

LARA WEISIGER

From: Trish Spencer
Sent: Thursday, February 25, 2016 8:28 AM
To: LARA WEISIGER; Liz Warmerdam; DEBBIE POTTER
Subject: Fwd: Rent Ordinance that you just passed

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: danielleenh <danielleenh@gmail.com>
Date: 02/25/2016 8:14 AM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: Rent Ordinance that you just passed

We will vote you out from your office. I'm very very disappointed. We were never informed. U r going to punished us for our whole life.

Do not pass it on the second reading.

We will vote you out.

Sent via the Samsung Galaxy S® 6 edge, an AT&T 4G LTE smartphone

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:46 PM
To: LARA WEISIGER
Subject: Fwd: 100 more people signed "AHN (Alameda Homeowners Network): Preserve our City, No Rent Control !!!"

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: mail@changemail.org
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: 100 more people signed "AHN (Alameda Homeowners Network): Preserve our City, No Rent Control !!!"

change.org New signatures

Mayor Spencer – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

AHN (Alameda Homeowners Network): Preserve our City, No Rent Control !!!

Petition by Alameda Homeowners Network · 100 supporters



100 more people signed in the last 7 hours

[View petition activity](#)

RECENT SUPPORTERS



Alan Guo

Moraga, CA · Feb 15, 2016

I'm signing because I am against RC.



Dan Tuazon

Alameda, CA · Feb 15, 2016

I believe in property owner rights and they should not be restricted on what they wish to do with their property.



Rickie Owens

Alameda, CA · Feb 15, 2016

I don't like or believe rent control in Alameda is a good thing



Pui Au

Alameda, CA · Feb 15, 2016

I'm against rent control in Alameda



Shirley Liu

San Francisco, CA · Feb 14, 2016

I'm signing because I don't want rent control.

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning

you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to tspencer@alamedaca.gov, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

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[AHN \(Alameda Homeowners Network\): Preserve our City, No Rent Control !!!](#)

[by Alameda Homeowners Network · 1,054 supporters](#)

[AHN \(Alameda Homeowners Network\): Preserve our City, No Rent Control !!!](#)

[by Alameda Homeowners Network · 1,054 supporters](#)

Supporters

-
- Top-rated
 - Most recent
-

[RC is bad for Alamedan\(including tenants\), is bad for property value, is bad for funding to school and](#)

[public services, is bad to preserve Alameda old homes and Alameda will not be Alameda because of it!](#)

[Ping Yu, Alameda, CA](#)

[3 weeks ago](#)

5

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Report abuse

Please report any offensive or inappropriate content.

Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Say no to rent control](#)

[Zhou Ryan, Alameda, CA](#)

[3 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Protect Alameda, Say No to RC](#)

[John Jiang, Alameda, CA](#)

[3 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[The city should stay out of private agreements made to rent private property. it is only going to make an already complicated situation MUCH more complicated. Landlords and tenants can list rent caps and other terms in their lease. The proposed ordinance is 29 PAGES long and both landlords and tenants are unhappy with it. How is this fixing anything? This will just add cost and red-tape. Rents will go up as the rental stock will go down. Look at SF and Oakland.](#)

[Maria Love, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I own an apartment complex in Alameda. I don't approve of gouging tenants by hiking up rent to ridiculous prices but i also don't like the idea of someone else telling me what i have to rent apartments for. California landlords already have been stripped of too many rights. Fix it so it doesnt take me 3 months to evict someone for not paying their rent!](#)

[Donald Perez, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rent control period!](#)

[Anna li, Milpitas, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC is not just about control rent. it intrudes into landlords and tenants rights and lifes. While I take my tenants' well being seriously I won't let outsiders stipulate what I can do on my own property.](#)

[jeng tsai, alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[This rent control is just a politician's way to fulfill its selfish needs by hurting the small homeowner's rights. For a long run, the ones getting hurt is not only the homeowners but the tenants as well. The only one that is getting the profit is the politician.](#)

[Xianmou Liu, San Francisco, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am signed this doesn't fair to the owners.We pay the tax not the tenants](#)

[Jiao Liang, 旧金山, CA](#)

[2 weeks ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[rental control is not good!](#)

[Li yang, San Francisco, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Justice](#)

[Doris Wan, Alameda, CA](#)

[3 days ago](#)

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I don't think it should apply to rentals under 5 units. City should collect the admin fee from tenants directly \(don't make us do your dirty work!\). City should not spend our tax \\$ this way in admin fees. We support a trust fund instead. Cap should be 8% or 10% over past 2 years.](#)

[Lori Moe, Alameda, CA](#)

[3 days ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Landlord](#)

[Andrew Wong, Alameda, CA](#)

[4 days ago](#)

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Add a reason (optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[WE DEMAND THAT ALL PROPERTY OWNERS BE NOTIFIED BY THE CITY OF ALAMEDA OF THE PROPOSED RENT STABILIZATION ORDINANCE. MANY PROPERTY OWNERS HAVE NOT BEEN NOTIFIED!!! IF YOU HAVE NOT BEEN NOTIFIED BY THE CITY OF ALAMEDA PLEASE EMAIL THE MAYOR \[tspencer@alamedaca.gov\]\(mailto:tspencer@alamedaca.gov\) AND COUNCIL MEMBERS AND TELL THEM THAT YOU WANT PROPER NOTIFICATION PRIOR TO THE CITY PASSING THE ORDINANCE.](#)

[Rosalinda Fortuna, Alameda, CA](#)

[5 days ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I believe in Free Market](#)

[Ka man Chan, Alameda, Zimbabwe](#)

[6 days ago](#)

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Cora Luber](#)

[Cora Luber, Alameda, CA](#)

[7 days ago](#)

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I want to keep alameda prestige for future generations](#)

[Galen Chiu, Alameda, CA](#)

[7 days ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Homeowners deserve the control of our properties, the freedom to select and keep the best tenants, the ability to keep homes with no crime, no violence, no nuisance to neighbors & no unlawful activities.](#)

[Wyman Peh, San Francisco, CA](#)

[7 days ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we

need more information.

[We dont want anymore fees or property taxes to fund any unnecessary bureaucracies.](#)

[Sandy Wong, San Francisco, CA](#)

[7 days ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[We do not need rent control in Alameda. It is not fair because it could negatively affect my retirement. The rent review board is working ok as-is, in my opinion. Please vote NO on rent control.](#)

[Laurance Quintero, Alameda, CA](#)

[1 week ago](#)

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Don't want the rent control.](#)

[Sopha Du, Alameda, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because I am an landlord](#)

[Shu Liu, Cupertino, CA](#)

[1 week ago](#)

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Add a reason
(optional)

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm am signing because I believe in property rights, needed development and the economic theory of supply and demand.](#)

[Matt Murphy, Alameda, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[This ordinance is not good for alameda](#)

[Mendel Hui, Alameda, CA](#)

[1 week ago](#)

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Add a reason (optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am against rent control. Let the market decide the rent, not the government!](#)

[Yuchun Meng, Mountain View, CA](#)

[1 week ago](#)

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Add a reason (optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC will decrease supply over time. Scarcity is the real long term problem.](#)

[Jon Tooper, Alameda, CA](#)

[1 week ago](#)

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Please report any offensive or inappropriate content.

Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I strongly oppose to rental control, let the market itself work its force on the rental market. Rental control is NO good for the tenants themselves ultimately. On one hand, the properties they are renting can't be kept in good shape due to the fact landlords are ripped off and left no money to do so; on the other hand, the tenants are trained not to work hard and smart, not to save money, so that they are ripped off the motives and chances to buy their own properties eventually. I strongly oppose to rental control.](#)

[Weiqin Xu, Santa Clara, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I own the property! I should say who gets to live there, not some idiot with no investment in the property.](#)

[gayle winterbauer, Alameda, CA](#)

[1 week ago](#)

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Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control will make the bad neighborhood in 50 years.](#)

[Catherine Liu, Cupertino, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rent control, it will make worse of the relation between the tenant & landlord getting worse. I respect & love my tenants, because they enjoy the property & keep it nice. I always keep the rent affordable & reasonable. I sold all my properties in another city, which had rent control, because some people abuse the rent control, damage the property and make the reason not pay rent. I learn the bad experiences. Real Estate tax also provide the major stable funding to our city to run well. When the real estate crash, also cause the city a financial problem, public service, school education, safety problems...Please no ten control.](#)

[Raymond Tang, Alameda, CA](#)

[1 week ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[There is no basis for rent control. Let the market decide the rent-good location, good school, safe neighbor, good service always deserve higher rent.](#)

[Gene Zhang, Fremont, CA](#)

[1 week ago](#)

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I can't afford 5 increases with a 40% increase in less than 4 years.](#)

[Jill Clevenger, Alameda, CA](#)

[1 week ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[rent control is bad for both parties in Alameda. that's why SF has high rent because small property owners don't want to rent out the units.](#)

[Anita Lau, South San Francisco, CA](#)

[1 week ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[no RC in Alameda](#)

[Yan wang, Santa Rosa, CA](#)

[1 week ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we

need more information.

