

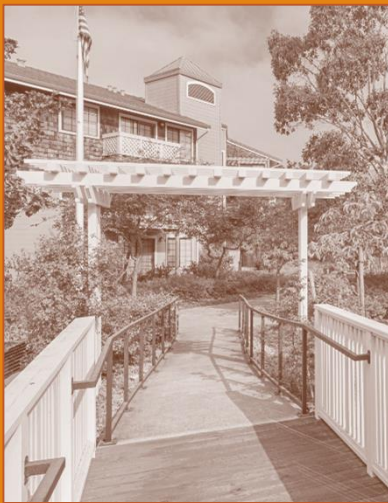
City of Alameda Rent Program

- FY 18-19 Annual Report
- Resolution Establishing a Revised Temporary Relocation Payment Schedule

October 15, 2019

RENT PROGRAM ANNUAL REPORT

JULY 1, 2018 – JUNE 30, 2019



City of Alameda

Demographics and Rental Market

1.4% rental vacancy rate

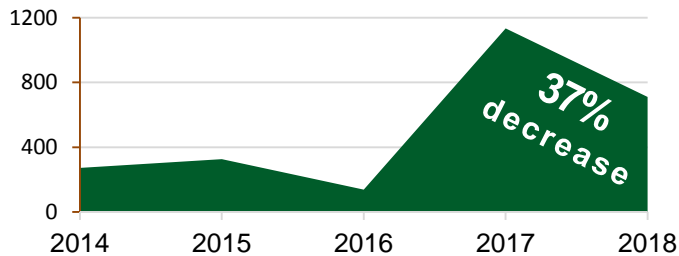
54% of households are renters

2017 ACS data

49% of renters spend at least 30% of income on rent

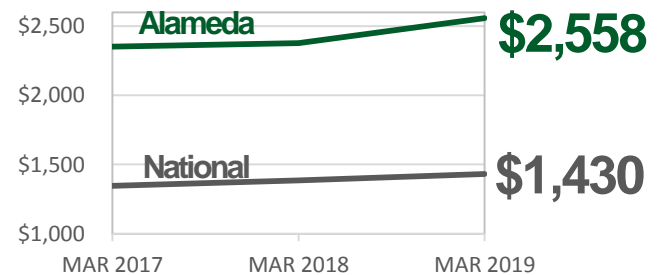
2017 ACS data

Total Units Sold at Multi-Unit Properties



Source: Alameda County Assessor

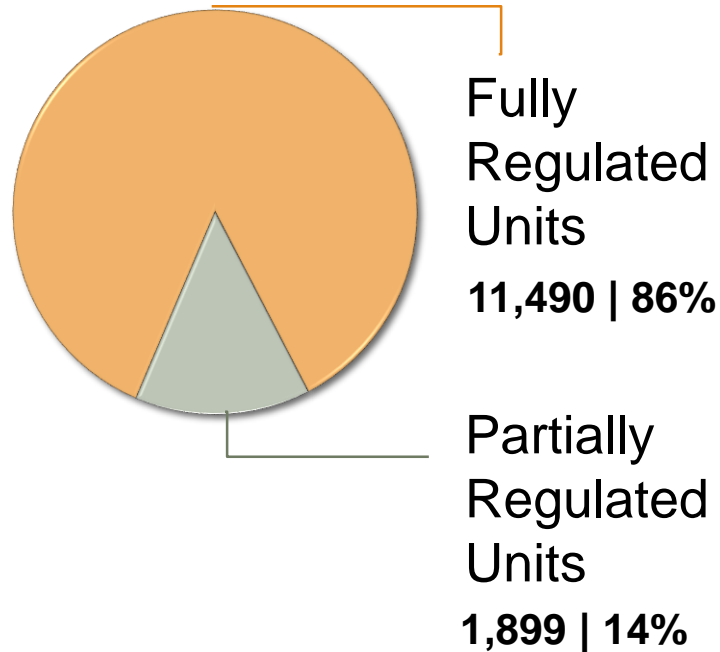
Average Apartment Rent



Source: Rent Café

City of Alameda Rent Regulated Units

13,389 units subject to rent regulations



Community Engagement

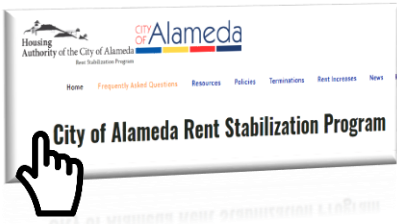
Personalized Service

8,297 public contacts



Website Resources

1,500 monthly website visitors



Workshops and Seminars

101 individuals attended rent program workshops and fair housing seminars

38 rent program workshops and fair housing seminars hosted

Workload Summary

288

Rent increase submissions

27

Rent Review Advisory Committee meetings

84

Termination of tenancy submissions

165

Units monitored for compliance

259

Average monthly inquiries addressed

2

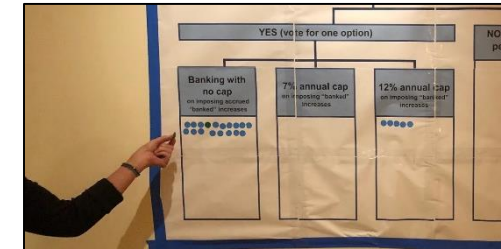
Capital Improvement Plans

5

Administrative citations and hearings

19

Public Records Requests



Rent Increases Summary

NOTE:
Data under
Ordinance
3148

- **53%** increase in submissions from previous FY (288 total)
- Average rent increase amount of submissions eligible for RRAC
 - **\$238** noticed amount
 - **\$147** imposed amount
- **125** cases reached agreements prior to RRAC hearing
- **24** tenants did not attend RRAC hearing
- **68** cases were reviewed by RRAC
 - 19 agreements reached
 - 38 binding decisions issued
 - 11 advisory decisions issued

Terminations of Tenancy Summary

NOTE:
Data under
Ordinance
3148

- **40%** decrease in submissions from previous FY (84 total)
- **67 cases resulted in relocation payments averaging \$8,743**
 - 39 terminations for “No Cause”
 - 26 terminations for “Owner Move-In”
 - 1 termination for “Withdrawal from the Rental Market”
 - 1 termination for “Capital Improvement Plan”
- **66%** of terminations occurred at condos or SFHs

Monitoring Units Summary

NOTE:
Data under
Ordinance
3148

	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

Staff Recommendation

- Accept the 2018-2019 Annual Report for the City's Rent Program

