

Contact Information

Tenant Information

Tenant Name *	Email	Phone Number
William Griffith		Numbers only

Tenant street address *	Unit number	City	State
553 Pacific Ave.	D	Alameda	CA

Landlord Information

Landlord Name *	Email	Phone Number
JEFF KIRK <small>Person with ownership interest who will attend the RRAC meeting. If the rental unit is owned by an entity, then a person from that entity who has the lawful authority to bind the entity under penalty of perjury must appear at the hearing.</small>	vproperty500@gmail.com	5109188490 <small>Numbers only</small>

Landlord street address *	Unit number	City *	State *	Add name
553 pacific ave.	E	alameda	CA	- <small>Only when there are multiple addresses</small>

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
\$ 1,070.00	\$ 1,270.00	\$ 200.00	18.69158%

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

11/29/2018

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

2/1/2019

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? *

10/1/2009

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
1/1/2018	\$ 1,030.00	\$ 1,070.00	\$ 40.00	3.88349%
1/1/2017	\$ 1,000.00	\$ 1,030.00	\$ 30.00	3%
1/1/2016	\$ 975.00	\$ 1,000.00	\$ 25.00	2.5641%
1/1/2015	\$ 950.00	\$ 975.00	\$ 25.00	2.63157%
1/1/2013	\$ 925.00	\$ 950.00	\$ 25.00	2.7027%
1/1/2011	\$ 900.00	\$ 925.00	\$ 25.00	2.77777%

Property Information

8. Does the landlord participate in the Section 8 Housing Choice Voucher program for this unit? *

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?	2	4	1	1

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

HIGH SPEED INTERNET

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. 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 provided with the notice.

6 58 65 Text of Notice .docx	184.68KB
Rent Increase Chart 1.1.19.xlsx	46.51KB
RP-03.pdf	316.7KB
Rent Increase-Griffith-1.1.19.docx	129.81KB

b. Please provide a written statement explaining the reason(s) you are requesting a rent increase above 5%.

Written Statement explaining the reasons I am requesting a rent increase over 5.docx	181.12KB
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Optional: Type your statement here.

c. Please submit supportive documentation to substantiate your statements. The landlord has the burden of proof to demonstrate the need for a rent increase in excess of 5%.

Average Property Tax Increase.pdf	26.83KB
Average Studio Rent- Alameda 11_1_18.png	73.35KB
Average Rerturn of SP 500_8 Years.png	57.65KB
Rent Increase-Griffith-1.1.18.docx	83.35KB
Change in Tenancy-Griffith 1.1.17.docx	76.99KB
Change in Tenancy-Griffith 1.1.16.docx	76.38KB

Mediation Request

16. 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.
3. The request for a rent increase is in compliance with City of Alameda regulations.

4. This declaration (certification) was executed on *

12/10/2018

Date

5. This declaration (certification) was executed at *

alameda, CA

Location (City, State)

Signatory must be the owner. If the property is owed by an entity, the signatory must be someone with authority to bind the entity under penalty of perjury. *

Jeff Kirk

Print Name

*

A rectangular box containing a handwritten signature in cursive script that reads "jeff kirk".

Signature

Written Statement explaining the reasons I am requesting a rent increase over 5%

12/10/18

I am requesting that the review board consider the history of rental increases and the history of my land lording in general.

Attached are two photos. The first is of the building when purchased in 1978, and the second, of the building recently.

I was a carpenter when I purchased the building in 1978 until 2011 when I became . You can see from the photos that I have made significant improvements to the building.

The "return on investment" never entered my thoughts, as the building was "underwater" for twenty years or so. Also, the building was secondary to my work. It was not the primary source of income. My work was.

We flash forward to 2011 when I was officially and lost employment. The took years to adjust to, but now I am forced to consider the building a source of income. I am asking for a **more fair return**.

The tenant, Bill Griffith, lived in another unit of the same building for years prior to leasing the current unit. The current unit had been remodeled prior to his lease in 2009.

The submitted rental-history chart provides yearly increases (and no increases) for the current lease. To make things simpler, it also provides an average annual rental increase of 2.27%. (Through 2018).

If the requested \$200 increase is permitted, the average increase will still be low at 3.91%. (The chart to the right indicates the monthly rent if I had applied the allowable 5% cap during these years.)

The SP 500 provided a return of 8.85 during these years. Without considering inflation, the return was over 10%.

Property taxes increased an average of 4.07% over the last nine years. It is difficult and time consuming to research the exact increases to all services, but I would guess that everything has increased more than I'm asking. **The new rate of return is still very low.**

I have submitted my property tax history, SP500 history, rent increase history and other documents. Please study the chart. The most relevant information begins with the chart. The other documents are supporting only.

Sincerely



Jeff Kirk

Property Tax Increase			
	Tax	Yearly Tax Increase	Yearly Tax Increase Percentage
2010	4,335	119	2.82%
2011	5,334	999	23.04%
2012	5,734	400	7.50%
2013	5,847	113	1.97%
2014	5,959	112	1.92%
2015	5,817	-142	-2.38%
2016	5,865	48	0.83%
2017	5,918	53	0.90%
2018	6,086	168	2.84%
2019			

AVERAGE

4.07%

Unit D

HISTORICAL INCREASE

Year	Average Percent Increase	Average Monthly Increase	Average Monthly Rent (Current Rent in Red)
2009	875		
2010	0.00%	0	875
2011	2.90%	25	900
2012	2.78%	25	925
2013	2.71%	25	950
2014	0.00%	0	950
2015	2.62%	25	975
2016	2.57%	25	1000
2017	2.95%	30	1030
2018	3.90%	40	1070
2019	18.70%	200	1270
2020	5.00%	64	1334
2021	5.00%	67	1400

2.27% Average Return 2010 thru 2018

3.91% Average Return 2010 thru 2019

5% INCREASE

Maxium % Allowed under Alameda Rent Control	Monthly Rental Increase per Alameda Rent Control	Monthly Rental Increase per Alameda Rent Control
875		
5.0%	44	881
5.0%	44	925
5.0%	46	971
5.0%	49	1020
5.0%	51	1071
5.0%	54	1124
5.0%	56	1181
5.0%	59	1240
5.0%	62	1302
5.0%	65	1367
5.0%	68	1435
5.0%	72	1507

A

All rentals

Studio

1 Bed

\$2,379

\$1,852

\$2,237

-1%

-4%

1%

797 sq. ft.

521 sq. ft.

688 sq. ft.

ment is 797 square feet, but this number varies greatly depending on apartment offers a more generous square footage: 688. 2-b

Starting Month Starting Year
Ending Month Ending Year

☒ Adjust for Inflation (CPI)?

Calculate

Reset

Total S&P 500 Return	<input type="text" value="117.561%"/>
Annualized S&P 500 Return	<input type="text" value="8.850%"/>
Total S&P 500 Return (Dividends Reinvested)	<input type="text" value="159.854%"/>
Annualized S&P 500 Return (Dividends Reinvested)	<input type="text" value="10.980%"/>
Inflation Adjusted (CPI)?	<input type="text" value="Yes"/>