[Rent control is harmful for the city development.](#)

[Yong Zheng, Saratoga, CA](#)

[1 week ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

- [Rent control will make Alameda to be like our neighboring cities. We don't need this. Bad tenants stay, good tenants will be forced to leave.](#)
- [We will not let tenants advocates to rob our money via legal system.](#)

[Myo Win, Burlingame, CA](#)

[1 week ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because I am against RC.](#)

[Alan Guo, Moraga, CA](#)

[1 week ago](#)

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Add a reason
(optional)

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I believe in property owner rights and they should not be restricted on what they wish to do with their property.](#)

[Dan Tuazon, Alameda, CA](#)

[1 week ago](#)

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Add a reason
(optional)

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm against rent control in Alameda](#)

[Pui Au, Alameda, CA](#)

[1 week ago](#)

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because I don't want rent control.](#)

[Shirley Liu, San Francisco, CA](#)

[1 week ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[To protect our rights as landowners.](#)

[40 years in Property Management](#)

[The McKay family has never overcharged our Tenants, most go over ten years without rent increases!](#)

[We don't deserve this proposed unfair Rent Control Status as we have spent several generations of sacrificing to protect our family's future in difficult economic times while sharing reasonable rents with our tenants.](#)

[Also have some concerns about the legality of this plan!](#)

[Joanne McKay, Alameda, CA](#)

[1 week ago](#)

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Add a reason (optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[My wife and I have rental property in Alameda. We try to be fair with our tenants and give them a nice place to live. We have been shafted by the school property tax and are concerned about losing more money to city whims](#)

[William Sommers, Wolfeboro, NH](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am a landlord and I feel then I should be able to decide who much rent my property is worthy of. I take immaculate care of my properties and charge a fare rate to my very happy tennants. If rent control passes, renters should not be able to stay for life.](#)

[Tracy Becker, Alameda, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Unfair. Control rent why not control property price as cost to rent out unit is high](#)

[Ching Pang, Alameda, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm against rent control in Alameda!](#)

[Anita Ng, Alameda, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am signing to opposed rent control in alameda](#)

[Frank Lee, Alameda, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[We shall against rent control in Alameda.](#)

[Jena Y Zhuo, San Mateo, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am a small mom and pop landlord and I want to preserve my rights to evict bad tenants that make other tenants lives like hell that forces good tenants to move because of these bad tenants. Having rent control also means bad tenants will have 3-6 months of free rent before the eviction is finalized, plus lost of legal expenses and lost rent that the owners will most likely won't get back.I also do not want the city to spend \\$1.9 million dollars of taxpayers' money to fund the rent board whereas this money could be better spent elsewhere.](#)

[Kevin Yee, Alameda, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[We can not afford this ordinance. It will turn Alameda rental even more expensive period!](#)

[Eunice Edwards, Alameda, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control does not help lower rent cost and increase supply of rental units.](#)

[John Zheng, Alameda, CA](#)

[1 week ago](#)

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[Rent control creates extra demand thereby drastically lowering supply for those who can normally afford them. landlords will not even keep rented houses or apartments in tolerable repair. Not only will they have no economic incentive to do so; they may not even have the funds. The rent-control laws, among their other effects, create ill feeling between landlords who are forced to take minimum returns or even losses, and tenants who resent the landlord's failure to make adequate repairs. P](#)

[John Dang, Oakland, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I don't want to see our community and our rights damaged by such controls. In the end I think this will hurt the tenants because it will force long time investment owners to increase their rents yearly.](#)

[Eve Fenstermaker, Granite Bay, CA](#)

[1 week ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[As a long time Alamedan and housing provider, rent control discourages more providers of housing. This is bad for Alameda tenants as rental supply goes down which forces rents to go up. Please vote no to unfair rent control.](#)

[Wendy Fong, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rent control!](#)

[Mina Kwan, Hayward, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[no agree with rent control](#)

[Pui Yiu Ling, Saratoga, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I feel this is against my rights to own property. We do not make these demands on other businesses. \(Medical-phones-grocery stores-contractors we cannot be without--i.e.: plumbers, electricians.](#)

[Irene Hanson, Elk Grove, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control ends up helping the well-to-do at the expense of the lower-middle-class. The unintended consequences overwhelm the intention of rent control. It is a tried and failed approach.](#)

[David Howard, Alameda, CA](#)

[2 weeks ago](#)

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[Alameda should not have rent control](#)

[John Wong, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Without rent control, there will be more housing available on the rental market. The landlords can afford to maintain the house quality. The house price will not drop which will stimulate the real property trading.](#)

[Wei Wei, Oakland, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No Rent Control](#)

[Ying Li, Alameda, CA](#)

[2 weeks ago](#)

0

Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Friends own property in Berkeley and they pay many fees and could not move back into their rental without great expense and sweat.](#)

[Karen Flanders, Alameda, CA](#)

[2 weeks ago](#)

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Report

Report abuse

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Not only will this hurt the mom and pop landlords , but will degrade Alameda a place I call home.](#)

[philip jaber, Alameda, CA](#)

[2 weeks ago](#)

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Report

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Gchang](#)

[Gerald Hai Chang, Alameda, CA](#)

[2 weeks ago](#)

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Report

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control is not free market. It's taking on small business owner.](#)

[Lei Yang, san mateo, CA](#)

[2 weeks ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[To stop rent control](#)

[Daniel Leung, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC is a bad idea as it forces all of the cost of trying to fix the problem of affordable housing onto the landlord. If voters want to help with affordable housing then put a tax on everyone's electric bill to help pay for more housing.](#)

[Katie Braun, Alameda, CA](#)

[2 weeks ago](#)

0

Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent Control will negatively affect property values. This is a really bad idea for Alameda!](#)

[Donna Rauk, Alameda, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[This is definitely not fair to property owners. Home owners have higher taxes every year, but renters seem to forget about that. Plus upkeep. When a tenant has a problem they just call the owner call the Landlord and that also costs money. Do not even think about passing this , and I do not have anything to rent. I just know what it costs to keep my own house in good condition.](#)

[Jean Reynier, Alameda, CA](#)

[2 weeks ago](#)

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Report

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[The answer is not rent control and penalizing property owners! This is a knee jerk reaction to a short term problem.](#)

[Michael Morgan, Alameda, CA](#)

[2 weeks ago](#)

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because I am an owner.](#)

[Zhu hongyi, Alameda, Hong Kong SAR China](#)

[2 weeks ago](#)

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Report

Report abuse

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm a owner](#)

[Yongquan Liu, Alameda, Hong Kong SAR China](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Hi](#)

[Joe Ma, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am just not a fan of Rent Control.](#)

[Debbie Pham, Alameda, CA](#)

[2 weeks ago](#)

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Report

Report abuse

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control erodes property rights especially for owner occupied properties. Renters will lose in the long run when big homes get converted back to a more valuable single family dwelling.](#)

[Kurt Braun, Alameda, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am a property owner in Alameda](#)

[Susan Snyder, San Ramon, CA](#)

[2 weeks ago](#)

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Report

Report abuse

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC is bad for Alamedan\(including tenants\), is bad for property value, is bad for funding to school and public services, is bad to preserve Alameda old homes and Alameda will not be Alameda because of it!](#)

[jennifer li, Moraga, CA](#)

[2 weeks ago](#)

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Report

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am a small rental property of over 40 years. I have never done any of the egregious things owners are being accused of in the last few months.](#)

[craig roberts, alameda, CA](#)

[2 weeks ago](#)

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Report

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[We need free market, don't need "control". The Rent Board is totally waste of money](#)

[Wenjing Yu, Fremont, CA](#)

[2 weeks ago](#)

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Report

Report abuse

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No to rent control!](#)

[Pallas Chen, Union city, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control is bad for both landlords and tenants. To tenants, safety of the community is more important than pricing. From the economic perspective, it does not make sense to manipulate the market, so please let supply and demand drive the market for a fair price. In addition, we don't want our tax dollar to fund another bureaucracy, which provides no value but harms](#)

[Miaoqing Fang, mountain view, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC is bad for Alamedan\(including tenants\), is bad for property value, is bad for funding to school and public services, is bad to preserve Alameda old homes and Alameda will not be Alameda because of it!](#)

[jennifer li, Moraga, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[owner](#)

[Eddy wang, 旧金山, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am a landlord but I have to rest a basement to live in because evicting my tenant is so complicated and costly! I am not able to afford it! Now I am living in a basement which is less than one half of the size of my single family property, and paying only \\$200 less than the rent that I am receiving! It is very unfair to me!](#)

[Harry H, San Francisco, CA](#)

[2 weeks ago](#)

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Preserve Alameda, No Rent Control](#)

[Alvin Lau, Alameda, CA](#)

[2 weeks ago](#)

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[This goverment interaction will be a nightmare. The city will create the beast that never stops growing. This process will be underfunded from the very first year.](#)

[Lance Morgan, Alameda, CA](#)

[2 weeks ago](#)

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Report

Report abuse

Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I don't believe in rent control.](#)

[Julian Moll, Alameda, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we

need more information.

