

April 19, 2016

Chun Wu
8 Swift Ct.
Alameda, CA 94502

DRAFT

Subject: Rent Review Advisory Committee Case #354 – 429 Grand Street

Dear Mr. Wu:

The Rent Review Advisory Committee (Committee) was formed in 1979 to review and advise tenants, landlords, and the City Council regarding rent increases. At the April 19, 2016 City Council meeting, the Committee reported its unsuccessful attempts to mediate your tenant's concerns about substantial rent increases (approximately 20 percent) as well as maintenance issues at your above-noted property. This letter is an appeal to you, as an Alameda landlord, to reconsider your decision.

The Committee appreciates that small periodic rental increases, reflecting owners' rising cost and increased market pressures, are to be expected to allow for fair return on investment. However, landlords must also recognize the value of responsible, long-term tenants versus frequent turnovers. It is difficult for many tenants, including Ms. Clevenger, to meet rent increases at the levels you have imposed. We urge you to cooperate with the Committee to avoid displacing Alameda families.

The City Council adopted the Committee's recommendations, and hereby acknowledges that this rent increase is excessive and places an unfair burden on the renter. We encourage you to comply with the suggestions contained in the Committee's February 17th letter (enclosed) to reduce the rent increase and split the payment into two increases.

The City Council supports the Committee in encouraging property owners to charge fair rent and maintain their properties. We believe that such policies benefit the City of Alameda as a whole. We hope you will reconsider your position and adopt the rent adjustment recommended by the Committee and the City Council.

Sincerely,

Trish Herrera Spencer
Mayor

Enclosure

cc: Rent Review Advisory Committee
Tenant
Property Manager