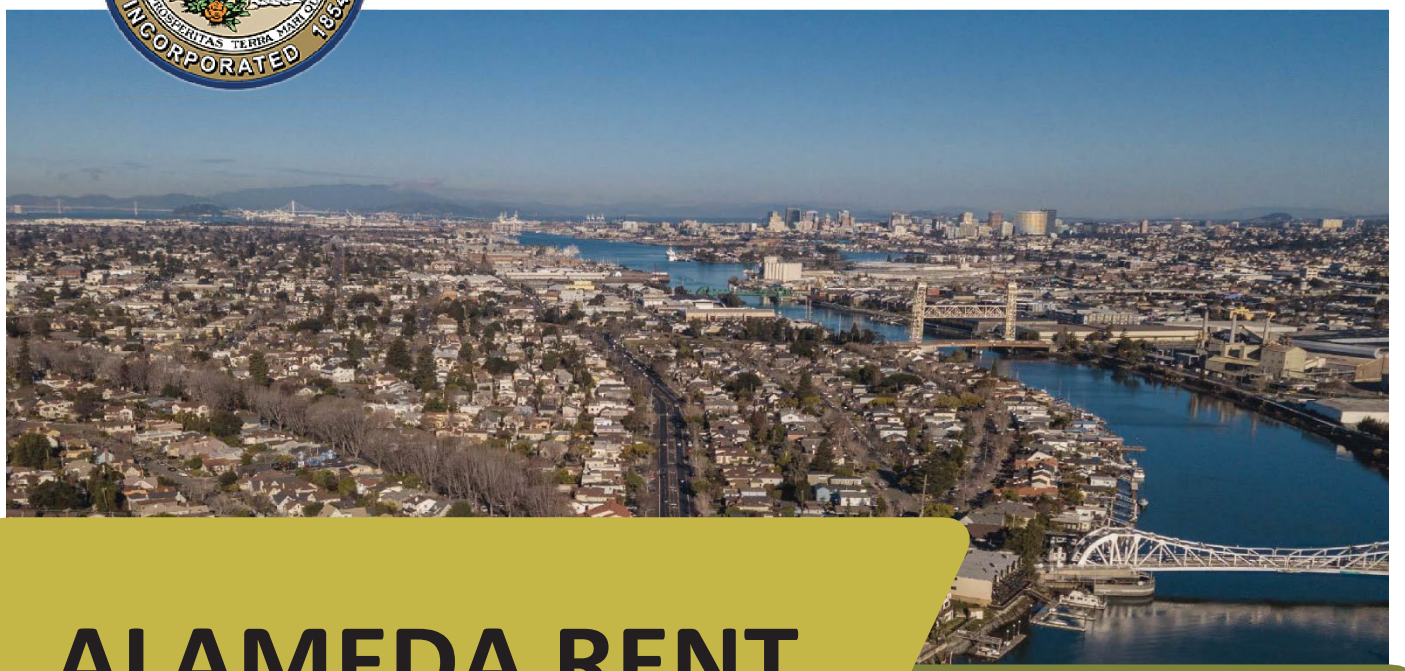
Presented by the City Attorney's Office
Yibin Shen - City Attorney
Bill Chapin - Rent Program Director



ALAMEDA RENT PROGRAM

Monthly Report

June 2026

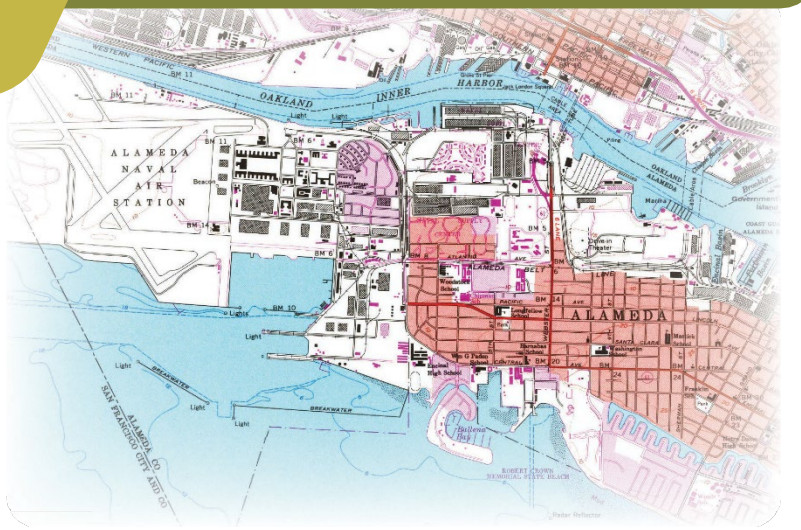


Table of Contents

- Page 1 - Program News & Outreach
- Page 2 - Registration & Rent Increases
- Page 3 - Rent Review & Petitions
- Page 4 - Terminations ofTenancy

