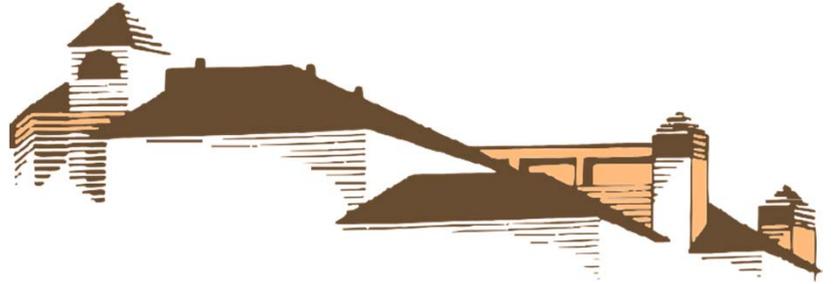




RENT PROGRAM ANNUAL REPORT



JULY 1, 2018 – JUNE 30, 2019



www.alamedarentprogram.org

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INTRODUCTION



The Housing Authority of the City of Alameda is pleased to submit the third annual report for the Rent Program.

.....
 This report was prepared in compliance with Ordinance 3148. The document and public services described throughout would not be possible without the efforts of the following individuals:

CITY COUNCIL

- Mayor Marilyn Ezzy Ashcraft
- Vice Mayor John Knox White
- Councilmember Tony Daysog
- Councilmember Jim Oddie
- Councilmember Malia Vella

CITY STAFF

- Elena Adair
- John Lê
- Debbie Potter
- Michael Roush
- Yibin Shen

RENT REVIEW ADVISORY COMMITTEE

- Brendan Sullivan-Cheah
- Simon Chiu
- Carolyn Johnson
- Sarah Murray
- Vadim Sidelnikov

HOUSING AUTHORITY OF THE CITY OF ALAMEDA BOARD OF COMMISSIONERS

- Carly Grob
- Bachir Hadid
- Sandra Kay
- Art Kurrash
- Stuart Rickard
- Kenji Tamaoki
- Brad Weinberg

HOUSING AUTHORITY OF THE CITY OF ALAMEDA STAFF

- Bill Chapin
- Sam Columbus
- Vanessa Cooper
- Grant Eshoo
- Greg Kats
- Jennifer Kauffman
- Angel Nguyen

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EXECUTIVE SUMMARY

This report summarizes City of Alameda Rent Program data for services provided from July 1, 2018 to June 30, 2019, under Ordinance 3148. As of September 2019, Ordinance 3148 has been repealed and replaced with Ordinance 3249.

13,389 UNITS SUBJECT ORDINANCE 3148

Fully Regulated Units

11,490 | 86%

Fully regulated rental units were multi-unit properties built before 1995. These units were subject to all regulations and subject to binding decisions for rent increases above 5 percent.

Partially Regulated Units

1,899 | 14%

Partially regulated rental units were single-family homes, condominiums, & multi-unit properties built after 1995. These units were subject to termination of tenancy regulations and non-binding decisions for all rent increases.

UNITS NOT SUBJECT TO ORDINANCE 3148

Accommodations less than 30 days

Government regulated

Mobile homes

Institutions

Commercial units

WORKLOAD SUMMARY

288

Rent increase submissions

27

Rent Review Advisory Committee meetings

84

Termination of tenancy submissions

165

Units monitored for compliance

2

Capital Improvement Plans

5

Administrative citations and hearings

259

Average monthly inquiries addressed

19

Public Records Requests

ALAMEDA RENTAL MARKET BY THE NUMBERS:

1.4%

Rental vacancy rate

54%

of households are renters

\$72,063

Median tenant household income

\$124,171

Median owner-occupied household income

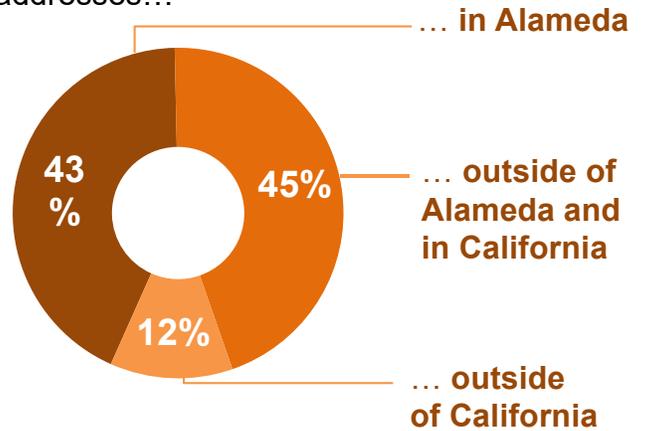
49%

of tenant households spend at least 30% of income on rent

Source: All data is sourced from 2017 American Community Survey One-Year Estimates, unless stated otherwise.

