

Instructions



**Housing
Authority of the City of Alameda**
Rent and Community Programs

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www.alamedarentprogram.org

701 Atlantic Avenue • Alameda, California 94501-2161

• FORM RP-01 •

TENANT RESPONSE TO A RENT INCREASE

Contact us if you need translation services or special accommodations due to disabilities.

PURPOSE

A tenant should use this form to respond to a rent increase regarding any of the following:

- Request to review the validity of the rent increase notice
- Request for review by the Rent Review Advisory Committee for an increase of 5% or less
- In response to a landlord's request for a rent increase above 5%

REQUIRED DOCUMENT(S)

In addition to completing this form, it is required the submission include a copy of the full rent increase notice that was served on the tenant, including any attachments.

DEADLINE

The required documents must be filed with the RENT STABILIZATION PROGRAM (via fax, email or mail) within fifteen (15) calendar days after service of the rent increase notice on the tenant.

EXCEPTION TO THE DEADLINE

A tenant may request review of a rent increase at any time if any of the following are true:

- More than one (1) rent increase is being imposed within a 12 month period.
- The rent increase notice does not include the required text from the relevant section 6-58.60 or 6-58.65 of the Alameda Municipal Code [AMC].

RENT REVIEW ADVISORY COMMITTEE (RRAC) HEARING SCHEDULE

Valid rent increase documents filed by the 10th of the month will be scheduled for a RRAC hearing on the first Monday of the following month. This schedule may vary depending on volume.

RENT REVIEW ADVISORY COMMITTEE (RRAC) AUTHORITY

RRAC decisions regarding the allowable amount of the rent increase are:

- Binding for all multi-family units built before February 1, 1995 when the rent increase offer is above 5%.
- Non-binding when the rental unit is exempt as set forth in Section 6-58.135 of the AMC.
- Non-binding when the rent increase offer is equal to 5% or less regardless of the type of unit.

The RRAC's scope is limited to the amount of a rent increase. If you have concerns related to maintenance issues, please find appropriate resources here: www.alamedarentprogram.org/maintenance-resources

The RRAC does not provide legal advice. Landlords and tenants are responsible for seeking the advice of legal counsel on any matters related to their specific circumstances.

FOR YOUR INFORMATION

- This form becomes public record when submitted and is subject to disclosure under the California Public Records Act and the City of Alameda's Sunshine Ordinance.
- A rent increase is not eligible for review by the RRAC if the tenant's rent is regulated by federal law or by regulatory agreements between the landlord and (a) the City, (b) the Housing Authority or (c) any agency of the State of California or the Federal Government.

PROCEDURE

Notices that meet compliance with Ordinance no. 3148 will be scheduled for a RRAC hearing:

- the tenant will receive a notice to appear at a RRAC hearing
- the landlord will receive a copy of this form and a notice to appear at a RRAC hearing
- free and private mediation is made available, upon request

After a notice is affirmed by the Rent Stabilization Program to be in compliance with the Ordinance, the tenant and landlord have the option to reach a mutually agreeable amount of rent increase prior to the scheduled RRAC hearing. Written acknowledgment of this agreement must be submitted using Form RP-05.

Contact Information

Tenant Information

Tenant name *	Email	Phone number
Tina Dabney		Numbers only
Jose Romero		Numbers only

Tenant street address *	Unit number	City	State
1843 Poggi St	301C	Alameda	CA

Landlord Information

Landlord name *	Email	Phone number
Shahzad Raufi	vuealamedamgr@pinnacleliving.com	5105226364 Numbers only

Landlord street address *	Unit number	City *	State *	Add name
1825 Poggi St		Alameda	CA	- Only when there are multiple addresses

Rent Increase Information

Current Rent Increase Offer

1. What is the current monthly rent? *	What is monthly amount of rent with the requested rent increase? *	Increased amount	Increased percentage
\$ 1,515.90	\$ 1,667.00	\$ 151.10	9.96767%

2. What date was the notice served on the tenant? *

6/15/2018

3. What is the effective date of the rent increase? *

9/1/2018

4. How was the rent increase notice served? *

☐ In-Person ☒ Post & Mail ☐ Other (please specify)

Rent History Information

5. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month agreement? *

☐ Lease ☒ Month-to-Month

6. What was the start date of the tenancy? *

9/1/1999

7. Have previous rent increases been imposed on the tenant(s) at this unit? *

☐ No ☒ Yes

Rent increase history at this unit

Rent increase effective date	Rent increased from	Rent increased to	Increased amount	Increased percentage
9/1/2017	\$ 1,443.75	\$ 1,515.90	\$ 72.15	4.9974%
9/1/2016	\$ 1,375.00	\$ 1,443.75	\$ 68.75	5%
9/1/2015	\$ 1,225.00	\$ 1,375.00	\$ 150.00	12.24489%
9/1/1999	\$ 650.00	\$ 650.00	\$ 0.00	0%

Property Information

8. Do you receive Section 8 Housing Choice Voucher rental assistance? *

Any unit receiving Section 8 assistance is not required to use this form and must follow rent increase procedures under the Section 8 program.

9. In the past 12 months, has the building changed ownership? *

☐ No ☒ Yes ☐ Don't Know

10. 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

	Stories in the building *	Units in the building *	Bedrooms in the unit *	Bathrooms in the unit *
11. How many?	3	186	2	1

	Age 0-17	Age 18-61	Age 62+
12. How many occupants reside in the unit?		1	1

13. 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 ☐ None
☐ Other (please specify)

14. 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

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

[Click here for more information.](#)

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

\$ 1590.00

Total monthly amount

16. Share your perspective on this rent increase by uploading the documents indicated below :

Would you like instructions on how to upload a document?

☒ No ☐ Yes

a. Submit a copy of the rent increase notice and any attachments you received with the rent increase.

Tina Dabney rent increase notification.pdf

1.2MB

b. Please provide a written statement explaining your perspective on the rent increase amount.

Tina Dabney RP01.docx

12.15KB

Optional: Type your statement here.

c. Please submit supportive documentation to substantiate your statements.

Mediation Request

17. 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. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals.

4. This declaration (certification) was executed on *

7/26/2018

Date

5. This declaration (certification) was executed at *

Alameda, CA

Location (City, State)

*

Tina Dabney

Print Name

*



Signature (Tenant)

Tenant Response to a Rent Increase
Form RP-01, Tenant Statement

Dear Rent Advisory Committee:

I do not agree that there should be a rent increase for our unit (1843 Poggi St #301C, Alameda).

I have been a tenant in this unit for 19 years. During this time, there have been multiple property managers who have may have made changes outside and around the property but nothing significant within my unit. There has never been a working elevator, there was replacement of the bathroom tile due to mold but that has been the extent of the most significant improvements. There has not been a change of appliances, cabinetry, painting, or anything that would demonstrate an upgrade within the unit.

Further, I am on a fixed income and currently contribute almost 80% of my and towards rent. It would be a significant hardship for me if rent is to be increased yet again. It has been increased each year within the last few years with a big increase in 2015. I had to get a roommate to help me afford my housing. However, there are restrictions on the amount I can contribute and if rent keeps increasing, I will no longer be able to afford the cost of living. I am over 62 years old and on . I've been looking for lower income senior housing and waiting to apply for section 8. Since those are hard to come by, I am hoping I will not be forced into homelessness before an opening is available.

Thank you for your time and consideration.

Tina Dabney
(& Jose Romero)