[Rent control never worked for the population it intended to protect](#)

[John Wang, Lafayette, CA](#)

[2 weeks ago](#)

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Report

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Please report any offensive or inappropriate content.

Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[NO Rent Control](#)

[QINa chen, 旧金山, CA](#)

[2 weeks ago](#)

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[as a landlord who has never raised rents on tenants during their tenancy\(ever\) . I feel i have the right to determine tenancy length and amount for MY properties the same properties that when Measure A was passed i was told by a city council member to pass the increased amounts of my property taxes onto the tenants... which i DID NOT.... these are the same city council members now trying to establish rent control.... NO TO RENT CONTROL](#)

[RUSSELL BLUMKIN, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[The proposed ordinance is against freedom, capitalism, and everything this country stands for. Don't penalize the majority for crimes of the minority.](#)

[Jerome de Verrier, Alameda, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Danny Huang](#)

[Danny Huang, Alameda, CA](#)

[2 weeks ago](#)

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Report

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am strongly against Rent Control. It eventually will hurt the house market, both landlord and tenant.](#)

[Wendy Iuo, Fremont, CA](#)

[2 weeks ago](#)

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Report

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Please report any offensive or inappropriate content.

Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because I believe in free market](#)

[Ted Chu, Pleasanton, CA](#)

[2 weeks ago](#)

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Please report any offensive or inappropriate content.

Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[any type of RC is RC and will hurt landlords and good tenants as well. And RZc won't solve the problem.](#)

[Dan pan, Cupertino, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control is bad for both tenants and landlords. 1\) Landlords will be forced to start increasing rent whether the rent control will pass or not; 2\) Landlords will start withdrawing rental units so they don't have to deal with problem tenants which will cost them more than rent being collected; 3\) rent control units will not move and the new generation or new comer will suffer with high rent; 4\) rent control encourages tenants dramatizing being "victims" and only blame on others why they are not doing as well as homeowner; 5\) Rent control will divide the community into "tenant" and "homeowner" groups, both sides will start pointing fingers; Please oppose rent control!!](#)

[Tina Wong, San Bruno, CA](#)

[2 weeks ago](#)

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Please report any offensive or inappropriate content.

Add a reason
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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we

need more information.

[I am against rent control!](#)

[Jessica Yang, Milpitas, CA](#)

[2 weeks ago](#)

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Add a reason
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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm the homeowners](#)

[Wanyu Lee, San Lorenzo, CA](#)

[2 weeks ago](#)

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Add a reason
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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No control rent. None](#)

[Bobby Ch, Fremont, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Chinhonglou](#)

[chinhong lou, San francisco, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I believe we should stick to the decision to allow the RRAC to hear cases and support mediation between renters and their landlords. Let the market supply and demand forces adjust naturally without government interference.](#)

[Nancy Hird, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I own a fourplex on the east end of Alameda](#)

[Thomas Waldron, San Bruno, CA](#)

[2 weeks ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Say no to rent control](#)

[Jane Zhang, San Jose, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control distort market. Turn good renters into bully. Have negative impacts to city. No RC!](#)

[charles wan, san jose, CA](#)

[2 weeks ago](#)

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Report

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rent control !!!!!](#)

[Alicia Chung, Fremont, CA](#)

[2 weeks ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Not rent control](#)

[Peiyu Lu, San Francisco, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because I love the beautiful City of Alameda. I want it to be a safe, best and progressive city in the Bay Area by keeping homeowners control their own properties. No one knows how to control their own properties but the homeowners. They have the right to chose the tenants they want to keep a safe and peaceful neighborhood.](#)

[Prima Fortuna, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[It is a lose lose situation for both tenants and landlords. We are so short of housing and we will have even less housing stock once rent control in place. San Francisco is a good example, their vacant units are asking extremely high rent to compensate the low rent received from previous lost years; most of the homeowners rather not rent out their to prevent problems. Result: lack of housing stock and high rent. New York and San Francisco are suffering this unintended consequences.](#)

[Tina Wong, San Bruno, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[P](#)

[Jian Shi, San Jose, CA](#)

[2 weeks ago](#)

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Add a reason
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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Ping](#)

[ping he, Palo Alto, CA](#)

[2 weeks ago](#)

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC is cauing too much trouble in SF already we dont want to repeat.](#)

[Evelyn Chen, Santa Clara, CA](#)

[2 weeks ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control is unfair](#)

[Dorene Lee, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rental control.](#)

[Guanjun Wang, Fremont, CA](#)

[2 weeks ago](#)

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Say NO to RC!](#)

[LI XIA, SAN JOSE, CA](#)

[2 weeks ago](#)

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Report

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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Say NO to RC!](#)

[LI XIA, SAN JOSE, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I don't think it is fair and right for both landlord and tenant to have rent control.](#)

[Jian-Xiong Zheng, Fremont, CA](#)

[2 weeks ago](#)

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Report

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing this petition because rent control is a bad strategy.](#)

[Hui Dou, Palo Alto, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[The rent supposed to cover the cost.](#)

[haihui Xiao, Fremont, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing. Because I follow my wife](#)

[Yihui Mei, San Francisco, CA](#)

[2 weeks ago](#)

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Add a reason
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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[for the future of alameda](#)

[jean li, Livermore, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because I was a tenant too. I see that when there is rent control there is very little motivation from my landlord to improve the property conditions. As such, the premises tend to lack of proper maintenance. At the end it's our tenant who suffer. Please do not control the if you don't want us to suffer. Let the market works itself out! Thank you!](#)

[Calvin Lim, Hayward, CA](#)

[2 weeks ago](#)

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Report

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(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Against RC](#)

[Dongmei Hu, San Jose, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[market should decide the price, not rent control.](#)

[yi hui wong, Oakland, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rent control.](#)

[Lingfeng Yuan, Palo Alto, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent Control will bring housing shortage further.](#)

[Shu Lee, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am the landlord. Against rent control](#)

[Lisa Yu, Palo Alto, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Let the market work with rent.](#)

[maria yang, Mountain View, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC is against the common rule of free Market. It wouldn't work.](#)

[Jason Huang, Santa Clara, CA](#)

[2 weeks ago](#)

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Report

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I own investment property in Alameda county and i am concerned if a fair market will still be there to allow me to continue to provide housing there.](#)

[Jane Dong, Santa Clara, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rental control in alameda city and county](#)

[Irene Xie, Castro Valley, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC is not good for the community and will hurt the tenants as well as landlords.](#)

[Jianzhi Tang, San Jose, CA](#)

[2 weeks ago](#)

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Report

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am not a landlord, but the new rent control appears to be excessive and unfair to landlords, who incur all the risk associated with property ownership \(I lost \\$50,000 on my last house\) and cannot benefit from the full upside by selling their property when they see fit. The infrastructure will not be able to accommodate the demand when every single tenant protests every single rent increase \(why wouldn't they?\), so everything will take months, causing still another disadvantage to the property owners. I am not actually opposed to a reasonable annual cap \(5%\), but the cash bonanza to renters -- when property owners choose to do something to their own property that requires vacancy -- seems ridiculous. A lease is a contract that gives both the tenants and the landlords rights, and it's for a specific agreed-upon period of time. An unlimited restriction imposed by rent control is unsustainable.](#)

[Jill Staten, Alameda, CA](#)

[2 weeks ago](#)

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Report

Report abuse

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Where ever rent control has been enacted, overall rents increase and maintenance/improvements go down.](#)

[Jerry Sherman, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[To protect our home value, Say No to RC, Say No to Just Cause!](#)

[Kwan Li, Alameda, CA](#)

[2 weeks ago](#)

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[Against RC](#)

