

Contact Information

Tenant Information:

Name(s): Gerrina MilesUnit Address: 455 Lincoln Ave. Alameda, CA 94501

Phone:

Email:

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

Name(s): Ruben TilosUnit Address: 457 Lincoln Ave Alameda, CA 94501Phone: (510) 368-4187 Email: RTILOS@YAHOO.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: \$ 1120 (Value A)Monthly amount of rent with the requested increase: \$ 1380 (Value B)

Amount of rent increase:

\$ 260 (Value C) 23 %

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? 5 / 29 / 19
Month/ Day/ Year4. What is the effective date of the rent increase? 8 / 1 / 19
Month/ Day/ Year5. How was the rent increase notice served? In-Person _____ Post & Mail ☒
Other (please specify) E-Mail

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? 6 / 1 / 09 Total years of residency 10
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 / 12</u>	\$ <u>950</u>	\$ <u>975</u>	\$ <u>25</u>	<u>2.6</u> %
<u>10 / 1 / 14</u>	\$ <u>975</u>	\$ <u>1015</u>	\$ <u>40</u>	<u>4.1</u> %
<u>2 / 1 / 15</u>	\$ <u>1015</u>	\$ <u>1060</u>	\$ <u>35</u>	<u>3.4</u> %
<u>11 / 1 / 15</u>	\$ <u>1060</u>	\$ <u>1120</u>	\$ <u>60</u>	<u>5.7</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 2 Stories 1

14. Unit Details:

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

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 6/12/19 at Alameda, CA.
Date Place

Ruben Tilos
Print Name

[Signature]
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.

Previous rent increases in 2016, 2017, 2018, and 2019 have been found to be in failure to comply with Alameda's Rent Stabilization Ordinance. Due to that failure I have reimbursed the tenant for the difference between the allowable rent and the rent increases for those years for a total of \$5,240.

Thus, during the tenant's 10-year residency there has only been 4 rent increases from the original rent rate of \$950 per month beginning 6/1/09. The last increase was on 11/1/15 which took the rent to \$1120. That is less than an 18% increase in rent over 10 years.

I humbly request to re-store the rent going forward to the \$1380 rate that both I and the tenant agreed to be effective 4/1/19. The rent increases between 2016 and 2019 were all within the rent increase rates allowable without requiring a hearing. My mistake was that I did not properly inform the tenant about the Rent Stabilization Ordinance nor did I provide the tenant with the required language for the rent increases. I apologize for those mistakes and have taken responsibility for them through refunding the tenant with the difference between the last allowable rental amount and the increases between 2016 and 2019.

The \$1380 rate is close to 50% below the median market rate of a 1-bedroom rental in Alameda (See Appendix 1). Since I have owned this property I have kept the rates low to help Alamedans stay in Alameda. I have always given preference to renting to Alamedans at a reasonable rate. My rates have been low enough to qualify for Section 8 housing. None of my rent increases have been excessive and I have always kept in mind if the increases would cause any hardship. Ms. Miles has always accepted the moderate rate increases and has never mentioned that they would bring her hardship. I'm just trying to maintain a reasonable rate of return. Costs such as property taxes (See Appendix 2) and maintenance increase each year so I ask for the ability to pass along some of those increases. Along with those costs an additional annual \$108 per unit fee for support of the stabilization ordinance has been added to my costs of operation. Also, included in the rental rate is garbage and recycling service which has also increased in cost throughout the years.

The rent increases also allow me to maintain the property and make capital improvements. In 2018 \$4,730 was spent on upgrading many windows from single pane to double pane. Also, \$2,500 was spent on a bathroom re-model that included a new ventilation system and replacement of tiles to solid marble in the bathtub. None of these capital cost improvements were passed along to the tenant. Also, during the past 10 years landscaping improvements such as the installation of drought tolerant artificial lawns were installed and a new refrigerator was purchased for the unit.

APPENDIX 1

<https://www.rentcafe.com/average-rent-market-trends/us/ca/alameda/>

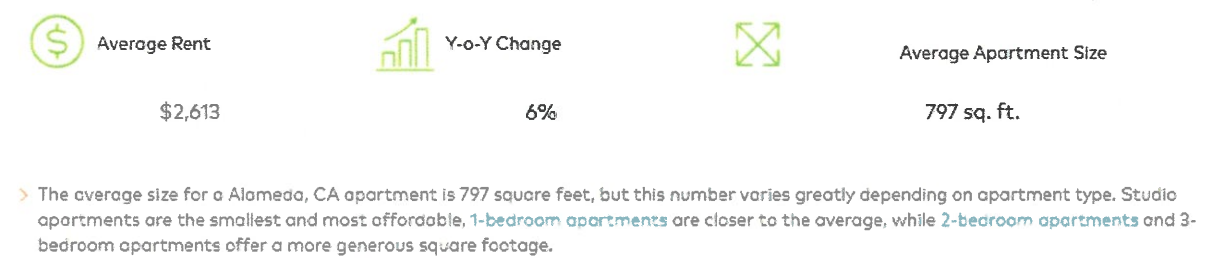
Alameda, CA Rental Market Trends

Highlights

> The average rent for an [apartment in Alameda](#) is \$2,613, a 6% increase compared to the previous year, when the average rent was \$2,458.

Average Rent in Alameda, CA

🔄 Last updated Jun 2019



Alameda, CA Apartment Rent Ranges



<https://www.rentjungle.com/average-rent-in-alameda-rent-trends/>

Rent trend data in Alameda, California

Alameda Average Rent

As of April 2019, average rent for an apartment in Alameda, CA is \$2714 which is a 5.82% increase from last year when the average rent was \$2556 , and a 1.47% decrease from last month when the average rent was \$2754.

One bedroom apartments in Alameda rent for \$2453 a month on average (a 7.7% increase from last year) and two bedroom apartment rents average \$3025 (a 6.31% increase from last year).

See our listings of Alameda Apartments



Appendix 2

Property Taxes

	Taxes	Y over Y Increase
2009	8,621	
2010	8,764	143
2011	9,243	479
2012	9,898	655
2013	10,202	304
2014	10,330	128
2015	10,575	245
2016	10,821	246
2017	11,057	236
2018	11,520	463
		2,899 9 Year Increase \$
		34% 9 Year Increase %

Gerrina Miles
455 Lincoln Ave.
Alameda, CA 94501

May 29, 2019

This Notice is to inform you that beginning on, **August 1, 2019**, the monthly rent for the unit you currently occupy, 455 Lincoln Ave, Alameda, CA will be increased to **\$1380** per month. This rental payment is due on or before the 1st day of each month.

If you wish to continue your tenancy, the new monthly rental payment of **\$1380** is required. Please be advised that all other terms of your original rental agreement remain in effect.

Please sign the Notice below, indicating your agreement and continued tenancy or indicating your disagreement and subsequent termination of tenancy.

Thank you. We appreciate your continued tenancy.

Sincerely,

Landlord's
Signature: _____

Date: _____

5/29/19

____ I agree to the new monthly rent amount of *Insert New Monthly Rent* beginning on *Insert Date of Rent Increase* and will continue my month to month tenancy as per our original rental agreement.

Tenant

Signature: _____

Date: _____

____I do not agree to the new monthly rent of *Insert New Monthly Rent*. I will not continue my month to month tenancy and will vacate the premises by _____ according to the terms of our original rental agreement.

Tenant

Signature: _____ **Date:** _____
