

Contact Information

Tenant Information:

Name(s): Brad Price, Valerie Price
 Unit Address: 1415 Broadway # 311 Alameda CA 94501
 Phone: _____ Email: _____

Person with ownership interest who will attend the RRAC meeting*:

Name(s): George Gousios
 Unit Address: #40 1415 Broadway
 Phone: 925-381-1907 Email: alamedahotel4@gmail.com

*If the rental unit is owned by an entity, a person from that entity who has the lawful authority to bind the entity under penalty of perjury must appear at the hearing.

Rent Increase Information

1. What is the requested rent increase?

Current monthly rent: \$ 1470 (Value A)

Monthly amount of rent with the requested increase: \$ 1617 (Value B)

Amount of rent increase:

\$ 147 (Value C) 10 %
 $\text{Value B} - \text{Value A}$ $\text{Value C} \div \text{Value A}$

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?

4.1.2019
 Month/Day/Year

4. What is the effective date of the rent increase?

5.1.2019
 Month/Day/Year

5. How was the rent increase notice served?

In-Person _____

Post & Mail X

Other (please specify) _____

Rent History

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? 8/18/2015 Total years of residency 3.5 years
Month/Day/Year

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>9/1/2016</u>	\$ <u>1400</u>	\$ <u>1470</u>	\$ <u>70</u>	<u>5</u> %
<u>9/1/2017</u>	\$ <u>1470</u>	\$ <u>1544</u>	\$ <u>74</u>	<u>5.03</u> %
<u>1/1</u>	\$	\$	\$	%
<u>1/1</u>	\$	\$	\$	%

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

☒ No ☐ Yes

Property Information

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 93 Stories 3

14. Unit Details:

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

15. 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: Parking at additional Fee

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 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. The landlord has the burden of proof to demonstrate the need for a rent increase in excess of 5%.

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. 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

4/5/2019 at Alameda Hotel
Date Place

George Gousios
Print Name

[Signature]
Signature

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

Re: rent increase
1415 Broadway, Unit 311
Alameda, CA 94501

April 3, 2019

Dear RRAC:

The purpose of this rent increase request of 10% is to remedy an error of the rent increase on Sept 2017. We erroneously over-charged the tenants .50 cents per month due to a rounding error. This resulted in an overcharge totaling \$8.50 over the 17 months. As required of RRAC policy, we have refunded the total rent increase of \$1406.00 to the tenants. We are now requesting an increase of 10% over a 29 month period. This will result in total rent of \$1617 per month.

Had we increased the rent correctly as allowed by the RRAC (5% +5%), the tenants current rent would be \$1620.67 per month. Going forward our error benefits the tenants \$3.67 per month.

At this amount, it will take 9.93 months to spend the refunded rent of \$1406 on our requested increase of 10% of the 2017 rent amount. The tenants will effectively have a no increase for the next (approximately) 10 months.

The frequency and amount of our request is less than the allowed 5% per 12 month period.

The financial impact on the tenant has been to receive the refund and go forward with lower rent than the RRAC allowed increases.

This is a necessary remedy for our mistake of rounding off the rent increase and maintains below-market rent for the current tenants.

Alameda Hotel Apartments has been family owned for over 40 years and we take pride in offering fair-priced housing to Alameda residents.

We appreciate the opportunity to explain why the rent increase is necessary.

Sincerely,

George Gousios
Alameda Hotel Apartments

30-DAY NOTICE TO CHANGE THE TERMS OF YOUR RENTAL AGREEMENT – ALAMEDA

To: Brad Price, Valerie Price, Resident(s) and all others in
possession of Apt. No. 311, located at (Street Address) 1415 Broadway
in the city of Alameda, California

PLEASE TAKE NOTICE that in accordance with the governing State and local laws and ordinances, that thirty (30) days
after service upon you of this notice or beginning May 1, 2019, whichever is later, the terms of
your rental agreement for the above described property are hereby changed as follows:

☒ **YOUR MONTHLY RENT** shall be increased from \$ 1,470.00 per month to \$ 1,617.00 per month, an
increase of \$ 147.00 per month.

☐ **YOUR SECURITY DEPOSIT** shall be increased from \$ _____ to \$ _____, an increase of
\$ _____.

☒ **TOTAL AMOUNT DUE** and payable by the above stated time period:

New Monthly Rent:	\$ <u>1,617.00</u>
Security Deposit Increase:	\$ _____
Other:	\$ <u>Parking \$50.00</u>
Total Due:	<u>\$ <u>1,667.00</u></u>

☐ **OTHER CHANGES:**

Except for the above changes, all other terms of your Rental Agreement shall remain in full force and effect.

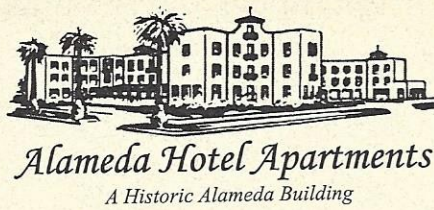
Dated: (Month/Day) March 30, 2019 Alameda Hotel Apartments LLC, OWNER(S)

By: Amalia Moran Manager, AGENT

Per Ordinance 3148, Section 6-58.35. Offer of a One Year Lease – A Landlord shall offer one time a one year lease to:

- A. Any prospective Tenant.
B. Any current Tenant with a lease at the first time the Landlord serves a notice of Rent Increase following the effective date of
this Ordinance unless (1) the current lease is not a fixed term lease and the Landlord has served on the Tenant a Notice to Vacate
or (2) the Tenant is in default under the lease and offering a lease to the Tenant may waive any claims the Landlord has regarding
the default. If the current lease is not a fixed term lease the Landlord shall not offer the Tenant a fixed term lease unless the
Tenant requests such a lease. The Landlord must offer a Tenant a lease that has terms materially the same as the terms in the
current lease as to duration Housing Services and household composition provided such terms do not conflict with this Article.
C. Any current Tenant on a month to month tenancy at the first time the Landlord serves a notice of Rent Increase following the
effective date of this Ordinance unless the Landlord has notified the Tenant that the Tenant is in default under the month to month
tenancy and offering a lease to the Tenant may waive any claims the Landlord has regarding the default.





May 16, 2019

Tenants paying Parking
1415 Broadway
Alameda, CA 94501

Re: Monthly Parking Increase Rebate

Dear Tenant:

Effective June 1, 2019 your parking space will be decreasing from \$50.00 to \$45.00 a month. Due to the rent stabilization program, we can only charge a parking increase with your rent increase. Please find enclosed a rebate parking check in the amount of \$15.00 for March, April and May 2019 at \$5.00 per month. We will increase your parking next year with your annual rent increase. Please let me know if you have any questions regarding your parking refund. Thank you

Sincerely,

Amalia Moran
Property Manager
510-865-6222

ALAMEDA HOTEL

1415 Broadway
Alameda, CA 94501

11-35/1210

1289

PAY
TO THE
ORDER OF

Brad Price Valerie Price

\$ 15.00

NO cents

Fifteen

DOLLARS

1

Security features
are indicated
Details on back

Bank of America

3530 Mt Diablo Blvd
Lafayette, CA 94549

FOR

311 Parking Rebate

⑆ 121000358 ⑆

1289

MP