

Contact Information

Tenant Information:

Name(s): Tim Taylor and Tamu HarperUnit Address: 1365 Ballena Blvd Unit A, Alameda, CA 94501

Phone:

Email:

Landlord Information:

Name(s): Ballena Village ApartmentsUnit Address: 1375 Ballena Blvd, Alameda, CA 94501Phone: 510-865-2225Email: adimarco@elevatetoballena.com

Rent Increase Information

1. What is the requested rent increase?

Amount of rent increase:

Current monthly rent: \$ 1923 (Value A)\$ 85 (Value C) 4.42 %Monthly amount of rent
with the requested increase: \$ 2008 (Value B) $\frac{\text{Value B} - \text{Value A}}{\text{Value A}} \times 100 = \text{Value C} \%$

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

☐

No

☒

Yes, Month-to-month

Rent increase offer: \$ 2015

One-year lease

Rent increase offer: \$ 20083. What date was the notice served on the tenant? 04 / 23 / 2019

Month/ Day/ Year

4. What is the effective date of the rent increase? 06 / 22 / 2019

Month/ Day/ Year

5. How was the rent increase notice served? In-Person _____ Post & Mail _____

Other (please specify) Posted to door and Email

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

☒ Lease ☐ Month-to-month

7. What is the start date of tenancy? 09 / 26 / 2005 Total years of residency 13
Month/Day/Year

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) <i>Value E -Value D</i>	Increase Percentage <i>Value F ÷Value D</i>
<u>06 /19 /2015</u>	\$ 1743	\$ 1743	\$ 0	0 %
<u>07 /01 /2016</u>	\$ 1743	\$ 1813	\$ 70	4.01 %
<u>07 /01 /2017</u>	\$ 1813	\$ 1867	\$ 54	2.97 %
<u>06 /27 /2018</u>	\$ 1867	\$ 1923	\$ 56	2.99 %

9. Have you ever filed a request for RRAC review of a rent increase above 5% for this property?

☒ No ☐ Yes

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

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

☒ No ☐ Yes

12. 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

13. Number of units in building 392 Stories 2/4

- Number of bedrooms 2 Bathrooms 1
- Current number of occupants: Age 0-17 2 Age 18-61 2 Age 62+ 0

15. Please check any housing services offered at the unit

- Gas___ WaterX ElectricityX GarbageX RecyclingX Pet rentX
- Off street parkingX Garage parkingX ElevatorX Building securityX
- Pool X Furnished X Other: Laundry and Gym

16. 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) _____

Reason(s) for the Rent Increase Request

17. Please provide a written statement (as an attachment to this form) explaining the reason(s) you are requesting a rent increase above 5%. 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:

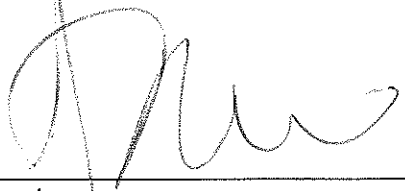
1. The information on this form is true and correct to the best of my knowledge and belief.
2. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals.
3. The request for a rent increase is in compliance with City of Alameda regulations.
4. This declaration (certification) was executed on May 13, 2019 at 1375 Ballena Blvd, Alameda,

Date

Place

Antonio Di Marco

Print Name


Signature

Signatory must be someone with authority to bind the owner under penalty of perjury.