

Contact Information

Tenant Information:

Name(s): Saba WoldentensaiUnit Address: 1861 Poggi st Unit # B318 Alameda CA 94501Phone: _____ Email: NA

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

Name(s): Shahzad RaufiUnit Address: 1825 Poggi St Alameda, Ca 94501Phone: (510) 522 - 6364 Email: vuealamedamgr@pinnacleliving.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: \$ 1319.00 (Value A)Monthly amount of rent with the requested increase: \$ 1450.00 (Value B)

Amount of rent increase:

\$ 131 (Value C) 9.9 %

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? 04 / 26 / 2019
Month/ Day/ Year4. What is the effective date of the rent increase? 7 / 1 / 2019
Month/ Day/ Year5. How was the rent increase notice served? In-Person _____ 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?

☐ Lease ☒ Month-to-month

7. What is the start date of tenancy? 11 / 29 / 2012 Total years of residency 7
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>7 / 1 / 2018</u>	<u>\$ 1365.00</u>	<u>\$ 1319.00</u>	<u>\$ -46.00</u>	<u>NO INCREASE</u> %
<u>12 / 1 / 16</u>	<u>\$ 1300.00</u>	<u>\$ 1365.00</u>	<u>\$ 65.00</u>	<u>5</u> %
<u>12 / 1 / 15</u>	<u>\$ 1200.00</u>	<u>\$ 1300.00</u>	<u>\$ 100.00</u>	<u>8.3%</u> %
<u>12 / 1 / 14</u>	<u>\$ 1150.00</u>	<u>\$ 1200.00</u>	<u>\$ 50.00</u>	<u>4.3</u> %

2015 and 2016 increases rescinded and the tenant reimbursed. 2018 saw rent increase from \$1,200 to \$1,319, -GE

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 186 Stories 3

14. Unit Details:

- Number of bedrooms 1 Bathrooms 1
- Current number of occupants: Age 0-17 Age 18-61 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: Fitness center and Children play room

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 4/26/19 at Vue Alameda.
Date Place

Shahzad Raufi
Print Name

shahzad raufi
Signature

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.



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apartments

2019 APR 24 AM 8:32

HOUSING AUTHORITY
OF THE CITY OF ALAMEDA

April 26, 2019

Saba Woldentensai
1861 Poggi St Apt # B318
Alameda, CA 94501

Dear Saba and all others in possession,

I would like to take this opportunity to thank you for choosing **Vue Alameda** as your home. We value your continued residency and are pleased that you are a member of our community. I would like to extend a special offer for you to renew your lease. Please note the terms of the lease renewal are subject to availability.

New rental rate will be effective 7/1/2019	\$1450.00
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I know you live a busy lifestyle and your time is very valuable, so we have improved the renewal process. Simply call me or email our leasing office and I will email you the renewal agreement for electronic signature. **We are only offering 12-month Lease. Please review the attached RP 03 Form.**

Please contact us if you have or intend to change occupants in your home. Additionally, all pets must be registered with the office. Your lease agreement will need to be modified to include any occupant changes. **If you decide you would like to move, you will need to provide us with a 30-day written notice to vacate.** Also, under California law, you are entitled to an initial move out inspection that can be scheduled at the time your notice is given.

If you have any questions concerning your lease options, please feel free to contact me directly at Vuealameda@pinnacleliving.com or call (510) 522 – 6364.

Best regards,

Shahzad Raufi
Property Manager