

Contact Information

Tenant Information:

Name(s): Paul Lee and Raniel Alcantara-Lee

Unit Address: 2133 Santa Clara Ave #102, Alameda, CA

Phone: _____ Email: _____

Landlord Information:

Name(s): Judy E. Volin-Judy

Unit Address: 1817 Yale Drive, Alameda, CA 94501

Phone: _____ Email: _____

Rent Increase Information

1. What is the requested rent increase?

Current monthly rent: \$ 1500 (Value A)

Monthly amount of rent with the requested increase: \$ 1800 (Value B)

Amount of rent increase:

\$ 300 (Value C) 20 %

Value B-Value A Value C+Value A

2. Are there different rent increase rates for month-to-month vs. one-year lease options?

No

Yes, Month-to-month

One-year lease

Rent increase offer: \$ _____

Rent increase offer:

\$ _____

3. What date was the notice served on the tenant? 01 / 19 / 2019
Month/Day/Year

4. What is the effective date of the rent increase? 04 / 01 / 2019
Month/Day/Year

5. How was the rent increase notice served? In-Person X Post & Mail _____
Other (please specify) _____

Rent History

6. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month agreement? *Written lease agreement that then became month-to-month after initial rent payment*
 Lease Month-to-month
7. What was the start date of the tenancy? 02/11/2013 Total years of residency 6
8. Rent Increase History

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) Value E-Value D	Increase Percentage Value F ÷ Value D
<u> </u> / <u> </u> / <u> </u>	\$ <i>No past rent increases</i>	\$	\$	%
<u> </u> / <u> </u> / <u> </u>	\$	\$	\$	%
<u> </u> / <u> </u> / <u> </u>	\$	\$	\$	%
<u> </u> / <u> </u> / <u> </u>	\$	\$	\$	%

Property Information

9. Do you receive Section 8 Housing Choice Voucher rental assistance?
10. In the past 12 months, has the building changed ownership?
 No Yes I don't know
11. Is the unit any one of the following: a) a single-family home (built anytime), b) a condominium (built anytime), or c) a unit in a multi-unit building that was built after February 1995?
 No Yes
12. Number of units in building 27-30 Stories 3
13. Unit details:
 • Number of bedrooms 2 Bathrooms 2
 • Current number of occupants: Age 0-17 1 Age 18-61 2 Age 62+
14. Please check any housing services offered at the unit:
 • Gas Water Electricity Garbage Recycling Pet rent
 • Off street parking Garage parking Elevator Building security
 • Pool Furnished Other:
15. Are there any housing services that were included in the rent before the rent increase, but are now being charged separately from the rent amount?
 No Yes, (please specify)

Rent Increase Response

16. What is the maximum amount of a rent increase that you believe is reasonable for your unit?

\$ 300 (total monthly amount)

17. Please provide a written statement (as an attachment to this form) explaining your perspective on the rent increase amount. You are highly encouraged to submit supportive documentation to substantiate your statements.

Factors considered by the RRAC may include, but are not limited to:

- The frequency, amount and the presence or absence of prior rent increases
- The landlord's costs of operation
- Any change in housing services (as defined in section 6-58.15.M, AMC) since the last rent increase
- The financial impact on the tenant
- The landlord's interest in earning a just and reasonable rate of return

For more information on the review process, visit www.alamedarentprogram.org/about-rrac.

Mediation Request

18. Would you like to schedule private mediation for this rent increase?
(This service is provided free of charge.)

No Yes

Declaration

I declare (or certify) under penalty of perjury under the laws of the State of California that:

1. The information in this form is true and correct to the best of my knowledge and belief.
2. All attachments I have included herewith are either the originals or true and correct copies of the originals.

3. This declaration (certification) was executed on 02/02/2019, 2019
at Alameda, California.

Paul Lee
Print Name (Tenant)

[Signature]
Signature (Tenant)

Tenant: Paul Lee and Raniel Alcantara-Lee

Landlord: Judy E. Volin-Judy

Written Statement from Tenant

We were presented with a rent increase notice on 1/19/2019 which is a 33.3% increase in our monthly rent for this unit. We find the amount of the increase in a single year to be excessive and places a burden on us to adjust our budget for other household needs immediately rather than allowing us an opportunity to make gradual adjustments. We propose an increase of 20%. Although this is still a large increase, we feel this amount is warranted because the rent for the unit is below market value and there have been no previous rent increases. In considering this rent increase, we also ask the Rent Review Advisory Committee to consider what percentage is reasonable for a rent increase in Alameda.