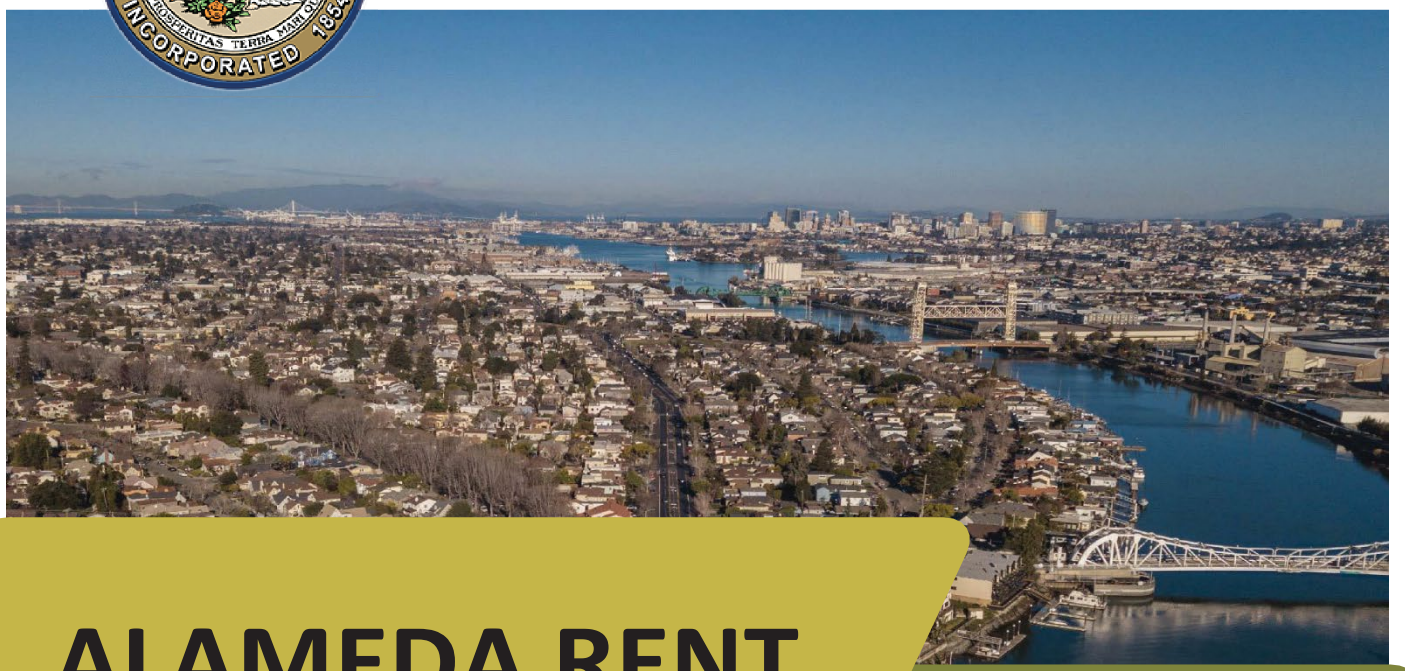
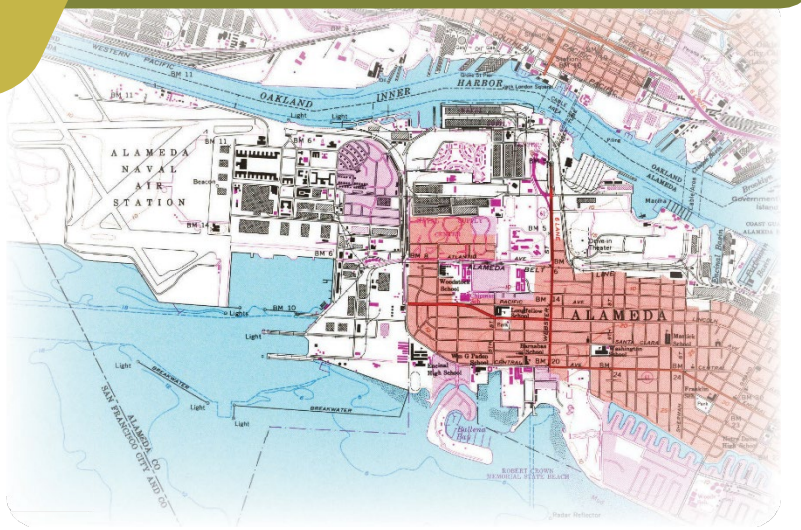
Presented by the City Attorney's Office
Yibin Shen - City Attorney
Bill Chapin - Rent Program Director