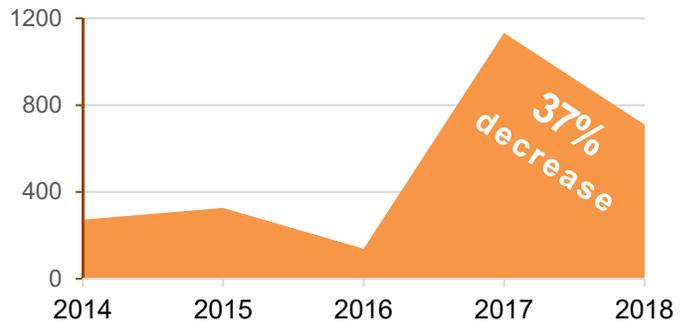
Landlord Addresses

Rental units owned by landlords with addresses...



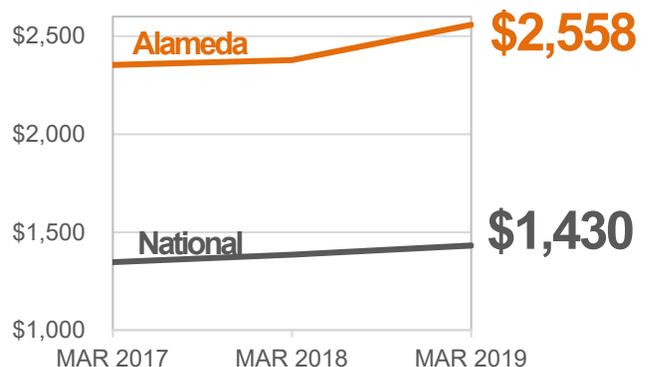
Source: FY17-18 Fee Collection

Total Units Sold at Multi-Unit Properties



Source: Alameda County Assessor

Average Apartment Rent



Source: Rent Café

LEGISLATIVE UPDATES

Fall 2018

Measure K

Ballot initiative to make Ordinance 3148 part of the City Charter fails.

Spring 2019

Ellis Act

City Council adopts an Ellis Act Policy to address terminations of tenancy to withdraw a rental unit from the rental market.

Sunset Clause

City Council removes the sunset clause from the Ordinance.

Summer 2019 (FY 19-20)

Just Cause and Annual General Adjustment

City Council prohibits terminations of tenancy for “no cause” and limits rent increases for most rental units to an Annual General Adjustment.

Fall 2019 (FY 19-20)

Rent Ordinance 3249

City Council adopts an urgency ordinance that repeals Ordinance 3148 and adopts the City’s rent control and limitations on evictions Ordinance 3249.



PROGRAM BUDGET

FY2017-18



FY2018-19



FY2019-20



COMMUNITY ENGAGEMENT

Personalized Service

Staff serve individuals in the community through phone calls, emails, and in-person appointments.

8,297 public contacts

Educational Workshops and Fair Housing Seminars

Staff offers educational workshops monthly during daytime and evening hours and a video of the workshops was available online in FY 2018-19. The Rent Program also provides seminars on fair housing trainings through Housing & Economic Rights Advocates (HERA).

101 individuals attended rent program workshops and fair housing seminars

38 rent program workshops and fair housing seminars hosted

Website Resources

The program hosts a website to share program resources and information. Individuals may download forms and documents as well as submit online questions and notices for review.

1,500 monthly website visitors



Stakeholder Meetings

Staff hosted three public stakeholder meetings to gather feedback on upcoming program amendments. Staff used feedback to inform the proposed amendments brought before the City Council on April 2, May 21, July 2 and September 3, 2019. Staff collected stakeholder feedback through individual landlord and tenant meetings, community open houses and an online community survey.