[Huanyong Li, Fremont, CA](#)

[2 weeks ago](#)

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[I grew up in Alameda and don't want to see it become like Oakland or Berkeley. Alameda should emulate Piedmont](#)

[Tony Reid, Loomis, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[To keep the quality of the people and beautiful city](#)

[Miranda Cheung, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Home owners, unite to protect your property!](#)

[Fay Yang, Milpitas, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I love Alameda, and I continue to own the home where my parents lived for 45 years. I am not an evil landlord, I am, along with many others, an owner who wants to see Alameda maintain property values, while providing good service to my tenants. Government control has failed in other cities AFTER losing community values and increasing crime. Please reconsider your direction toward rent control and allow individuals to provide quality homes to renters.](#)

[Patricia Reagan, Brentwood, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Say NO to RC! Protect your property!](#)

[MINGFENG WU, Milpitas, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control cities disincentivize owners to maintain their buildings or fix apartments](#)

[John Heckel, Oakland, CA](#)

[2 weeks ago](#)

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[Takes away owners rights to their own property](#)

[Dustin Richardson, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am a landlord who treats my tenants with fair housing and respect. In a clean well kept environment.](#)

[julia calderon, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am against rent control. We don't need it. I work hard to keep my property clean, well maintained and safe for my tenants. I have always treated my tenants fairly since I've owned this property for the last 16 years.](#)

[Kerry Koffler, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I want no rent control in Alameda](#)

[Jackie Huynh, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control will be devastating to Alameda. It needs to be stopped!](#)

[Raymond Stanton, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[When the government gets involved, are we really living in a free market society?](#)

[Deborah Mitchell, Alameda, CA](#)

[2 weeks ago](#)

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[I think RC is NOT a solution. In additio, it will make current situ worse.](#)

[Hongqi Li, Redwood City, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I believe in a free market](#)

[Brian Kent, Alameda, CA](#)

[2 weeks ago](#)

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[LANDLORDS ARE NOT THE PROBLEM:](#)

[1. SERIOUS HOUSING SHORTAGE MAINLY DUE TO RESTRICTIVE POLICIES AND EXCESSIVE FEES](#)

[2. MOST OWNERS RENTS ARE LOW OR UNDER MARKET AS THEY DID NOT INCREASE RENTS DURING THE 8 YEAR RECESSION PERIOD](#)

[MORRIS MAX, Castro Valley, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No RC, It will lower property value and defer maintenance.](#)

[Lester Cabral, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[This law only protect a small group of people at the sacrificy of majority.](#)

[Ringo Liu, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[My property is my retirement. Rent control will prevent me from keeping market rate rents therefore effecting the value and ultimately result in a separation between landlord and tenant that leads to hostile relations.](#)

[Kerri Naslund, Richmond, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[We do not need rent control in Alameda. The majority of landlords are fair to their tenants. Let's not go there for a handful of bad ones.](#)

[Lu Burton, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control will actually increase rents for non controlled units and will cause defeared maintaince with the older housing. Let supply and demand dictate the price of housing as it has been in the past. With the market dictating the price of housing, rent have only increased 3.9% per year on average compared to 9% for Citys with rent control like San Francosco.](#)

[Doug Smith, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Government ordinance aimed at rent stabilization do not work. Simply look at neighboring cities \(Oakland, San Francisco, Berkeley\) and compare the average rents to those same units in Alameda.](#)

[Jose Cerda-Zein, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm a homeowner. Don't want RC to affect my home value.](#)

[Kitty Wan, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because rent control punishes local owners who have worked hard to get where they are today. which is not beneficial to he community.](#)

[Edyn Garvisch, Petaluma, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we

need more information.

[Rent control does not promote positive tenant - landlord relations and is therefore not beneficial for the small community of Alameda](#)

[William Condit, Petaluma, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Because 99% of all economists agree that it is harmful for the economy.](#)

[Farhad Matin, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am signing this petition because I firmly believe RC is bad for the city of Alameda.](#)

[Autymn Garvisch, Petaluma, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing this because rent control
Is too punitive for those who have worked and saved to own property which will fund retirement.](#)

[Suzanne lindsey, Lahaina, HI](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Frank control is unconstitutional to Landlord to have a right to make a living. It also affects smaller Landlord worse than larger corporate style landlord. It will also backfire in the long run just like Ralph Nader insurance reform did in the late 80's in California. It ended up costing everyone more money and insurance companies tighten the rule on everything and they haven't stopped. If you want to limit landlords income then apply the same methods and rules to all government agencies and all tenants meaning they can only get as much as a landlord allowed to raise the rent so is that fair? No utilities gasoline food there's no limit on any products or services so why are landlords being subjected to a proposal as silly as this? It's unconstitutional and I'm sure lawsuits will follow if this where to pass. If you can't afford to live here then move to where you can afford to live.](#)

[Brenton Graves, San Jose, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Do not agree with the rent control proposal](#)

[cheuk wong, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[While the drawbacks and benefits of rent control are many \(and, quite frankly, complex\)--I am currently supporting this petition so landlords and homeowners in Alameda have more control over the quality of their tenants; have the ability to offer more affordable rentals if inclined to do so; are motivated to keep Alameda's beautiful residential communities in great shape; foster consumer mobility \(as new career opportunities can be found across the entire Bay Area\); and curb the potentially high administrative costs associated with creating a rent control plan.](#)

[Jordan Taylor, Alameda, CA](#)

[2 weeks ago](#)

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[I love Alameda!](#)

[Jindi Ng, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Laws have given a lot of protection to renter but leaving property owner bankruptcy risk.](#)

[Taimei Yeh, Cupertino, CA](#)

[2 weeks ago](#)

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[stop rent control](#)

[anthony fortuna, Alameda, CA](#)

[2 weeks ago](#)

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Add a reason (optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Our city is prospering, please don't stop it. So please stop Rent Control! Thank you!](#)

[Gary Chan, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we

need more information.

[No rent control!!!](#)

[Mary Li, 圣荷西, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rental control is not a good idea!](#)

[Mei lei, Milpitas, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control won't work at all. It promotes conflicts between tenants and housing providers: It creates big gaps on rents between housing units under RC and units not under RC; It eventually incurs everyone to lose freedom, tenants or landlords. Please, leave it alone, and let the market work on itself. Even if a landlord can increase 100%, no one would choose his unit due to the high price, and his unit will keep vacant. Won't this landlord lower down his price?](#)

[Ouan He, San Jose, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control actually makes less supply and rent goes higher and higher in my current city now.](#)

[Cindy Mei, San Francisco, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control prevents rental units to the market.](#)

[Richard Chiu, San Francisco, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rental Control will mess up the ordinary free rental market , both renter and home owner will be hurt finally.](#)

[Pamela He, Los Altos, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control is against free market, and is unfair for landlords. Rent control never works.](#)

[Jennifer liu, Palo Alto, CA](#)

[2 weeks ago](#)

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[No RC!](#)

[March Liao, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I don't believe rent control is going to work. I don't believe is fair to home owners. If rent control, house price needs to be controlled as well. Salary needs to be controlled as well. Spending needs to be controlled as well](#)

[March Liao, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rental control does not work as intended, instead, it twisted the rental market.](#)

[Tony Qin, San Jose, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Protect landlord's right, pls say NO to Rent Control!](#)

[Adeles Fan, Fremont, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC is not the solution, just look at bad examples across the bridge at Oakland, i think Alameda is better than that. The key is to increasing rental housing stock, not to further constrain its supply via rent control.](#)

[Chunchi Ma, Fremont, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I'm signing because I am investing in the city of Alameda.](#)

