

LARA WEISIGER

From: S T <tamwestern@hotmail.com>
Sent: Tuesday, February 02, 2016 5:47 PM
To: City Clerk
Cc: The Dunes
Subject: Rent Increase Ordinance

To Whom It May Concern,

My family has been managing the Dunes Apartments on 2445 Shoreline Dr. since 1982. We have always kept our rents lower than the market and we still do to this day. In 2010, we began a 5 year renovation project to improve the property visually and for safety. We spent over \$3 million during that time and produced a very nice product. During that time, most of our existing residents moved out, but those that stayed and dealt with the noise and inconvenience were rewarded with very low rents. As you know rents in Alameda have gone up quite a bit. We rent our 1 bedrooms now for \$2000-\$2400 and our 2 bedrooms for \$2500-\$3000. Even though our new rentals are renting for those amounts, I never raised my existing residents to the market. If you end up forcing a rent control ordinance on me, then you will essentially be punishing me for being nice to my long term residents. I usually only increase them \$100-\$200/month when they renew a 12 month lease. I don't force them out by raising them to market which would be ranging from \$400-\$1000/mo more. I am pleading with you not to implement a rent control on my building since I have done a renovation. Most cities that have rent control do allow buildings that have done renovations to be exempt from rent control. Most of my competitors on Shoreline and on Central have not done any renovations and are enjoying the high rents without having an appropriate product.

These would be my suggestions:

- 1) Do not make Alameda a rent control city
- 2) If you do make Alameda rent control, make it at least 10% annually if they renew a 12 month lease, but if they choose Month to Month or a term shorter than 12 months, we as landlords should have the right to raise them to market if they choose the MTM option since they have the freedom to leave and we are turning down new renters who are willing to pay the market rent.
- 3) Base the rent control increase % on the market rents and not the current rent that the person is paying. For example, Unit 101 is currently paying \$1500, but unit 102 is vacant and is the exact same unit type and amenities. We have just rented 102 for \$2000. Then the 10% increase for unit 101 would be based on the \$2000, not the \$1500.

I think these are definitely items that need to be discussed on the agenda for the 2/16 meeting. I will be in attendance, but if you have any questions for me before that, feel free to call me or email me.

Spencer Tam
Dunes Apartments
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