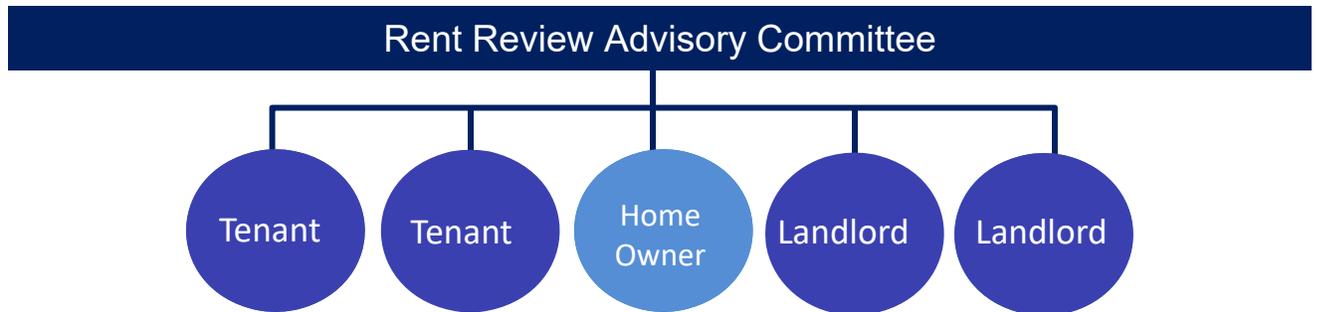
RENT INCREASES

Only one rent increase may be imposed in any 12-month period.

All rent increases above 5% were subject to a mandatory review by the Rent Review Advisory Committee (RRAC). Tenants could request an optional review by the RRAC for a rent increase at or below 5 percent. If an agreement was not reached, the RRAC issued binding decisions for the majority of cases. Non-binding decisions were issued for rent increases at or below 5 percent and all rent increases at partially regulated units.



If parties had not reached an agreement, the Rent Review Advisory Committee reviewed the rent increase.



If parties disagreed with a Rent Review Advisory Committee decision, they had the option to request additional review.

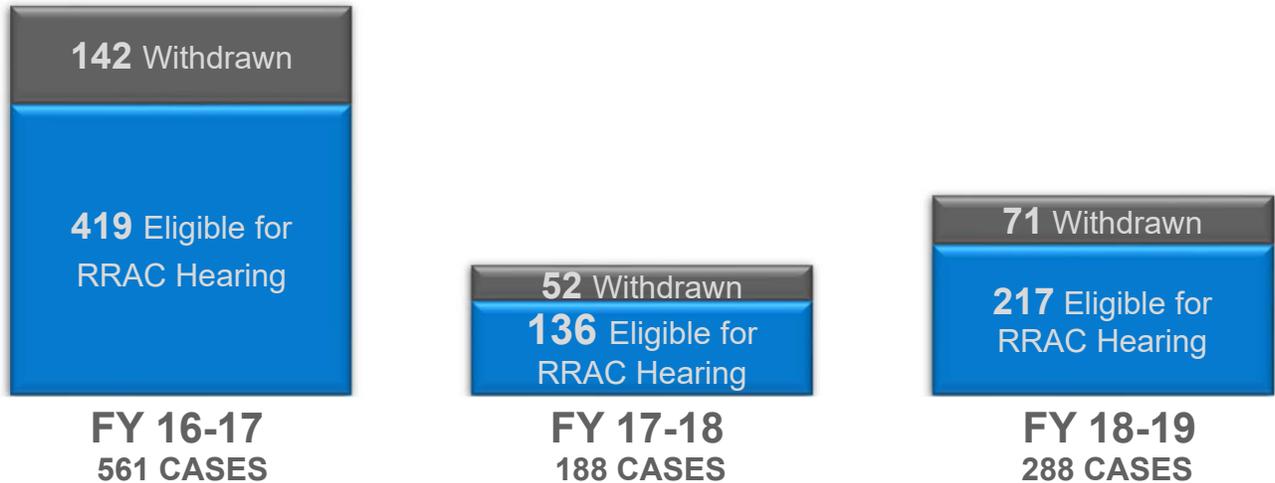
Rent Increases Above 5% at Multi-Unit Property Built Before Feb. 1995

Hearing Officers reviewed petition and issued binding decisions.

Rent Increases Below 5% and Rent Increases Above 5% at Single-Family Homes, Condominiums or Multi-Unit Property Built After Feb. 1995

City Council reviewed referrals and provided advisory recommendations.

