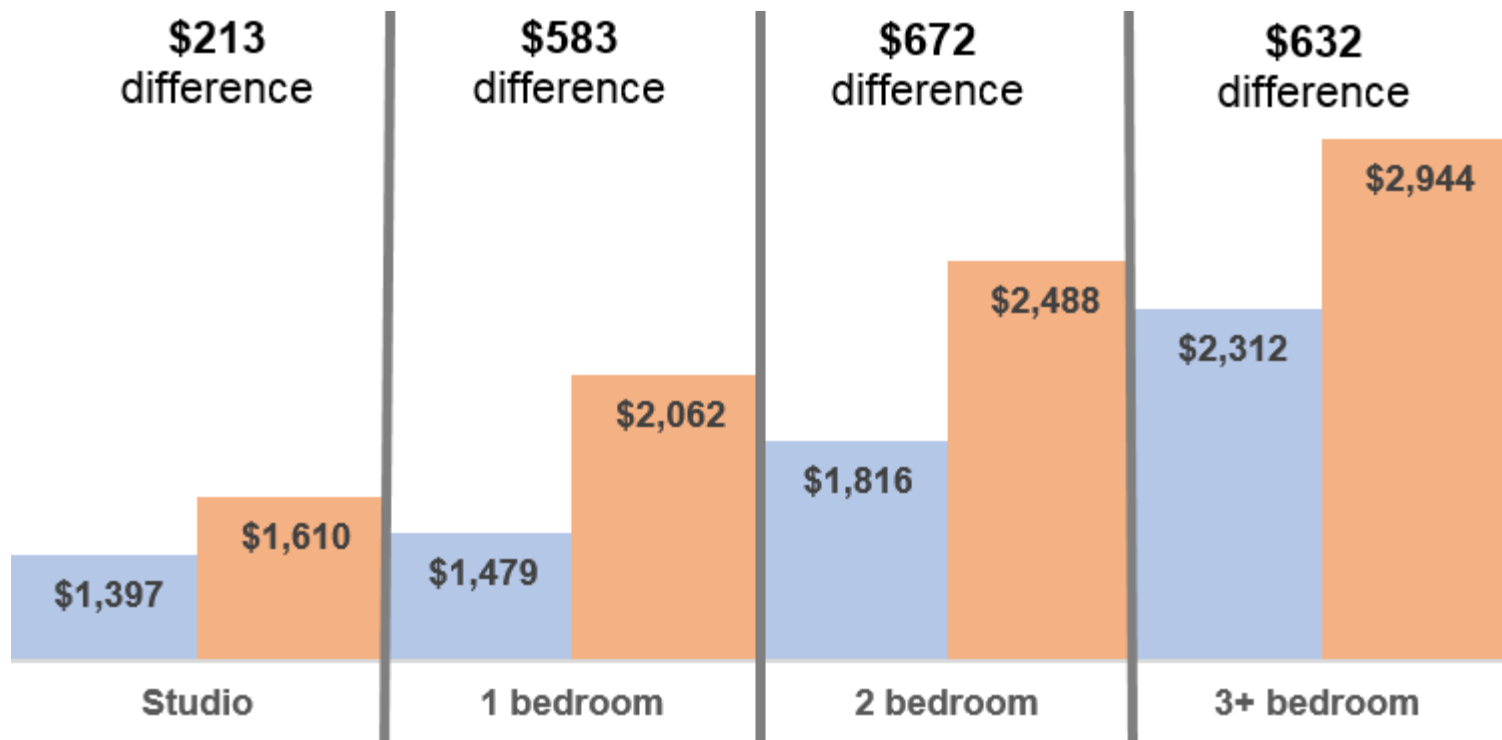


Number of Units Sold Increase since Ordinance



Asking Rents vs. Below Market Rents

■ Asking rents VS. ■ Effective rents of terminated units or units receiving a rent increase above 5%



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FY 17-18 OVERVIEW



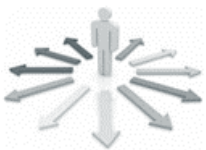
Reviewed 188 rent increase notices and provided mediation and hearing services to review and render decisions for rent increase requests



Enforced the regulations for 140 termination of tenancy notices including compliance monitoring for unit restrictions



Served 1692 individuals by providing information and addressing questions through phone, mail, e-mail, and by appointment



Provided educational workshops to 299 attendees and presented at community events, shared information in local publications and distributed e-newsletters

RENT INCREASE STATS

188 rent increase notices submitted

- 85 (45%) reached agreement prior to RRAC
- 52 (28%) withdrawn for failure to comply
- 34 (18%) withdrawn, tenants moved or tenant did not attend
- 17 (9%) reviewed at RRAC hearing
 - 1 RRAC decision appealed and reviewed by a Hearing Officer, who upheld the RRAC decision

70% decrease

from FY16-17 to FY17-18
in the number of rent
increases above 5%

**Average Rent Increase
of All Active Notices**

\$295 noticed amount

\$150 imposed amount

TERMINATION OF TENANCY STATS

140 termination of tenancy notices submitted

- **59 (42%) withdrawn**
- **81 (58%) resulted in relocation payment averaging \$8,733**
 - 40 owner move-in
 - 31 no cause
 - 10 withdrawal from market

24% increase


in submissions from
FY16-17 to FY17-18

40% of terminated
tenancies occupied
condos or single-
family homes

22% of terminations
were served to households
that had lived in Alameda
for more than 10 years

LOOKING FORWARD

FY 18-19 Program Goals

- 
- Streamline administrative & compliance procedures
 - Implement database to improve reporting functions & administrative efficiency
 - Expand outreach, community collaboration, and website improvements
 - Require owners to record restrictions placed on the unit, following a no cause or no fault termination, on the title
 - Draft regulations relating to the Ellis Act
 - Develop additional data collection methods for the rental market
 - IN PROGRESS: Amend the Sunshine Ordinance to increase privacy for RRAC participants