[Bonnie Liu, san jose, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[a\) Rent Control is just like Alameda expropriating small business owners' properties, that we invested our life savings. And, then creating a public utility, regulated for the sole benefit of tenants. This is contrary to the market based system that is the foundation of our society. b\) Understood that there are some bad actors that are landlords, and that these extremists should be dealt with. But, it should not be at the detriment of our whole community of mom & pop business owners. c\) 5% annual cap on the surface seems fair. The problem is, if there is a significant event such as roof, sewer lateral, dry rot, etc. Over time, the cost of these events needs to be recouped. Also, there is always the risk of a bad tenant, that damages the property. Or, if an eviction is warranted, the related legal costs. The normal rent does not cover these extremes. So, the only way to earn a living wage from the apartment is to raise the rent. Then over a period of years, the costs can be recouped, all the while during these years the landlord has to finance the loan by lowering his/her living wage. Accordingly, if a cap is absolutely needed, then 7% is much helpful. d\) Indeed, if the Alameda council deems rent control is necessary, it should only benefit tenants earning below something like \\$100,000/year. And, only if they do not own another property themselves. To do otherwise, would not be in the public interest that rent control is supposedly to help. e\) I noticed for certain votes that the council members recuse themselves, when there is a conflict of interest. I trust the same, and that when voting, the council will ensure appropriate representation of landlords. In an abundance of disclosure, those voting should indicate who is a landlord, homeowner](#)

and/or renter. Similar to serving on the RAC, the landlords have to disclose, it should not be any different for the city council members. f) Rent control is actually a detriment to society. Since, Mom & Pop business owners are the foundation of our economy. Many of us struggle to pay the mortgage, endure risk of unforeseen costs and always on alert if something needs to be taken care of. By limiting our ability to take care of the property, the discretionary repairs will be diminished. For example, first it would be gardening, then exterior painting. Next, perhaps limiting upgrades, when a tennant leaves perhaps we don't make all the optional repairs. g) Worst case, some landlords are still underwater on their loans....yes similar to homeowners. No one wants sections of Alameda to become zombie areas (unkempt, boarded up). I know it sounds like it couldn't happen here. But, I'm sure where it happened across the US, they didn't think it would happen to them. h) Apartment owners are long time residents of Alameda. We are your core vorer base. In fact, tennants are more likely to live here for 1 - 3 years. Then when they have saved for a down payment, they purchase in a lower cost neighborhood, instead of Alameda. i) To help keep Alameda affordable, you should also consider controlling the price increase of Single Family homes. The huge increases over the last several years have forced many next generations of long time Alameda residents, to instead move from Alameda, to lower cost towns. It also decreases the pool of tennants able to afford Alameda. Thereby increasing turnover, which reduces loyalty and our valued sense of community.

[Keith Weitzen, Alameda, CA](#)

[2 weeks ago](#)

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[Kevin chan](#)

[Kevin Chan, Alameda, CA](#)

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[To vote out rent control](#)

[Defeng Weitzen, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rental control in alameda. This is bad decision for community. Rental should be decided by market.](#)

[Anna Liang, 圣克拉拉, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I disagree tent control can solve the problem. Government should build more affordable house. Let market to decide renting.](#)

[Yan wang, Santa Rosa, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[San Francisco already have been the bad example for home owners and renters](#)

[Simon Chau, 旧金山, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am a Renter in Alameda. We want good neighbors. We don't want drug addicts or criminals around. I have 2 children in Franklin school. Our landlords here are good. Please No rent or eviction control. Our blocks are cleaning out Violence & unlawful tenants. Thank you!](#)

[Bill Guo, Oakland, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Small landlords can no longer afford the expensive maintenance of their beautiful historic buildings with annual 5% rent increases.](#)

[Rosalinda Fortuna, Alameda, CA](#)

[2 weeks ago](#)

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[We just started the petition to Preserve our beautiful Alameda City !!!](#)

[Sammy Stone, Alameda, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No rental control](#)

[Anna Liang, 圣克拉拉, CA](#)

[2 weeks ago](#)

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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I just started the petition to Preserve our beautiful Alameda City !!!](#)

[Margaret Tong, Oakland, CA](#)

[2 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[No clause eviction is unfair.](#)

[Chi Chow, Alameda, CA](#)

[3 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC make landlord and tenant to be enemy](#)

[Christine Yu, Alameda, CA](#)

[3 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Rent control will reduce supply, scare away investors, some people can buy a house, but do not want to buy due to the low rent. Eventual they lose the chance to buy at lower price, and occupy the rental property which can be provided to those who really need it. Rent control harms both landlords and tenants for long term. It is a stupid idea](#)

[Cheney Gao, San Jose, CA](#)

[3 weeks ago](#)

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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[RC make landlord and tenant to be enemy](#)

[Christine Yu, Alameda, CA](#)

[3 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Alameda is a Beautiful City. It's safe, harmonious, peaceful, with the Best schools. We want to keep the Best & Safe neighborhood for our family & children to live in. We, homeowners, deserve the control of our properties, the freedom to select and keep the best tenants, the ability to keep our homes with no crime, no violence & no unlawful activities. We dont want anymore fees or property taxes to fund any unnecessary bureaucracies. Say NO to Rent or Eviction Control !!!](#)

[Wei Wang, San Jose, CA](#)

[3 weeks ago](#)

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I am signing this petition because I do not like the rent control in our Alameda. The rent control will destroy our Alameda business & be impact our Alamedain lives!!](#)
[Dear Mayor of Alameda , we vote you to be new Alameda Mayor not only we trust you to be fair to anyone but also we trust you to help Alameda landlords maintain rental business which has become major money flow resource to keep Alameda alive!! Please think about it three times before you make this avoidable mistake. Thank you very much for your kindness & cooperation ! I am working very hard to make money to pay my mortgage. I have not raise the rent for five years to my tenants & we are respect to each other & have very good relationship between landlord & tenants!](#)

[Rita Hsu, Alameda, CA](#)

[3 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[i am strongly against any type of Rent Control!](#)

[Dan Pan, Cupertino, CA](#)

[3 weeks ago](#)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

Load more

[Justice](#)

[Doris Wan, Alameda, CA](#)

[3 days ago](#)

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Add a reason (optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I don't think it should apply to rentals under 5 units. City should collect the admin fee from tenants directly \(don't make us do your dirty work!\), City should not spend our tax \\$ this way in admin fees. We support a trust fund instead. Cap should be 8% or 10% over past 2 years.](#)

[Lori Moe, Alameda, CA](#)

[3 days ago](#)

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Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

Landlord

Andrew Wong, Alameda, CA

4 days ago

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Please report any offensive or inappropriate content.

Add a reason (optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[WE DEMAND THAT ALL PROPERTY OWNERS BE NOTIFIED BY THE CITY OF ALAMEDA OF THE PROPOSED RENT STABILIZATION ORDINANCE. MANY PROPERTY OWNERS HAVE NOT BEEN NOTIFIED!!! IF YOU HAVE NOT BEEN NOTIFIED BY THE CITY OF ALAMEDA PLEASE EMAIL THE MAYOR \[tspencer@alamedaca.gov\]\(mailto:tspencer@alamedaca.gov\) AND COUNCIL MEMBERS AND TELL THEM THAT YOU WANT PROPER NOTIFICATION PRIOR TO THE CITY PASSING THE ORDINANCE.](#)

Rosalinda Fortuna, Alameda, CA

5 days ago

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I believe in Free Market](#)

[Ka man Chan, Alameda, Zimbabwe](#)

[6 days ago](#)

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Add a reason
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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Cora Luber](#)

[Cora Luber, Alameda, CA](#)

[7 days ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[I want to keep alameda prestige for future generations](#)

[Galen Chiu, Alameda, CA](#)

[7 days ago](#)

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Please report any offensive or inappropriate content.

Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[Homeowners deserve the control of our properties, the freedom to select and keep the best tenants, the ability to keep homes with no crime, no violence, no nuisance to neighbors & no unlawful activities.](#)

[Wyman Peh, San Francisco, CA](#)

[7 days ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[We dont want anymore fees or property taxes to fund any unnecessary bureaucracies.](#)

[Sandy Wong, San Francisco, CA](#)

[7 days ago](#)

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Add a reason
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

[We do not need rent control in Alameda. It is not fair because it could negatively affect my retirement. The rent review board is working ok as-is, in my opinion. Please vote NO on rent control.](#)

[Laurance Quintero, Alameda, CA](#)

[1 week ago](#)

0

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Add a reason
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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English (United States) ▼

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:46 PM
To: LARA WEISIGER
Subject: Fwd: No To Rent Control Ordinance Alameda

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: jjjazmin@aol.com
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>, Frank Matarrese <FMatarrese@alamedaca.gov>, Tony Daysog <TDaysog@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Jim Oddie <JOddie@alamedaca.gov>
Subject: No To Rent Control Ordinance Alameda

I am a long time property owner in Alameda since 1978. I have restored an old victorian home that was in need of much repair. This undertaken took many hours and lots of hard earned money that I was not able to spend to send my kids to go to college. Now that I am retired, my biggest source of income is my property in Alameda. Recently, I spent over \$5000 to repair the front stairs to the house. I am retired. Also, I have health issues that prevent me from doing a lot of the property maintenance work that I was able to do before. I had to hire contractors to do the job, The contractors did not lower their price because I am retired nor did they give me any price consideration because of my health or my income.

