



The Housing
Authority of the
City of Alameda
is the Program

Administrator for the Rent Review, Rent
Stabilization and Limitations on Evictions
Ordinance no. 3148.

Services

HOURS:

Monday-Thursday 8:30am - 4:00pm

CONTACT INFORMATION:

Phone: (510)747-4346

E-mail: rrac@alamedahsg.org

RESOURCES &

WORKSHOP REGISTRATION:

www.alamedarentprogram.org

FILE DOCUMENTS:

E-mail: rrac@alamedahsg.org

Fax: 510-864-0879

Mail/Drop off: Rent Program

701 Atlantic Ave.

Alameda, CA 94501

The Housing Authority does not provide legal advice.
Each landlord and tenant is responsible for seeking the
advice of legal counsel on any matters or documents
related to the specific circumstances of the case.

This is an important document. If you require
interpretation, please call (510) 747-4346 or
come to our office.

Este es un documento importante. Si usted
requiere interpretación, por favor llame al
(510) 747-4346 o diríjase a nuestra oficina.

Ito ay isang mahalagang dokumento. Kung
kailangan mo ng interpretasyon, mangyaring
tumawag sa (510) 747-4346 o Dumating sa
aming opisina.

這是一個重要的文件。如果您需要翻譯服務，
請致電(510)747-4346，或來我們辦公室。

این مدرک مهمی است. اگر شما نیازمند به ترجمه این
مدرک هستید لطفاً به این شماره تلفن بنویسید: (۵۱۰) ۷۴۷-۴۳۴۶
و یا به دفتر ما مراجعه کنید.

Đây là một tài liệu quan trọng. Nếu bạn cần giải
thích, xin gọi (510) 747-4346 hoặc đến văn
phòng của chúng tôi.

አስተርጓሚ እንተደክ ደሊኩም ብኸብረትኩም በዚ ዝስዕብ ቁጽሪ
ይደውሉ፤ (510) 747-4346 ወይ ድማ ኣብ ቤት ጽሕፈትና
ተወከሱና።

The information in this brochure does not apply to
units in which the current rents are regulated by
federal law or by regulatory agreements between
the landlord and the government (e.g. Section 8
Housing Choice Voucher program).



Housing
Authority of the City of Alameda

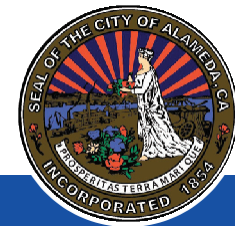
Rent and Community Programs

Landlord and Tenant Responsibilities & Protections



*Rent Review, Rent Stabilization and
Limitations on Evictions Ordinance no. 3148*

Effective March 31, 2016



www.alamedarentprogram.org

Phone: 510-747-4346

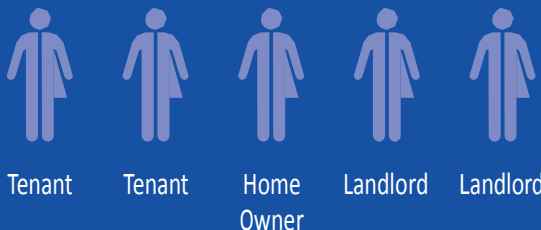
Email: rrac@alamedahsg.org

Rent Increases

- There is no cap on rent increases
- There can be only one rent increase in any 12 month period
- One time rule: With the first rent increase on or after March 31, 2016, or initial occupancy, the landlord must offer the tenant a one-year lease

Rent Review Advisory Committee (RRAC)

- The RRAC is a committee of five volunteers: 2 landlords, 2 tenants, and 1 homeowner.
- Members are not advocates for either party; the RRAC acts as a third-party mediator of rent increase disputes.
- Members are appointed by the Mayor and confirmed by the City Council.

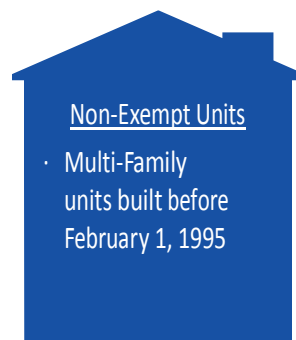
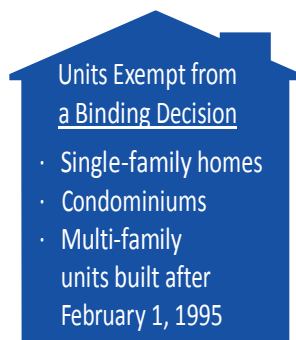


Rent increases AT OR BELOW 5%

- The notice served on the tenant must include Form RP-02 or the exact text as stated in section 6-58.60, Ordinance no. 3148.
- Increase is effective on the date stated in notice; no delays to the effective date based on RRAC meeting or appeal dates.
- Tenants may request mediation by the RRAC, which the landlord is required to attend. Any recommendation or appeal is non-binding for both parties.

Rent increases ABOVE 5%

- The notice served on tenant must include Form RP-03 or the exact text as stated in section 6-58.65, Ordinance no. 3148.
- A copy of the rent increase notice and Form RP-04 must be filed with the Program Administrator within 15 calendar days of service on the tenant.
- Rent increases above 5% are subject to review by the RRAC. If there is no show by a **person with ownership interest in the property**, the rent increase notice is void.
- The RRAC will dismiss the rent increase review if landlord and tenant reach a written agreement prior to the RRAC meeting date and file Form RP-05.
- Rent increases do not become effective until there is written agreement between landlord & tenant or a hearing officer makes a binding decision UNLESS the unit is exempt (see below).



Non-Exempt Units

- If there is no agreement after a RRAC recommendation, a landlord or tenant may file a petition for a binding decision by a Rent Dispute Hearing Officer.
- If there is no petition, the RRAC recommendation is binding.

Terminations of Tenancy

For cause (grounds for termination)

- Failure to pay rent
- Breach of lease
- Failure to give access
- Nuisance

No relocation assistance or filing with the Program Administrator required.

No fault (grounds for termination)

- Notice to vacate (no cause)* -- New rent cannot exceed 5% of previous tenant's rent
- Owner move-in
- Demolition*
- Capital Improvement Plan
- Withdrawal from rental market*
- Compliance with governmental order

Notice served on tenant must:

- State the reason for termination, if any
- Certify amount of relocation assistance
- Be filed along with Form RP-06 with the Program Administrator within 7 calendar days of service on the tenant

Relocation Assistance

Amount: Tenant is entitled to \$1,553 plus the payment of one month's rent for every year, or portion thereof, the tenant has rented the unit, up to a maximum of four months' rent.

- The 3 grounds for termination noted above by an asterisk (*), allow the tenant the option of trading relocation assistance \$ for more time in the unit.

Payment schedule: The first half of the relocation fee is paid when the landlord receives tenant's written confirmation to vacate. The second half is paid when the tenant vacates the unit.