

Contact Information

Tenant Information:

Name(s): Saba WoldetensaeUnit Address: 1861 Poggi St. Unit # 318-B, Alameda, CA 94501

Landlord Information:

Name(s): Vue AlamedaUnit Address: 1825 Poggi St., Alameda, CA 94501Phone: 510-522-6364 Email: _____

Rent Increase Information

1. What is the requested rent increase?

Current monthly rent: \$ 1319.- (Value A)Monthly amount of rent
with the requested increase: \$ 1,450.- (Value B)

Amount of rent increase:

\$ 131.- (Value C) _____ %

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? / /
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 was the start date of the tenancy? 11 / 29 / 2012 Total years of residency 7

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>1,200</u>	\$ <u>1319</u>	\$ <u>119.-</u>	<u>9.9</u>	%
<u>12 / 1 / 16</u>	\$ <u>1300</u>	\$ <u>1365</u>	\$ <u>65.-</u>	<u>5</u>	%
<u>12 / 1 / 15</u>	\$ <u>1200</u>	\$ <u>1300</u>	\$ <u>100.-</u>	<u>8.3</u>	%
<u>12 / 1 / 14</u>	\$ <u>1150</u>	\$ <u>1,200</u>	\$ <u>50.-</u>	<u>4.3</u>	%

Increases from 2015 and 2016 were rescinded and the tenant reimbursed.
- GE

Property Information

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

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

☒

No

☒

Yes

☐

I don't know

11. 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

12. Number of units in building _____ Stories _____

13. Unit details:

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

14. 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: _____

15. 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

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

5% \$ 66.00 (total monthly amount)

17. Please provide a written statement (as an attachment to this form) explaining your perspective on the rent increase amount. 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 in this form is true and correct to the best of my knowledge and belief.
2. All attachments I have included herewith are either the originals or true and correct copies of the originals.

3. This declaration (certification) was executed on June 18, 20 19
at Alameda, California.

Saba Woldetensae
Print Name (Tenant)

[Signature]
Signature (Tenant)

Saba Woldetensae
1861 Poggi St. 318-B
Alameda, CA 94501
06/19/19

To whom it may concern:

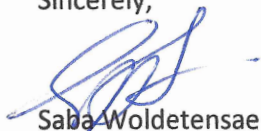
Re: 10% rent increase

I am writing to let you know that 10% increase will create a big hardship on me in providing my family food and shelter.

I am single mother of two boys raising them by myself. I will not be able to afford a rent increase more than 5% as we are already struggling. And also I am expecting expense as I am scheduled to at the end of July 2019.

I really appreciate, you looking in to this matter and our special circumstances.

Sincerely,



Saba Woldetensae