

From: Alameda Housing Providers

To: Mayor Spencer and City Council Members

Re: Proposed Rent Review Ordinance

Our preference would be "Ordinance B" exhibit, but with the provision that the following concerns would be addressed:

*Section 6-56.5* – Trigger to be 10%. Understand that if less than 10%, a tenant can request conciliation. Important. – If a tenant avails of the Conciliation process and refuses to accept the Conciliators' recommendation then there would be no right of appeal to the Rent Board.

*Section 6-56.7* – Encourage Tenant to first talk to Housing Provider. This should appear in wording of Landlords Notice to Tenant.

*Section 6-56.10* – Omit the one year penalty. These borders on Rent Control. City Liability. Remember that the Housing Provider has to wait 30 or 60 days for re-notice and the tenant can again appeal.

2-23.2 – Mandating City Residency on Property Providers is absurd. He pays big Real Estate Taxes, Business License Fees, City Sales Taxes, Employment Taxes, etc. Yet he is denied a voice.

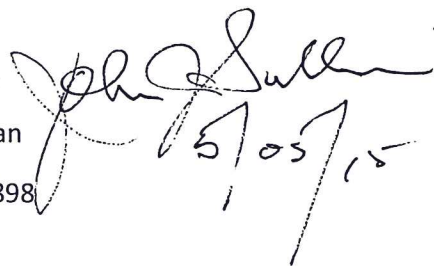
**The Excessive 15% or more increase.** (See attached)

Do something really Positive for Alameda Tenants. Step outside the box and address this very real issue.

Thank you,

John Sullivan

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Submitted by John  
Sullivan  
Re: 6-5  
S-5-15

## **RENT INCREASES EXCEEDING 15%**

Devastating to Tenants, to City and County Governments. Generally triggered by a sale of a property. Old longtime Owner perhaps allowed Rents to drop below Market.

New Buyers hit with County Tax Assessor raising taxes to match today's value. Examples:

- New Mortgage Interest – Old Owner properly had no loans or very low loans.
- New City and County Transfer Taxes.

Sure the New Owners can easily justify the increase.

### **So what can be done for the Tenants?**

In Mediation the one factor that is always a relief to Tenants is EXTRA TIME.

Then Mandate double the Notice Time. 120 days in place of 60 days.

Tenants now have options. Sure of 4 months out old Rental Rates. Time to plan. Buy that house or Condo. Evaluate the Rental Market. Share the rent with someone else etc. Bottom line – there is time to plan.

## **HOW OFTEN DOES THIS HAPPEN?**

Too often. We have cases in all jurisdictions.

### **Alameda:**

- A) Remember the case that started this discussion.
- B) A more recent case where an 18% to 20% was put forward.

### **San Leandro:**

*Several*

### **Castro Valley:**

Two weeks ago 50 unit complex SOLD. Rents well under Market. To justify Sale Price and to secure financing – increases varying 20% to 30% went to Tenants, leaving them unprotected.

**IMPORTANT:** There are those who will say that this contradicts State Law "*Special Circumstances*" etc. to make it happen. It's worth fighting for.