Permanent and Temporary Relocation Payment Schedules



Background

- September 2019, the City Council adopted Resolution 15583
 - Permanent relocation payments
 - Temporary relocation payments
- Direction to staff
 - Survey of whether enhanced **permanent relocation payments** are provided for qualified tenant households
 - Analyze per diem rates for **temporary relocation payments** to ensure rates accurately reflect cost

Permanent Relocation Payments

Based on HUD Fair Market Rents, actual moving expenses and other factors, such as taxes

Apartment Size	Base Relocation Amount	Enhanced Amount HHs with senior(s), minor child(ern), disabled tenant(s)
Studio	\$ 5,782	\$ 7,472
One bedroom unit	\$6,494	\$8,542
Two bedroom unit	\$7,502	\$10,024
Three bedroom unit	\$9,420	\$12,930
Four+ bedroom unit	\$11,008	\$15,313

Enhanced relocation payments for vulnerable households are a best practice

- 11 out of 12 surveyed Bay Area cities provide for tiered relocation payments based on tenant household characteristics
- Enhanced relocation payments are, on average, 29% higher than “basic” relocation payments (Alameda is 33% higher)
- Other rent control jurisdictions do not report a reduction in rental housing opportunities for “qualified tenant households”

Relocation Assistance Through Consultants or a Subscription Service

- Where relocation assistance is available through a consultant, assistance is in addition to, not in lieu of, enhanced relocation payments
- Some cities provide a 60-day subscription service to a rental agency (paid by the landlord) as part of relocation assistance

Temporary Relocation Payments

- Based on per diem rates for housing, meals and boarding pets in Alameda
- Revised temporary relocation payment schedule based on the inclusion of more locations (in Alameda) & weekly rates
 - 34% reduction in the housing portion
 - 24% - 30% reduction for pet accommodations

Covered Items	Temporary Relocation Amount
Temporary Housing	\$220/day
Meal Allowance	\$64/day per person
Laundry Allowance	\$1/day per household if rental included laundry
Pet Accommodations	\$35/day per cat; \$65/day per dog; and actual daily boarding cost for all other pets (if the temporary relocation accommodation does not accept pets)

Staff Recommendation

- Retain the City Council-approved permanent relocation payment schedule, including enhanced payments to qualified tenant households
- Adopt a resolution establishing a revised temporary relocation payment schedule