My tenants have lived at my rental home for over 15 years and I have only raised rents no more than 2% per year. By implementing rent control ordinance as proposed, I will be forced to be more aggressive in raising rents to cover continuing tax increases and unforeseeable maintenance costs, This will cause a negative relationship between me and my tenants, which I have worked hard in developing a very positive relationship with. I am a considerate property owner and care for my tenants because they help me in my business and my income. So, why is Alameda creating a very bad situation for tenants and property owners?

Alameda is a great City and a good place to live. Old rental houses and units in Alameda require much attention and maintenance that must be shouldered by property owners.

Please, think of what rent control will do to the City and consider what it has done to other Cities in the Bay area.

Thank You.

Jose Jazmin

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:45 PM
To: LARA WEISIGER
Subject: Fwd: Rent Ordinance

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Maggie Leung <mleung865@gmail.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>, Frank Matarrese <FMatarrese@alamedaca.gov>, Tony Daysog <TDaysog@alamedaca.gov>, Jim Oddie <JOddie@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>
Subject: Rent Ordinance

Dear City Officers,

As a resident of Alameda, I do not agree with the rent control ordinance in Alameda. This is a free market for example if you cannot afford the rent then you can go to a city you can afford. I am certain they will be able to find a city they can afford.

Sincerely,

Maggie

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:44 PM
To: LARA WEISIGER
Subject: Fwd: Stop rent control in Alameda

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: rosalia chan <c1rosalie@hotmail.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>, Frank Matarrese <FMatarrese@alamedaca.gov>, Tony Daysog <TDaysog@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Jim Oddie <JOddie@alamedaca.gov>
Subject: Stop rent control in Alameda

Dear Mayer, Vice Mayer and Council members:

Alameda already facing rental shortage. If rent control pass, people will have harder time to find housing. it will repeat San Francisco mistake. Because it will drive the rental business to somewhere else. People will not consider invest in rental in Alameda. So I urge you all consider leave the rental market takes its own course to provide housing for the people who wants to live in this wonderful city. Thanks.

Best regards.

Rosalie

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:44 PM
To: LARA WEISIGER; Liz Warmerdam; DEBBIE POTTER
Subject: Fwd: Support for Rent Ordinance

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Markus Thorndike <markus.thorndike@gmail.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>, Frank Matarrese <FMatarrese@alamedaca.gov>, Tony Daysog <TDaysog@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Jim Oddie <JOddie@alamedaca.gov>
Subject: Support for Rent Ordinance

I write in support of the proposed Rent Ordinance scheduled to come for a vote by Alameda City Council on February 16. Our community needs these fair and reasonable measures to better balance the rights of property owners against those of the renting population of the city of Alameda. I believe this ordinance to be a fair way to better achieve this balance.

Yes, I rent my apartment. My rent — including a new monthly 50% share of the utilities and maintenance passed off to the tenants last year (\$99/month), whereas this was covered by our rent, previously — has gone up by a combined total of over 10% in two years (when including the pass-off utilities and maintenance fees previously covered by rent alone).

Thank you.



Markus Thorndike

Concerned Citizen of Alameda
1777 Shoreline Drive Apt 235
Alameda, CA 94501
(415) 271-7678 (iPhone)

Please contact me via text or phone for any urgent (1-2 day response) communications, thank you.

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:43 PM
To: LARA WEISIGER
Subject: Fwd: Objection of Rent Control

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: eric liu <orindaming@yahoo.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: Objection of Rent Control

Dear Trish Herrera Spencer,

My name is Edward Liu and I am the tenant of 2421 Buena Vista, Ave in Alameda. I wanted to let you know that I am strongly object the notion of having rent control enforced in Alameda due to a two reasons. First, I have established a very harmonious and strong relationship with my landlord and I feel that an implementation of rent control will jeopardize our relationship. Second, enforcing rent control will put my landlord in an unjust situation where other tenants can take advantage of him. For example, a tenant can contact the police and have them report a problem about my apartment, even though they have not contacted him at all. They can even go far as not paying rent for the next month. Being a tenant who has lived in this apartment for a few years, I have seen many tenants who have carried out these shallow practices. With that said, I hope you can take understand consideration about appealing this rent control bill

Thank you,

Edward Liu

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:42 PM
To: LARA WEISIGER; Liz Warmerdam; DEBBIE POTTER
Subject: Fwd: Oppose rent control
Attachments: Alameda rent control 2.doc

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Roger Armstrong <armsrentals@yahoo.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: Oppose rent control

I am the owner of a four unit apartment building in Alameda. I understand you are considering a proposal for a rent “control” measure in Alameda. The reason I put control in quotes is because whether you call it rent control, rent arbitration, rent stabilization, ect. it is all the same thing. What you call it is only a matter of semantics.

I urge you **not** to take the first step down this road. It is only the first of many steps that are required each one taking away more property rights of owners. I have owned residential rental property in Oakland for over thirty years and have had my rights stripped one by one since then. It started with a cap of six percent on annual rent raises and was slowly reduced to a .06 percent raise. Then since landlords could not raise rents to obtain the desired return on the property, they began to evict tenants to raise the rents (which I never did). This led to eviction control, which has become so onerous, that it takes six months and thousands of dollars, to obtain control of your apartment from a bad resident. In the mean time all of the other residents have to suffer with the bad antics of the bad resident.

This situation has become so bad in Oakland that I am selling my property one by one because it is not worth operating in that city any more. I urge you please do not go down that road in Alameda. Alameda is a wonderful city just like Oakland **was** when I was growing up there. I would hate to see it become the nightmare for landlords that Oakland, Berkeley and San Francisco are.

I understand wanting to protect people from having to leave their homes but many of my friends who **owned** their homes had to leave when they retired because they could no longer afford to live in the Bay Area.

One of the major problems with rent control is that it “protects” everyone not just the people who need protection. I have residents in Oakland driving three late model cars who have more spending money than I do and are still paying half of the market rent because of rent control. Because of rent control, I also must raise the rents on residents who I know cannot afford it because I cannot raise the rent enough on people who I know can afford it. I was able to keep the rent lower for people who could not afford it before rent control.

A better system would be a system similar to the federal section 8 program where all businesses, not just property owners, share the extra cost of housing for people **who cannot afford it**. This way business owners, including property owners, are not subsidizing people who can afford the higher rent.

The best system is to allow the free market system to work. Let the rent go wherever it is supposed to go and facilitate construction of new housing units in the city which will create competition and keep prices lower for everyone.

It is nice to have someone step in when things get tough. Where were you when housing was dropping like a rock and we were in danger of losing our investments that we worked all our lives to acquire, in hopes of one day retiring on the money generated from those

investments? Nowhere to be found. But when the ebb and flow of the economy flows our way you are right there to take away our chance to get back our losses. This has been the problem in Oakland. Once rents are low everyone moves from higher rent apartments. Apartment owners are forced to lower rents to keep and attract residents. Once the rents begin to go back to there existing levels plus a little more for inflation we are not allowed to recoup our losses. For this reason large investors do not like to invest in rent controlled areas. Because of the lack of investment there is a shortage of housing and prices become the highest in the nation. Rent controlled areas are always the highest priced areas in the country.

Now you may say that you will be fair and Alameda will never be like Oakland or Berkeley. I am certain that when Oakland first implemented rent control in 1986 they thought the same thing. Now they think it is fair to ignore Mr. property owner in favor of Mr. resident. You will need to hire people who are fair and impartial. Where do you find them? The Supreme Court can't even do that. How are you going to pay them? More fees, for whom? Residents or property owners.

In conclusion I hope that you do not take the rent control route in Alameda and find a better way to deal with the current rental housing issues.

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:38 PM
To: LARA WEISIGER
Subject: Fwd: rent ordinance

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: B B <arcpn@outlook.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: rent ordinance

Tue 2/16/2016 4:16 PM

Are you certain you are serving all Alameda citizens by the proposed cave in to rather extreme groups who would have you believe that all rents are outrageously being imposed on all rentals? Are the majority of citizens of Alameda really pleased with the seeming cave in to extremists who use Berkeley type tactics of strong arming their way into being heard?

During the Council meetings I have attended on this subject, I have seen many placards stating "I rent and I vote." Well, so do the hundreds of rental owners, whose stories I have heard, vote. Are you throwing them under the bus to appease a radical group?

Many of those I have heard speak are seniors themselves, you cannot expect them to put loan upon loan and service the debt to meet \$20,000 to \$100,000 improvements on a 5 per cent potential rent increase when supply and demand waxes and wanes. It would have been nice to have had governmental units care so much about owners for the last few decades to say, you had better raise rents. You are being cheated by not doing so.

