

Contact Information**Tenant Information:**

Name(s):

Jeffrey Giordano

Unit Address:

781 Central Ave, Apt. A**Landlord Information:**

Name(s):

Andrea Saltero

Unit Address:

773 ESTERBROOK COURT
Alameda, CA

Phone:

510-865-
9494

Email:

ParkCentral@wcent.com**Rent Increase Information**

1. Current monthly rent:

\$ 1,535.00 (Value A)

Amount of rent increase:

\$ 75.00 (Value C) , 4.9 %

Requested increased rent:

\$ 1,610.00 (Value B)

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?

6 / 1 / 2019
Month/ Day/ Year

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

7 / 1 / 2019
Month/ Day/ Year

5. 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?

9/9/2012
Month/Day/Year

Total years of residency

6 years and 9 months

8. Rent Increase History

2016 increase was \$66.50 (5.0%) to \$1,396.50. -GE

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>11/1/2015</u>	\$ <u>1,240.00</u>	\$ <u>1,330.40</u>	\$ <u>90.00</u>	<u>7.1</u> %
<u>11/2/2016</u>	\$ <u>1,330.00</u>	\$ <u>1,397.00</u>	\$ <u>67.00</u>	<u>5.0</u> %
<u>12/2/2017</u>	\$ <u>1,397.00</u>	\$ <u>1,465.00</u>	\$ <u>68.00</u>	<u>4.9</u> %
<u>7/1/2018</u>	\$ <u>1,465.00</u>	\$ <u>1,535.00</u>	\$ <u>70.00</u>	<u>4.8</u> %
<u>7/1/2019</u>	\$ <u>1,535.00</u>	\$ <u>1,610.00</u>	\$ <u>75.00</u>	<u>4.9</u> %

Correct effective dates:
7/1/16,
7/1/17.
-GE

Property Information

9. Do you receive Section 8 Housing Choice Voucher rental assistance? 2017 increase was \$68.50 (4.9%) from a base rent of \$1,396.50 to \$1,465.00. -GE

9. In the past 12 months, has the building changed ownership?

☒ No

☐ Yes

☐ I don't know

10. 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

11. Number of units in building 4 Stories 2

12. Unit details:

• Number of bedrooms 1 Bathrooms 1

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

13. 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: ☐

14. 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

15. What is the maximum amount of a rent increase that you believe is reasonable for your unit?
\$ 0 (total monthly amount)

16. 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

Mediation Request

17. 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. Any and 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 June 6, 2019
at Alameda, California.

Jeffrey Giordano
Print Name (Tenant)

[Signature]
Signature (Tenant)

June 3, 2019

Jeffrey Giordano

781 Central Ave

Apt. A

Alameda, CA 94501

On Saturday June 1, I received a letter in the mail informing me that my rent is being raised 4.9% on July 1, 2019.

Prior to this date, my rent was \$1,535.00 per month.

On July 1, it is scheduled to be raised \$1,610.00.

I am requesting that the Rent Review Advisory Committee review this increase and schedule a hearing.

Attached is the letter I received in the mail on

Thanks for your time.

-Jeffrey Giordano

Phone: #

P.S.
I've lived in this apartment since Sept. 2012.
And since 2014, the rent has been
raised every year. I work as an instructional
aide at a local high school in a moderate to
severe SPECIAL EDUCATION classroom with
autistic students and down's syndrome students.

I also host a Free Film
Series once per month
at the Alameda Free
Library and have taught
a filmmaking workshop
to local Alameda teens
through the Alameda
Point Collective.

PARK CENTRAL APARTMENTS

773 Esterbrook Court, Alameda, California 94501

Office: 510-865-9494 Fax: 510-865-0972

ParkCentral@WeRent.com

May 29, 2019

Mr. Jeffrey Giordano
781A Central Ave.
Alameda, CA 94501

Dear Mr. Giordano,

Please be advised that effective **July 1, 2019**, your monthly rent will change from \$1535 per month to **\$1610** per month. This is a 4.9% adjustment.

You have the option of signing a new, one-year lease at the new rental rate listed above. If interested, we will need this new lease completed prior to the date of the rental adjustment. Please contact the Rental Office if you are interested in this option. The required city notice RP-02 is attached to this letter.

Please take a few moments to look around your apartment. Let us know of any maintenance needs. Please make sure your apartment has no leaks, dripping faucets, running toilets, etc. We would like to correct any existing issues as soon you see them.

You may contact us at the address above if you have any questions, concerns or maintenance requests.

Sincerely,

Andrea Soltero
Resident Manager
Park Central Apartments

attachments on rear: FORM RP-02 v4.1.16

cc: tenant file, main office

2019 JUN -3 PM 12:05
THE CITY OF ALAMEDA