RENT INCREASES BY THE NUMBERS:

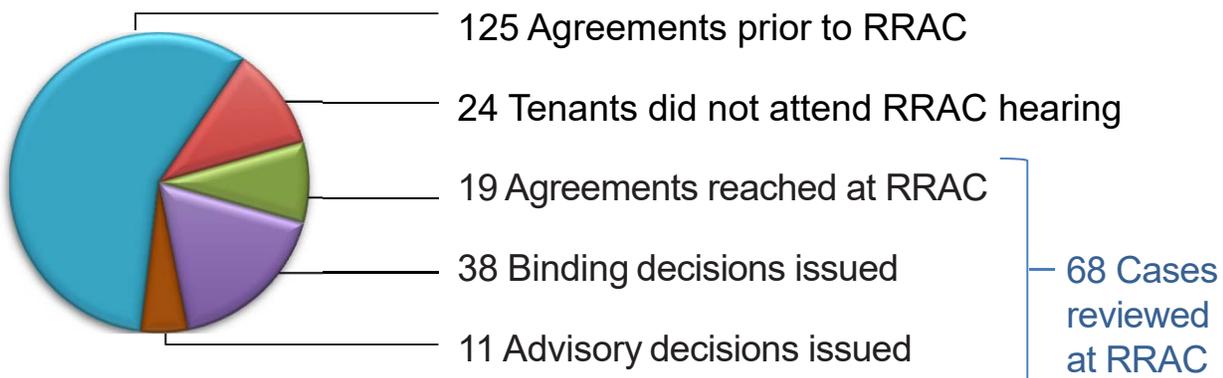


FY 2018 – 19 CLOSER LOOK:

Averages for the 217 Submissions Eligible for RRAC Hearing

\$238 (16%) noticed amount

\$147 (10%) imposed amount



Rent Increase Amount	Agreements prior to RRAC	Agreements at RRAC	Binding decisions	Advisory decisions
5% or less	9	8	7	7
Above 5% to 10%	79	9	26	1
Above 10%	37	2	5	3

Additional Review

1 petition was reviewed by a Hearing Officer, who issued a binding decision consistent with the RRAC decision.

0 referrals were heard by City Council.

TERMINATIONS OF TENANCY

For Cause

No relocation payment is required and no submission required.

- **Non-payment of rent**
- **Breach of the lease**
- **Failure to give access**
- **Nuisance**

No Fault

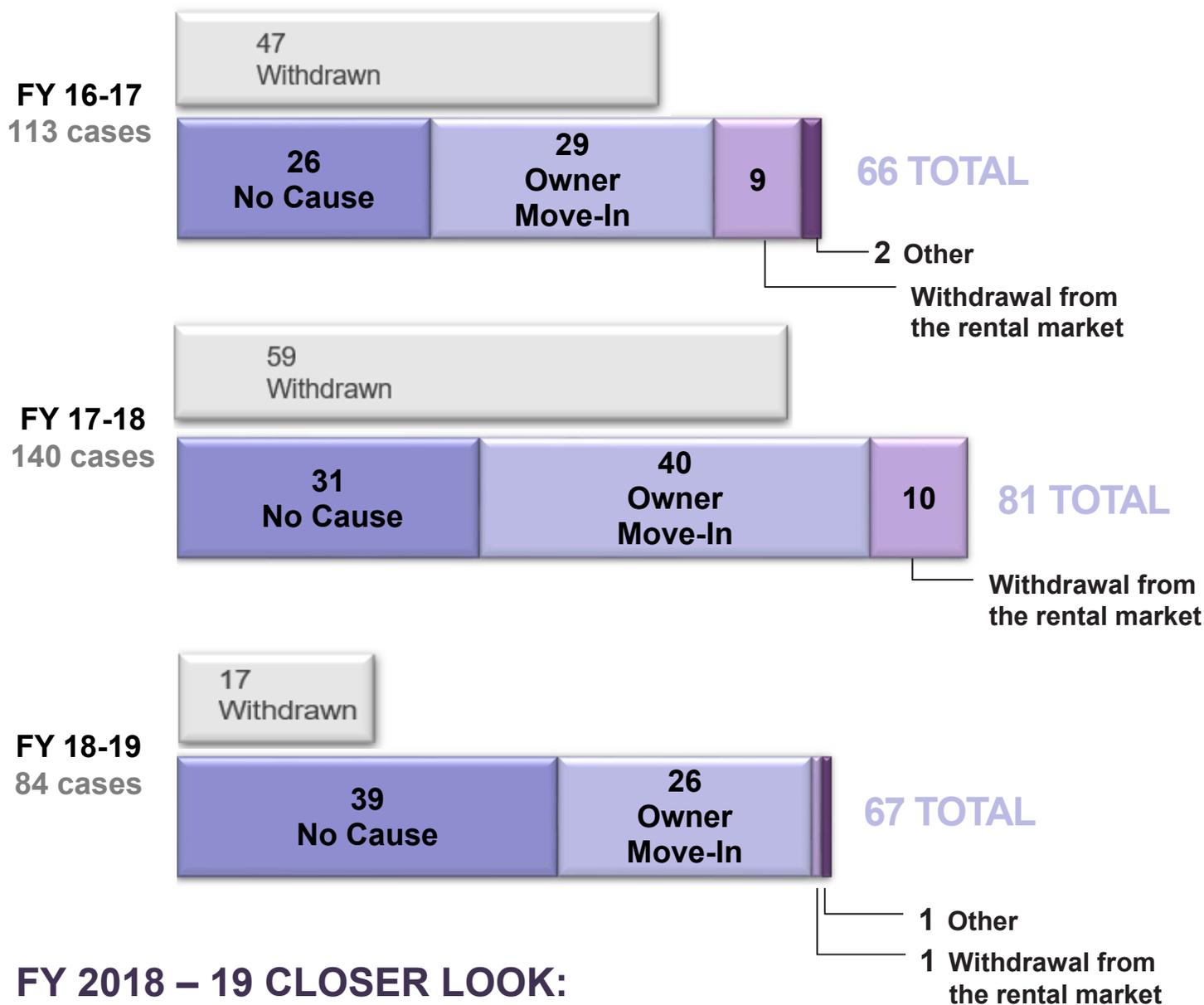
Relocation payment is required, landlord must submit documents for review, restrictions are placed on the use of the unit.