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:37 PM
To: LARA WEISIGER; Liz Warmerdam; DEBBIE POTTER
Subject: Fwd: Please, no rent control for Alameda

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Richard Kelly <vivifye@gmail.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: Please, no rent control for Alameda

Dear Sir/Madam,

I write to you on behalf of the cause against rent control.

I am a long-time landlord in Alameda. One of the primary reasons I bought in Alameda was the lack of rent control.

I believe in the free market. I hope you do, as well. My argument against rent control is that it is (or becomes) a permanent, bureaucratic and burdensome solution to a short-term problem.

Just as in the early 2000s, the bubble this time around will burst. With rent control (and I understand the temptations as a legislator to create legislation), there will be a long-standing (I would argue permanent, because rent control, once implemented, never goes away), structure binding tenant and landlord -- while the purported reason will have evaporated.

It means that bad tenants acquire a series of rights and unjust remedies to staying in their rental properties, even though the landlord ought to have the right to send them packing.

It means that rents, far below market are adjudicated by bureaucrats and by standards that do not relate to actual market rents, and worse, it impedes commerce.

Under the constraints of California law as it exists, please leave a system in place which has suited Alameda perfectly for decades and will continue to do so in the years to come. Save taxpayer funds, save equity, save dynamism, save society. Don't bow to the will of the few bent on destroying the fabric of our community -- the free market.

Respectfully,

Richard A. Kelly

Richard Kelly
vivifye@gmail.com
415-341-6087 -c
415-354-1770 -f

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:37 PM
To: LARA WEISIGER; Liz Warmerdam; DEBBIE POTTER
Subject: Fwd: Against Rent Control

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: luis Ah <nemialuis@gmail.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: Against Rent Control

Dear Mayor Spencer,

I'm concerned about this "Rent Control & No Cause Eviction Penalty" that's currently going on here in Alameda. Not that this will affect me that much, actually could be better for some of us, whose units are below (some way below) market rate. I can raise rent every year at 3-4% I/O 5% every two yrs. To keep rent to market rate is not a bad idea either

I fixed all damages that, the tenant(s) caused w/o charging them a penny. Let them stay until they moved out voluntarily (no eviction). I have a very low turn over. A couple with a child once stayed for about 20 yrs. A family of 5 stayed for over 8 years, and average tenancy is 5 yrs. Some came back to say "HELLO" and some called on holidays. May be I should stop being too nice and raise the rent this year.

I'm not concerned about my pocket as I'm about the long term impact on the city's affordable housing supply. As there will be less and less moms/pops and small (2-4 units) property owners as the years goes by. Some will think of selling their rental properties, and new owner could mean new rent increase. Some will have rental properties management take care of their properties, And that will command an increase in rent too.

So, I don't think, it's a good idea for our beautiful City of Alameda, to have a RENT CONTROL & NO CAUSE EVICTION PENALTY. ABSOLUTELY NOT.

Just because of a few big time landlords that, raised their rents sky high, we

the "good reasonable" rental owner, should not be punished for that...

THANK YOU, for your kind consideration.

Nemia Ah
807 Lincoln Ave.

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:35 PM
To: LARA WEISIGER
Subject: Fwd: Rent Ordinance

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Raymond Leung <r4yleung@gmail.com>
Date: 02/18/2016 4:48 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>, Frank Matarrese <FMatarrese@alamedaca.gov>, Tony Daysog <TDaysog@alamedaca.gov>, Jim Oddie <JOddie@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>
Subject: Rent Ordinance

Dear City Officers,

As a resident of Alameda, I do not agree with the rent control ordinance. Please find another way, this ordinance would be a mistake.

Best,

Raymond

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:32 PM
To: LARA WEISIGER; DEBBIE POTTER; Liz Warmerdam
Subject: Fwd: Rent Control Ordinance

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: clare leung <rooster633@gmail.com>
Date: 02/20/2016 3:17 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: Rent Control Ordinance

Honorable Mayor Spencer:

May we express our general concerns on the possible negative impacts of the overly restrictive rent control ordinance in Alameda?

- The cost associated with the rent control program is extremely high (\$1.9 Million annually) and potentially it would effect an increase in property tax for subsidizing the program.
- The market value in Alameda will drop as it is no longer appealing to investors which will result in less property tax income (transfer tax and increase in tax value) to the City.
- It potentially would result in less rental units as housing providers (especially big corporations) would rather take vacant apartments off market to avoid rent control.
- It is a dual punishment for being a housing provider because we have to pay \$129 per unit program fee and license fee.
- Housing providers have to get renters' approval for a 5% rent increase or we have to go through mediation process, hearing process or judicial review. Many providers like us are middle-class working class and cannot afford time to go through this bureaucracy.
- To provide renters pages of ordinance to renters will kill many trees.
- It is not fair for housing providers to provide relocation fees/moving fees if the providers want to re-occupy the unit for self-use.

Further, please also consider our situation which is as follows:

My brother-in-law (72 years old) and my husband (66 years old) have been Alameda residents for over 40 years. They love the City so much that they invested their retirement pensions in a 3-unit building in our west-end neighborhood last year. Right now we have negative income that is not enough to cover all the expenses (property tax, supplemental tax, insurance, utilities and up-keep). We hoped that the free market will take care of itself and eventually our rent can be up to market rate.

However, with the adoption of the ordinance, we will suffer tremendously losses year after year because our rental income cannot cover our expenses.

It is likely that renters may not even agree with any increase more than the CPI which is about 3% annually when they can appeal to the Rent Board for less. Also, senior citizens like us do not have time and energy to go through this emotional distress negotiating with renters, mediating with rent board/hearing officer for a 5% rent increase.

If the City passes the law on the restrictive rent control, it will be totally a misfortune for us to invest in our beloved City that penalizes housing providers.

Leung Family

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:31 PM
To: LARA WEISIGER
Subject: Fwd: rent control

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Lydia Baldwin <toody2@icloud.com>
Date: 02/22/2016 1:41 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: rent control

I do not support rent control in Alameda.
NO on rent control for Alameda

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:15 PM
To: Liz Warmerdam; LARA WEISIGER; DEBBIE POTTER; Vanessa Cooper
Subject: Fwd: Affordable Housing

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Azar Nasserian <azarnasserian@gmail.com>
Date: 02/19/2016 2:59 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: Affordable Housing

Good afternoon Mayor,

My name is Azar Nasserian and I am a resident of the Summer House Apartments in Alameda. I am sending this email as I am concerned with the rate at which rent is going up and becoming less affordable for people like myself on disability. I moved to Alameda in June of 2014 and after a year my rent increased 12%. I recently went to city hall and they told me it would only go up 8% this year, which is still very steep. I am currently on disability receiving just under \$1,000 and my rent is over \$1,800 and if it goes up another 8% I am not sure how I will afford it. I really feel like rent has gotten out of control and unfair to people like myself who can barely afford the rent as is. I have tried getting housing but they are all full and I have listed myself on BMR units around Alameda county but have not yet had any success. I am wondering if there is anything that can be done where rent doesn't increase for people like myself since housing lists and BMR lists are full and closed. What is one in my situation to do, are there units available that I am not aware of? Can more be added? Is there an assistance program to help with rent?

Please let me know as I am in need of answers. My rent renewal is coming up and I am afraid to even know how much it is going up. There has to be something that can be done to help people in my situation, it is really unfair that rent is allowed to be increased at such high percentages and incomes/disability is so low.

I hope to hear from you,

Azar Nasserian

LARA WEISIGER

From: Trish Spencer
Sent: Monday, February 22, 2016 8:11 PM
To: LARA WEISIGER; DEBBIE POTTER; Liz Warmerdam
Subject: Fwd: Rent Control Ordinance

FYI

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: The Jabers <david@thejabers.com>
Date: 02/19/2016 1:56 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>, Frank Matarrese <FMatarrese@alamedaca.gov>, Tony Daysog <TDaysog@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Jim Oddie <JOddie@alamedaca.gov>
Subject: Rent Control Ordinance

Sorry I didn't attend this week's meeting but with the occurrence at the last meeting and all of your ordinances referencing public peace, health and safety I felt it was best not to attend.

I am sure you have an explanation on how capping rental increases will address a lower than county average of available space (1.4% v. 3.8%) even though that seems counterintuitive to me. In fact it appears from your materials that rents haven't appropriately reached the point of stabilization since the rents are still climbing while the vacancy rate hasn't begun to increase.

I am sure you are not holding the landlord's responsible for tenant's decisions to choose an apartment that requires them to pay more than half of their income on rent. Personally I wouldn't rent to someone with that ratio as it would be irresponsible of me as a landlord put a tenant into that position. Then again I didn't go the route of overleveraging myself by pursuing obscenely low adjustable rate mortgage with high debt to value ratios and subsequently default on any loans. Not exactly certain why I am being held responsible for someone else's poor financial decision but just like the mortgage implosion I am once again paying the price. (Honestly this sounds like people who buy near the airport and then start complaining about the noise).

