

CITY OF ALAMEDA  
RENT REVIEW ADVISORY COMMITTEE  
(510) 747-4316 - (510) 522-7538 - TDD  
FAX: (510) 522-7848  
**RENTAL INCREASE COMPLAINT**

PLEASE RETURN BY THE 15<sup>th</sup> OF THE MONTH TO ENSURE THAT CASE CAN BE HEARD AT THE NEXT MEETING. OWNER AND MANAGER WILL RECEIVE MEETING NOTICE AND COPY OF FORM

1. Renter's Name Josh + Jill Clevenger 2. Email address:  
3. Address 429 Grand St. Alameda, CA 94501  
4. How long at above address? 5 1/2 years 5. Phone: (H)

Lease \_\_\_\_\_ Month-to-Month X (AA)

6. RENTAL HISTORY	DATES (Month & Year)	AMOUNT
A. Effective date of new rent	<u>3-1-16</u>	\$ <u>3300</u>
B. Present rent: From Date	<u>1-1-15</u> to <u>3-1-16</u>	\$ <u>2750</u>
C. Former rent: From Date	<u>1-1-14</u> to <u>1-1-15</u>	\$ <u>2500</u>
D. Former rent: From	<u>1-1-13</u> to <u>1-1-14</u>	\$ <u>2250</u>

7. Do you receive Section 8 Housing Choice Voucher rental assistance?  
8. In the past 18 months, has the building changed ownership? Yes \_\_\_ No X Don't Know \_\_\_

9. Have all the units had rent increases? Yes X No \_\_\_ Don't Know \_\_\_  
10. Number of Units in building? 1 Stories 1 Approximate Age 50 yrs. built 1965

11. Check utilities included in rent: Gas \_\_\_ Electricity \_\_\_ Water \_\_\_ Cable TV \_\_\_

12. Check information concerning your unit:  
A. Furnished? Yes \_\_\_ No X  
B. How many Bedrooms? 4  
C. How many Baths? 2  
D. Number of occupants when you moved in? Adults 2 Children 2 Pets \_\_\_  
E. Current number of occupants? Adults 2 Children 2 Pets 1  
F. Amenities: Elevator \_\_\_ Parking: Off Street X Covered \_\_\_ Garage X  
Security Building \_\_\_ Pool \_\_\_ (heated) \_\_\_ Other \_\_\_

13. Maintenance of Building: Excellent \_\_\_ Good \_\_\_ Poor X

14. Owner's Name: Chun Wu Phone 510.865.7709  
Address: 8 Swift Ct. Alameda, CA 94502

15. Manager's Name: Chun Wu Phone 510.865.7709  
Address: 8 Swift Ct. Alameda, CA 94502

SIGNATURE Jill Clevenger DATE 1/6/16

PLEASE COMPLETE OTHER SIDE

PLEASE RETURN THIS FORM TO:  
Rent Review Advisory Committee  
Attn: Rosemary Valeska  
701 Atlantic Avenue  
Alameda, CA 94501

RECEIVED  
HOUSING AUTHORITY  
CITY OF ALAMEDA  
15 JAN -7 PM 4:50

Please briefly state your reason for bringing this case to the Rent Review Advisory Committee.

Simply we feel 5 increases in 4 years is way to much. We agreed to Rent this house for a price we could afford & by the landlords hand we are past our ability to provide our familys life style, education among other things & due to 5 increases.

We have done everything right & we are being bullies & taken advantage of financially.

Please list any maintenance problems inside your house or apartment and any problems on the outside of the building.

Kitchen counter grout - or lack of  
Kitchen floor past worn out  
Leaking Sun Room w/ mold!!!  
Both bathroom floors - Due to Replacement of toilets tore up  
master bathroom shower cold <sup>flooring</sup> leaking terribly  
master bathroom shower Door leaks onto floor/wall  
master bathroom grout / no grout  
Broken garage door motor  
garbage Disposable  
Broken Rain gutters  
ect.  
ect.

Comments or other-relevant information:

My childrens life as well as ours is being taken away by these increases. We had to stop their self Defence classes Due to Rent increases. Sports is next to go so we can give them more money.  
my children only have memories of Alameda & its all slipping away from them.

FONG & FONG  
A PROFESSIONAL CORPORATION

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ALAMEDA, CALIFORNIA 94502-3019  
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Direct Dial: (510) 748-6800 Ext. 107  
Email: mfong@fonglaw

MARC ALAN FONG

December 28, 2015

Jill Clevenger  
Josh Clevenger  
429 Grand St.  
Alameda, CA. 94501

Re: Notice of Rent Increase

Dear Mr. and Mrs. Clevenger,

My office has undertaken the representation of Mr. Chun Wu in connection with this Notice of Increased Rent. I have spoken with your attorney Rafael Pacquing and he has approved of my sending this notice directly.

Please be advised that effective March 1, 2016 your rent at 429 Grand Street, Alameda CA. will increase from \$2750 to \$3300 per month.

In addition to this notice, I have enclosed a copy of the notice required by the Alameda Rent Review Ordinance for your records.

Please feel free to contact me if you have any questions.

FONG & FONG

By

  
Marc Alan Fong, Esq.

MAF:bc  
cc. Rafael Pacquing Esq.

2015 JAN - 7 PM 4: 50  
HOUSING AUTHORITY  
OF THE CITY OF ALAMEDA