

Contact Information

Tenant Information:

2018 SEP -4 PM 2:55

Name(s): Adalah MusaidHOUSING AUTHORITY
OF THE CITY OF ALAMEDAUnit Address: 1861 Poggi ST APT 305B, Alameda, CA 94501

Phone:

Email:

Landlord Information:

Name(s): Vue AlamedaUnit Address: 1825 Poggi ST, Alameda, CA 94501Phone: (510) 500-5500

Email:

Rent Increase Information

1. What is the requested rent increase?

Current monthly rent: \$ 10% (Value A)

Amount of rent increase:

Monthly amount of rent
with the requested increase: \$ 1,732.00 (Value B)\$ 157.00 (Value C) 10 %

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?

06 15 2018
Month/ Day/ Year

4. What is the effective date of the rent increase?

09 10 2018
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? 05/08/2013 Total years of residency 5

8. Rent Increase History \$1,350.00

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>09/01/2018</u>	<u>\$ 157.00</u>	\$	\$	<u>10</u> %
<u> / / </u>	\$	\$	\$	%
<u> / / </u>	\$	\$	\$	%
<u> / / </u>	\$	\$	\$	%

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 3

13. Unit details:

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

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% 78.50 (total monthly amount)

HOUSING AUTHORITY
OF THE CITY OF ALAMEDA

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 9-4-, 2018
at Alameda, California.

Adalah Musaid
Print Name (Tenant)

Adalah Musaid
Signature (Tenant)

09/04/18

To the Housing Authority of Alameda, 2018 SEP -4 PM 2: 55

I Adalah Musaid have been a tenant at Vue of Alameda for the last 5 years. This september I was informed that rather than the 5% yearly rent increase I am accustomed to that instead they would be raising the rent up by 10% which is 5% more than the Alameda rent control policy. This is completely unacceptable. I am living paycheck to paycheck and have managed to always pay my rent on time despite the economic hardships I have experienced. This 10% rent increase came out of nowhere and will potentially cause me great hardship that I am not able to deal with. I demand that the Vue of Alameda adhere to the Alameda rent control policy that is in place to protect tenants like me.

Sincerely,