Have you made the owners of single family residences near the apartment aware that that the affected apartment owners will most likely start foregoing any unnecessary capital or aesthetic improvements since there is no means to recapture their investment through increased rents. So, sorry for the diminishing appearance of my properties. Or is it that you are restricting our revenue stream with the expectations that we will continue with the same amount of spending?

My rental philosophy has always been keep rents below market and the building full rather than face vacancy and turnover costs. That philosophy was based upon my ability to raise rents whenever I believe it is necessary. In fact I did not raise rents for existing tenants for a number of years. That changed last year when I became aware of the direction that the city was heading in with the rent control ordinance. I hope that you have sufficiently made the renters in Alameda aware that they should now expect to have their rates increased 5% each year. This is what happens when you create a "use or lose" scenario.

Having you considered working towards lowering or capping home values. This would help keep the “buy in” for purchasing a house lower and would result in lower mortgage payments thereby increasing the number of renters who could afford to become homeowners. Just think about it, if the landlords are losing renters as they become buyers, then there would be an increase in the number of available rental units and the landlords would be faced with lowering rents in order to increase occupancy. I am going to guess that if you have to upset one group it is much less painful to choose landlords as there are far fewer landlords than renters or homeowners.

Lastly, don't you own a bunch of land on the west side of town. Seems to me that you could build a bunch of low income/low rental rate apartments there and it would take care of the issue. Not certain if all of that would pencil out on paper but it just may give you the same perspective of what you are doing to the existing landlords. Just something to think about.

Your approving the ordinances was like letting the Genie out of the bottle. Good luck getting it back in.

David Jaber
(510) 406-1115



Sue Schock

3406 Redhook Lane, Alameda, CA 94502
Phone: 510-517-4727
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February 22, 2016

City Council Members
City of Alameda
Mayor Trish Herrera Spencer
Vice Mayor Frank Matarrese
Councilmember Tony Daysog
Councilmember Marilyn Ezzy Ashcraft
Councilmember Jim Oddie

Honorable Mayor and City Council Members,

This letter is written to express to you the impact that current rental ordinances as proposed for adoption on March 1st will have on us as Alameda residents and the ability to carry-out our retirement plans that we have worked and saved for 50 plus years to fulfill. We trust you will listen and vote with your heart.

My husband and I met where we both owned a small condominium in Alameda. When we married, a decision was made not to sell the condominiums but to rent them to have additional income until our retirement and as we got older to live in one of them. We had mortgages on both properties when we married but we planned and saved for the time we would be able to live the years remaining in our lives in the places that mean so much to us.

With the new ordinances you propose regarding "no fault" evictions, it will mean that we will have to pay not only a relocation fee but also about \$10,000 to our tenant to allow us to move back into the property we have owned for over 50 years. This would be an enormous hardship on us.

We certainly understand the issue of excessive rents some landlords have imposed in the city but the majority of Alameda landlords like us do not fall into this category. We believe the proposed ordinances totally favor tenants in general to the great expense of small landlords. We have done everything in our power to maintain our units beautifully without raising rents to anywhere near the market values. And now our retirement plans will not be fulfilled and we will be forced to sell the properties outright, taking them totally out of the Alameda rental business.

We support the majority of the new ordinance but implore each of you to reconsider the relocation encumbrance of these excessive fees on small landlords. We urge you to think about the liability it places on individuals like us and see what you can do to mitigate such horrific burdens on us.

Respectfully,


Sue Schock

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FEB 22 2016
CITY OF ALAMEDA
MAYOR'S OFFICE

LARA WEISIGER

From: Sharon Alva <sharon@alvaproperties.com>
Sent: Saturday, February 20, 2016 10:01 AM
To: Trish Spencer; Frank Matarrese; Tony Daysog; Jim Oddie; Marilyn Ezzy Ashcraft
Cc: LARA WEISIGER
Subject: RENT/EVICTION PROTECTION: My New Home/Duplex

Dear Mayor and City Council Members,

The decision of the city council to move forward with rent control in the city of Alameda has been a slap to the face to me, and the ten years of hard work, saving and sacrifice I have made to buy my duplex just seven months ago. I bought property because in my rental I was surrounded by noise, screaming, and in one case a kid so aggressive he walked up to my son and punched him in the stomach.

I am a single mother who receives no spousal support and very little child support. I am self employed as a real estate agent and work as much as possible to make a nice life for my son. Last year I pushed it up a notch and worked seven days a week, often more than sixty and even seventy hours a week so I would have enough money for a down payment and closing costs on this property.

I was lucky enough to be able to rent the downstairs unit as a furnished rental but my tenants leave this June to go back to Europe. With the new ordinance (assuming it passes) I am faced with multiple challenges. I bought my duplex before an ordinance existed and made my considerations based on a given set of circumstances.

Since the council is approving this measure I look to you to help resolve some of these issues.

1. I live here with a 13 year old. The units are intimate so I hear noise from downstairs and they hear us. We have been considerate of one another but my tenants and I affect each others' lives. My son is old enough to stay home alone because I trust my tenants who share the house with us. They even have a key to let my forgetful young teen in when he forgets to bring his own key.

I must have control of who lives in my house. What if next time I have tenants who are not as lovely as the tenants I have now? Will I be forced to live with a tenant who brings home a different lover every night? Gets drunk? Swears loudly in front of my child? Listens to loud music through these thin floors? If I am not able to evict them, do I leave myself? In a few years I would like my mother to come live with me in the second unit. Will I have to pay a tenant thousands of dollars if I want my 80 year old mother to move in? Where will this money come from? I bought at the top of the market. \$975,000 was the purchase price. There is no price stabilization so how does rent stabilization work when prices are not stabilized? The second loan is an adjustable loan. Since my costs are not fixed, why should the rent be fixed? Will Alameda City Council find a way to stabilize my loan payments? Should only the very wealthy be allowed to buy residential investment units when the market is hot?

2. In the late fall I plan to travel with my son for a few months. I have no family around here and this is our chance to be with family overseas. The ordinance says I must offer a one year lease if it is over 30 days. Does that mean I must leave my unit vacant for 3 to 5 months? In that case I cannot afford to travel, so now should I cancel my plans? Or do I rent it out for the required one year and be homeless for several months...from my own home?

3. At this point it looks like I will be forced to make the downstairs unit a vacation rental with a strict four week maximum stay. That will skirt the new ordinance and sadly remove one rental unit from the market. It will not even be possible to make the unit available to traveling nurses who often need a place for a few months at a time, but less than a year. That is too bad as these would be great additions to Alameda, and potentially better than vacation rentals. Do you truly believe this is a better solution for my neighbors on this residential block?
4. In order to travel, either the main house will be rented for short stints as a vacation rental to avoid the more-than-30-days-but-less-than-a-year rule, or it will be vacant if I can afford it. It is possible that I will have to cancel the travel plans that were part of my decision to work so hard and buy a home.

Rentals in homes that are owner occupied are different and should be treated differently than units in large apartment buildings. The ability to enjoy the home I bought after a decade of scrimping and saving should not be taken away with a city council vote. I insist that I have a right to choose who shares my house, my laundry room and my yard. Forcing me to pay renters to leave the house after their lease ends is not fair. These are not dollars I have to spare. I am 50 years old and must have at least some savings for retirement now that every penny has gone into the home purchase. Will my tenants pay me a pension when I am 65? Will the city?

The edict that I must offer a one-year lease means that I cannot travel for a few months. This is not a reasonable demand. If I rent a car for more than seven days, should the rental company be forced to rent it to me for three months if that's what I want? or can they limit the period of the rental?

I have empathy for the plight of tenants, but more sympathy for the plight of those of us who chose to work hard, save, sacrifice and place their life savings in properties they can no longer enjoy. I wish I could go back in time and not have invested in a home in Alameda. The real estate community will from now on warn potential buyers, and this will of course cause my duplex to lose value. There was no way for me to predict you would change my ability to afford this home, and my greatest fear is that I will lose it if vacation rentals are not a good source of income. Rentals are no longer an option. Losing the house is still preferable to having no control over whom I live with.

I hope you take these issues under consideration before taking another vote on something that could drastically change the course of my life, and that of my son. If the city does enact this ordinance I would like an answer to the issues I raised. After all, they would not be a problem under the conditions when I bought the property.

Sincerely,

Sharon Alva

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