

Contact Information

Tenant Information:

Name(s): Gwendolyn Hammer
Unit Address: 1566 Lincoln Ave. #A, Alameda
Phone: _____ Email: _____

Landlord Information:

Name(s): Charles Hanson
Unit Address: 7862 Locke Haven, Las Vegas, NV 89123
Phone: 702-278-6100 Email: stonefaire@gmail.com

Rent Increase Information

1. Current monthly rent: \$ 2,100 (Value A) } Amount of rent increase:
Requested increased rent: \$ 2,200 (Value B) } \$ 100 (Value C) 4.8 %
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? 11 / 28 / 2018
Month/ Day/ Year

4. What is the effective date of the rent increase? 1 / 1 / 2019
Month/ Day/ Year

5. How was the rent increase notice served? In-Person X Post & Mail _____
Other (please specify) _____

→ current security deposit: \$1,500
Requested increase to: \$2,300 7 53% increase

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? 7/23/1999 Total years of residency 19 1/2 years
Month/ Day/ Year

8. Rent Increase History *(See separate attached sheet)*

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
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%

Property Information

9. Do you receive Section 8 Housing Choice Voucher rental assistance?

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 2 Stories 2

12. Unit details:

• Number of bedrooms 1 Bathrooms 1

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

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?

\$ _____ (total monthly amount) *The minimum required according to the CPI.*

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.)

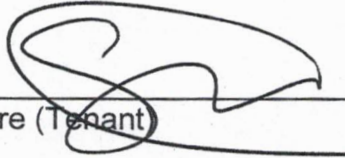
☐ No ☒ Yes

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 December 5, 2018
at Alameda, California.

Gwendolyn Hammer
Print Name (Tenant)


Signature (Tenant)

Gwendolyn Hammer Rent Increase History

Start date of tenancy 7/23/1999

Starting monthly rent \$1200 → current 2,200 = 83% ↑

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
10/1/2000	1200	1300	100	8.3
10/1/2001	1300	1425	125	9.6
7/1/2005*	1425	1495		
8/1/2005	1425	1565	140	9.8
11/1/2008	1565	1700	135	8.6
8/1/2014	1700	1850	150	8.8
11/1/2015	1850	2000	150	8.1
11/1/2017	2000	2100	100	5
1/1/2019	2100	2200	100	4.8

*Notice of increase was sent on June 15, 2005 stating on July 1st, I owed \$1495 and then rent due monthly thereafter was \$1565.

Security deposit on 7/23/1999 -- \$1500

Notice on 11/28/2018, deposit to be increased to \$2300, due on 1/1/2019. This is a 53% increase.

Gwendolyn Hammer

TELEPHONE

E-MAIL

December 5, 2018

Alameda Rent Review Advisory Committee
Program Administrator
701 Atlantic Avenue
Alameda, CA 94501

Re: ***Submission of Rent Increase Review Request (Form RP-01) and Supporting Documents***

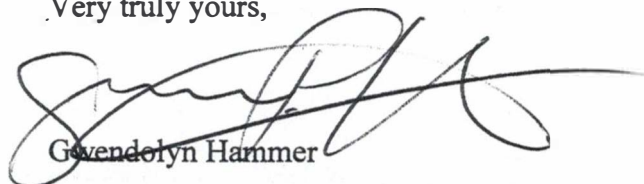
Dear Program Administrator:

Enclosed please find Form RP-01 requesting a review of my most recent rent increase. Please also find:

1. A spreadsheet of all rental increases since 1999
2. A copy of the Notice of the Rent Increase and Notice to Change Terms of the Rental Agreement.
3. A signed Declaration

I look forward to hearing from your office regarding the date for the upcoming hearing.

Very truly yours,



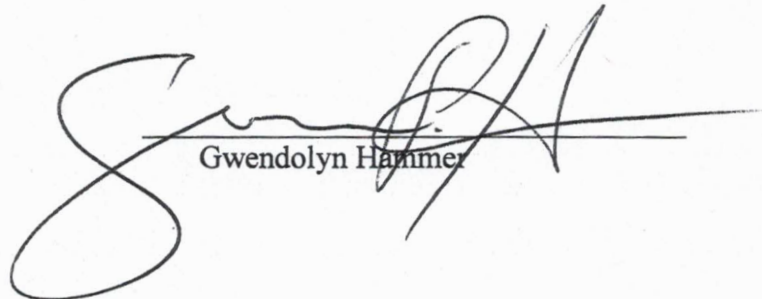
Gwendolyn Hammer

Hardship Summary Declaration:

I, Gwendolyn Hammer, declare as follows:

1. I have been a tenant at 1566 Lincoln Avenue, Apt. A, Alameda, CA 94501 since 1999.
2. I am on a fixed income and work for the State of California.
3. My landlord has raised the rent 8 times during my tenancy and my rent has gone up 83% since 1999. My original rent in 1999 was \$1200 and the current increase demand is \$2,200.
4. My original security deposit in 1999 was \$1500 and the landlord now is demanding a security deposit increase of \$800 by January 1, 2019.
5. I do not have the money for the rent increase or the security deposit increase.
6. In July 2018 I was hospitalized with _____ and I was on _____ from July 10, 2018 to October 1, 2018.
7. In November 2018, I fractured a tooth and I had to take out a dental loan to cover this procedure which has worsened my financial situation.

I declare under penalty perjury under the laws of the United States of America that the foregoing is true and correct. Executed this 5 day of December 2018, in Alameda, California.


Gwendolyn Hammer