

Contact Information

Tenant Information:

Name(s): MARY MURU, STANLEY MUTHEKI, WALLACE CIACHERU, ALEXU KAAE

Unit Address: 1843 POUGH ST APT 310 ALAMEDA, CA 94501

Phone: _____ Email: _____

Landlord Information:

Name(s): VUE ALAMEDA

Unit Address: 1825 POUGH ST ALAMEDA CA 94501

Phone: 510-522-6364 Email: vuealamedamgr@pinnacleliving.com

Rent Increase Information

1. What is the requested rent increase?

Current monthly rent: \$ 1916 (Value A)

Monthly amount of rent
with the requested increase: \$ 2107 (Value B)

Amount of rent increase:

\$ 191 (Value C) 9.968 %

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? 01 / 02 / 2019 (By mail)

On Jan 10th we received another notice 01 / 02 / 2019 *correcting some language on original notice*

4. What is the effective date of the rent increase? 03 / 01 / 2019

Month/Day/Year

5. How was the rent increase notice served? In-Person _____ Post & Mail 01/02/2019

Other (please specify) 12/24/2018 posted on door

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? 07/21/15 Total years of residency 3 1/2 yrs

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>08/01/2017</u>	\$ <u>1795</u>	\$ <u>1916</u>	\$ <u>121</u>	<u>6.74</u> %
<u> </u> / <u> </u> / <u> </u>	\$ <u>original rent</u>	\$ <u> </u>	\$ <u> </u>	<u> </u> %
<u> </u> / <u> </u> / <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>	<u> </u> %
<u> </u> / <u> </u> / <u> </u>	\$ <u> </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 Dont know (many) Stories 3

13. Unit details:

▪ Number of bedrooms 2 Bathrooms 1

▪ Current number of occupants: Age 0-17 1 Age 18-61 3 Age 62+

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: 1 parking open

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?

\$ 39. (total monthly amount)

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 Jan 15th, 2019
at Alameda, California.

MARY MURPHY
Print Name (Tenant)

[Signature]
Signature (Tenant)



Mary Muriu

Rent increase

Mary Muriu

Fri, Dec 28, 2018 at 9:30 PM

To: rrac@alamedahsa.org

Cc:

Bcc

Good Evening,

I want to find out what recourse we have if any because of a rent increase which will be effective March 2019 and other issues.

We received a notice of rent increase at 1843 Poggi St, Apt 310, Alameda, Ca 94501 and its 9.97%. Increase from \$1916 to 2,107.

New landlord took over last year and renamed property Vue Alameda - and it was formerly Atlantic Apartments. Address for Management company is 1825 Poggi St, Alameda, Ca 94501. The new owner has been renovating the Apartments on the outside.

They are however 3 story buildings without working elevators and we live on the 3rd floor. (My husband is getting in January and still trying to figure out how to get up up the stairs. The new Manager has been advertising the apartments as similar in size yet they are not and had offered us an apartment on the ground floor with that premise and only discovered a 2-3 days before we were supposed to move).

They have been carrying out the improvements while we have been living here which has been disruptive to the point that I have had to go and find a parking lot and sleep after I got off work from night shift.

Not to mention the gate that would not open when on my way to work causing us to be late - not once or twice.

The rooms are also so cold because of the one pane windows and the cold draft that gets in through the un-sealable windows and doors. Plus it's against company policy to place anything on the windows / doors to help. Actually, 3 of us in the house are

Not to mention the slow drains.

If anything, I think we deserve a one month free for putting up with so much disruption and at most 5% rent increase at most.

Thanks,
Mary Muriu

2019 JAN 15 PM 2:02
HOUSING AUTHORITY
OF THE CITY OF ALAMEDA

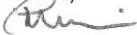
Attn Housing Authority of the City of Alameda

Please consider our rent increase response.

My husband just received major on January 4th and he is still in the process of recovering and going through physical . His brothers in law were there to assist him to get into the house after as we live on the 3rd floor of a building with no elevators. I can say we are past one phase which we have been very focused on as its very crucial and working on the 2nd phase for him to walk without any support.

Please see attached email as of Dec 28th with the issues.

Thanks,


Mary Muriu

2019 JAN 15 PM 2:01
HOUSING AUTHORITY
OF THE CITY OF ALAMEDA

Grant Eshoo

From: Mary Muriu
Sent: Thursday, February 28, 2019 5:00 PM
To: Rent Stabilization Program; Mary Muriu
Subject: Rent Issue - 1843 Poggi St Apt 310

Good Afternoon,

We already have a hearing date set for the hearing which is March 11th 6pm but wanted to submit additional issues / information:-

1. The kind of rental increase suggested will put my family in a financial hardship.
2. We have also addressed an issue of the gate out of building C not opening but we keep having the same issue.

10/26/2018

02/14/2019

02/09/2019

At night on 02/25/2019 / 02/26/2019

Plus other times we just called left a message.

This has made me and my husband late to work at different occasions and the last one my sister inlaw car was stranded on the inside. Gate not opening when the car gets close like it should.

We tried calling emergency number and one time it was picked and he said he was in pittsburg, some other times it has not been picked up.

Thanks, Mary Muriu' and Stanley Mutheki

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