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NEWS & NOTES

- Rent Program FY 2026-27 program fees: **$176** for fully regulated units and **$118** for partially regulated units. In late June, invoices were mailed to 3,519 landlords and/or property managers. Fees must be paid by August 31, 2026, and any exemption requests are due August 1, 2026. Payments made after August 31 will incur a 10% monthly late fee, up to a maximum of 60%

- The Alameda City Council adopted Ordinance 3407 in July, revising rules for utility billing in fully regulated units. Beginning August 6, 2026, landlords may no longer charge new tenants for utilities that are not separately metered, including RUBS and flat utility fees. Existing tenants are temporarily unaffected, but a forthcoming petition process will help landlords obtain a one-time rent adjustment based on documented average utility expenses. The Rent Program will provide more information in the coming months as forms, procedures, and deadlines are finalized.



OUTREACH

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

<u>Upcoming Informational Workshop</u>
Tuesday, July 21, 2pm - Zoom
Tuesday, Aug 4, 3pm – Main Library
Tuesday, Aug 18, 2pm - Zoom

	PERSONALIZED SERVICE		INFORMATIONAL WORKSHOPS	WEBSITE	
	Individuals Contacted	Total Inquiries	Attendees	Unique Users	Total Sessions
JUNE 2026	522	1,161	7	3,085	4,909
YEAR-TO-DATE	**1,991**	**4,363**	**26**	**17,703**	**26,271**

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 is August 31, 2026.

	JUNE 2026	YTD
Properties Submitting Annual Registration*	937	**1,053**
Property Change in Ownership Processed	15	**46**
Documentation Demonstrating that Property is Exempt from Regulation	71	**86**
Requests to Exempt Unit from Annual Program Fee	88	**97**
Properties Submitting Payment of Annual Fees**	656	**759**

*As of July 1, 2026, approximately 23.1% of fully regulated rental units and 25.5% of fully regulated rental properties had submitted annual registration.
**As of July 1, 2026, approximately 30.8% of Alameda rental properties had submitted payment of annual program fees for the FY26-27 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

	JUNE 2026	YTD
Current Rent Updated on Unit	654	**1,579**
"Banked" Rent Increase Filed	54	**322**
Updated Unit Info showing an Invalid Rent Increase	102	**213**

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
JUNE 2026	0	2	1	0	3
YTD	**6**	**2**	**4**	**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		
	JUNE 2026	YTD
Petition for Upward Adjustment	0	**3**
Request For Staff Review	0	**0**

TENANT SUBMISSIONS		
	JUNE 2026	YTD
Petition for Downward Adjustment	3	**13**
Request for Staff Review	3	**14**
TOTALS	6	**30**

HEARING OUTCOMES		
	JUNE 2026	YTD
Upward Rent Adjustment	0	**0**
Downward Rent Adjustment	0	**4**
Petition Denied	0	**2**
Petition Withdrawn	1	**6**
Pending	2	**4**
TOTALS	3	**16**

STAFF REVIEW OUTCOMES		
	JUNE 2026	YTD
No Violation	1	**4**
Registry Error Corrected	0	**0**
Rent Reset & Tenant Refunded	0	**1**
Invalid Notice Rescinded	1	**3**
Request Withdrawn	1	**3**
Pending Review	0	**3**
TOTALS	3	**14**

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
JUNE 2026	2	1	1	1	5
YTD	**12**	**4**	**1**	**12**	**29**

BUYOUT SUBMISSIONS				
	Active	Deficient	Rescinded	TOTALS
JUNE 2026	2	0	0	2
YTD	**9**	**4**	**0**	**13**

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 June had an avg. value of $37,500 and length of tenancy at 12 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	
JUNE 2026	4	0	0	1	5
YTD	**47**		**34**		**81**