ALAMEDA RENT PROGRAM

Monthly Report

April 2026



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NEWS & NOTES

- Staff in April continued to conduct community outreach regarding potential policy changes to how tenants may be charged for utilities. To gather broader input on three policy options under consideration, staff distributed a survey and received more that 60 responses from landlords, property managers and tenants. Feedback from the survey will help inform a forthcoming staff report to City Council.

- On April 16, 2025, the Rent Program staff helped plan and participated in the sixth annual Fair Housing Workshop presented by the City Attorney's Office. More than 30 attendees participated in the event, which featured presentations on immigrant tenant protections, artificial intelligence in housing, utility billing practices, and fair housing resources.



OUTREACH

Staff serves individuals in the community Monday through Friday via telephone, email, Zoom, and in-person appointments. Informational workshops are offered twice monthly.

Upcoming Informational Workshop
Tuesday, May 19, 2pm - Zoom
Wednesday, June 3, 3pm – Free Library
Tuesday, June 16, 2pm - Zoom

	PERSONALIZED SERVICE		INFORMATIONAL WORKSHOPS	WEBSITE	
	Individuals Contacted	Total Inquiries	Attendees	Unique Users	Total Sessions
APRIL 2026	316	676	7	2,821	4,282
YEAR-TO-DATE	**1,204**	**2,600**	**19**	**11,892**	**17,274**

REGISTRATION

The online Rent Registry is available for landlords and property managers to submit, verify, and update registration information; pay the annual program fee; and more. The deadline to submit annual registration and pay program fees was August 31, 2025.

	APR 2026	YTD
Properties Submitting Annual Registration*	18	**109**
Property Change in Ownership Processed	5	**26**
Documentation Demonstrating that Property is Exempt from Regulation	0	**15**
Requests to Exempt Unit from Annual Program Fee	4	**6**
Properties Submitting Payment of Annual Fees**	18	**89**

*As of April 1, 2026, approximately 88.1% of fully regulated rental units and 84.7% of fully regulated rental properties had submitted annual registration.
**As of April 1, 2026, approximately 87.5% of Alameda rental properties had submitted payment of annual program fees for the FY25-26 fiscal year

AGA RENT INCREASES

Landlords who have registered their rental properties and paid the annual program fee are entitled to one rent increase every 12 months limited by a percentage cap, known as the Annual General Adjustment or AGA.

*The AGA for the period from September 1, 2025, to August 31, 2026, is **1.0%***

"BANKED" RENT INCREASES

The Rent Ordinance allows landlords who choose not to raise the rent for a full 12 months or choose to raise the rent by less than the AGA, to "bank" those unused amounts. The ordinance requires any landlord using "banked" amounts to file a copy of the notice with the Rent Program

	APR 2026	YTD
Current Rent Updated on Unit	175	**649**
"Banked" Rent Increase Filed	76	**244**
Updated Unit Info showing an Invalid Rent Increase	21	**93**

CAPITAL IMPROVEMENT PLANS

Landlords may apply to pass the cost of certain substantial improvements, amortized over time, on to tenants. In addition, landlords must file a Capital Improvement Plan (CIP) whenever a tenant must be temporarily relocated because of the work associated with qualifying capital improvements. *Note: On December 19, 2023, the Alameda City Council approved a revised policy effective January 19, 2024.*

	New Submissions	CIP Review Status			
		Under Review	Approved	Denied	Total
APR 2026	1	1	0	0	1
YTD	**5**	**3**	**3**	**0**	**6**

RENT REVIEW & PETITIONS

Multi-family units built prior to February 1995 are subject to a cap on the annual amount of rent increase, known as the Annual General Adjustment (AGA). Landlords may petition for an upward adjustment in the rent, and tenants may petition for a downward adjustment.