- **Owner move-in**
- **Capital Improvement Plan (CIP)**
- **Demolition**
- **Withdrawal from the rental market**
- **Compliance with a governmental order**
- **No cause** (FY2019-20: Effective July 5, 2019, no cause terminations are prohibited)



NO FAULT TERMINATIONS OF TENANCY BY THE NUMBERS:

Notices are withdrawn when there are deficiencies in the notice or the landlord chooses to rescind.



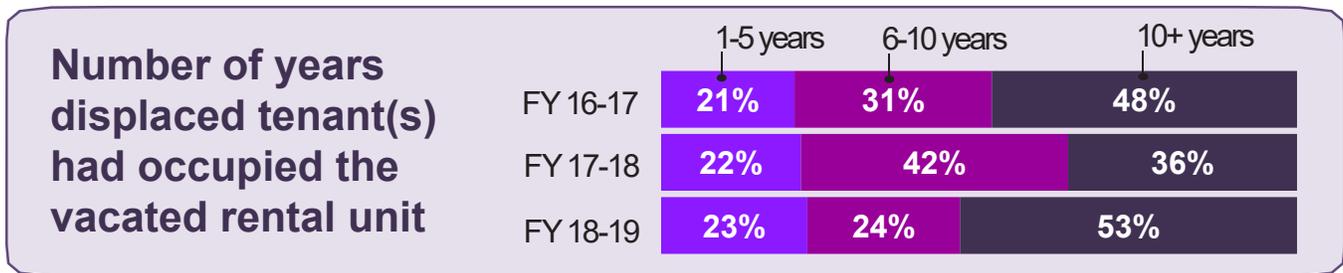
FY 2018 – 19 CLOSER LOOK:

66% occurred at **condominiums or single-family homes**

32% occurred at households **with children under the age of 18.**

15% occurred at a household with a tenant **aged 62 or older.**

RELOCATION PAYMENT



MONITORING OF UNITS

FOLLOWING NO FAULT TERMINATIONS OF TENANCY

Certain restrictions are imposed on rental units following terminations of tenancy for “no cause” and “no fault”. These restrictions apply regardless of a change in ownership. Quarterly, staff monitors these units. The monitoring remains “ongoing” until the landlord demonstrates compliance with the restrictions. Note: Effective July 5, 2019, “no cause” terminations of tenancy are prohibited.

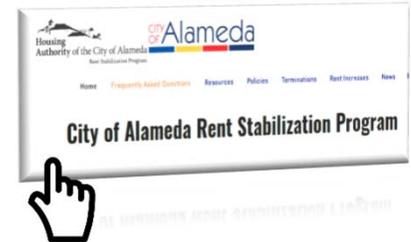
In FY 2018-19, staff monitored the following cases to verify compliance. The monitoring includes termination cases initiated in prior fiscal years.

	No Cause	Owner Move-In	Withdrawal from the Rental Market
Met compliance	42	64	3
Referred for citation	1	2	0
Monitoring ongoing	22	20	11
TOTAL	65	86	14

WHERE TO GET MORE INFO

Online Resources

www.alamedarentprogram.org



Informational Workshops

Attend a public workshop to learn more. View the calendar of upcoming sessions and register online here:

www.alamedarentprogram.org/workshops

Contact Information

Office hours are Monday through Thursday from 8:30am to 4pm



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