

## LARA WEISIGER

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**From:** maryannmcmillan@comcast.net  
**Sent:** Wednesday, February 03, 2016 11:09 AM  
**To:** City Clerk  
**Subject:** ala city council rent control

17273 Via Melina  
San Lorenzo, CA

February 2, 2016

Attention: Alameda City Council Members

I am a member of the "Mom and Pop" landlords in Alameda. My husband and I first purchased residential rental property in Alameda in 1975. Since then we have purchased and renovated 6 properties, with permits, cleaning, repairing and refurbishing the buildings for the comfort and enjoyment of our tenants and the community of Alameda. Currently, I own two 5-plexes in the city, maintaining them in a productive and pleasing presence.

The monthly rent and its increase is sometimes difficult to determine. I use the Consumer Price Index, West Region, published by the Bureau of Labor Statistics, example: the percentage of increase was 2.70 % in 2015. When a tenant vacates, and the costs of repair are great, I prorate that cost over a 2 to 3 year period. When the costs are small, I absorb them. The costs of a replacement roof or new exterior paint are prorated over 20 years. They can easily run from \$20,000 to \$40,000 per item, so a savings account is essential.

I do not believe in over-charging my tenants, but there has to be a happy medium. For example, the costs of water(8%) and waste water(5%) and garbage(7%), have increased 20% in one year. Most landlords pay these two items as part of the rental contract. These costs are far greater than the CPI increase of 2.70%. Additionally, property taxes increase 2% and insurance increases 3%.

After reading the 3 proposed rental ordinances, why does the landlord have to do the majority of the paper work and pay all the fees? Perhaps the tenant bringing the request for a hearing, could pay a fee of \$20.00 to \$25.00 which would control frivolous requests. The tenant could also bring his request in written detail of why he is desirous of a hearing. I like Ordinance #3A-4. This might stop a tenant from retaliating against a landlord.

It appears that this Ordinance is aimed at the unethical small and large property owners who are in the business of rehabbing property on a quick turn-over, ousting tenants, and then boosting the rent up as much as possible. This procedure, I hope, does not relate to the 'Mom and Pop' owners, so is there a way to protect us from this process? I have 'stabilized' my rents for 40 years, often keeping the rent relative to the tenant's income. I have evicted tenants because they don't pay the rent, become drunkards, or are so noisy that they disturb the remainder of the tenants. I have never been before the Rent Review Advisory Committee. Please consider my situation as well.

Thank You,

Mary Ann McMillan