In addition, tenants and landlords may request that staff conduct a review of:

I. The calculation of the maximum allowable rent allowed by the AGA
II. The base rent and/or housing services included with base rent as reported by the landlord
III. Previous or pending rent increase notices to determine if they complied with all rent ordinances and regulations

Staff will work with the landlord to correct registration errors. If the review shows the tenant has been paying more than the maximum allowed by the AGA, staff will direct the landlord to reset the rent and refund the overpayment.

If the tenant received an invalid notice that is not yet effective, staff will direct the landlord to rescind the notice. Annually, the Rent Program sends letters to the landlord and tenant informing them of the maximum allowable rent and providing a deadline by which to file review.

LANDLORD SUBMISSIONS

	APR 2026	YTD
Petition for Upward Adjustment	2	**3**
Request For Staff Review	0	**0**

TENANT SUBMISSIONS

	APR 2026	YTD
Petition for Downward Adjustment	4	**8**
Request for Staff Review	6	**9**
TOTALS	12	**20**

HEARING OUTCOMES

	APR 2026	YTD
Upward Rent Adjustment	0	**0**
Downward Rent Adjustment	0	**2**
Petition Denied	0	**0**
Petition Withdrawn	3	**4**
Pending	3	**5**
TOTALS	6	**11**

STAFF REVIEW OUTCOMES

	APR 2026	YTD
No Violation	1	**2**
Registry Error Corrected	0	**0**
Rent Reset & Tenant Refunded	0	**0**
Invalid Notice Rescinded	1	**1**
Request Withdrawn	3	**3**
Pending Review	1	**3**
TOTALS	6	**9**

TERMINATION OF TENANCY

The Rent Ordinance prevents landlords from terminating a tenancy except for certain allowable grounds and requires a relocation payment in cases where the termination is not the fault of the tenant. Terminations based on these "no fault" grounds must be filed with the Rent Program. Submissions may be "Withdrawn" due to a failure to meet requirements or because a landlord chooses to rescind the notice.

OMI = Owner Move-In
WRM = Withdrawal from the Rental Market

TERMINATION SUBMISSIONS					
	OMI	WRM	Other	Withdrawn	TOTALS
APR 2026	2	1	0	1	4
YTD	**8**	**3**	**0**	**8**	**19**

BUYOUT SUBMISSIONS				
	Active	Deficient	Rescinded	TOTALS
APR 2026	2	0	0	2
YTD	**5**	**4**	**0**	**9**

BUYOUT AGREEMENTS

A buyout agreement is a written agreement between a landlord and a tenant, by which a tenant agrees to vacate, usually in return for money. The Rent Ordinance affords protection to tenants who are offered buyout agreements. Buyout Agreements must be filed with the Rent Program. Staff review submissions to ensure that tenants have been advised of their rights. An agreement that does not satisfy all requirements of the Rent Ordinance is not effective, and the tenant may rescind the deficient agreement at any time.

*Buyout agreements submitted in April had an avg. value of $27,508 and length of tenancy at 10 years

MONITORING OF RENTAL UNITS

Certain restrictions are imposed on rental units after a termination of tenancy for which the tenant is not at fault. These restrictions apply regardless of a change in ownership. On an annual basis, program staff initiates monitoring of the unit to verify compliance with the restrictions while they remain in effect. These annual monitoring cases remain "ongoing" until staff receives sufficient documentation from the property owner.

	Owner Move-In		Withdrawal from the Rental Market		TOTAL UNITS
	Case Initiated	Ongoing	Case Initiated	Ongoing	
APR 2026	0	14	0	0	14
YTD	**38**		**31**		**69**