

LARA WEISIGER

From: Janet Kern <jkern@AlamedaCityAttorney.org>
Sent: Tuesday, July 21, 2015 7:48 AM
To: LARA WEISIGER; Michael Roush; DEBBIE POTTER
Subject: Fwd: Rent Review Ordinance

Sent from my iPad

Begin forwarded message:

From: Trish Spencer <TSpencer@alamedaca.gov>
Date: July 20, 2015 at 11:33:20 AM PDT
To: Janet Kern <jkern@AlamedaCityAttorney.org>
Subject: Fwd: Rent Review Ordinance

Sent from my iPad

Begin forwarded message:

From: Angela Pallatto Hockabout <grenadinegirl@gmail.com>
Date: July 20, 2015 at 7:34:48 AM PDT
To: Marilyn Ezzy Ashcraft <mezzyashcraft@alamedaca.gov>, Jim Oddie <joddie@alamedaca.gov>, Trish Spencer <tspencer@alamedaca.gov>, "Frank Matarrese" <fmatarrese@alamedaca.gov>, Tony Daysog <tdaysog@alamedaca.gov>
Subject: Rent Review Ordinance

Dear Mayor Spencer, Vice Mayor Matarrese, Councilmember Daysog, Concilmember Oddie and Council Member Ashcraft,

I am writing today to encourage you to approve the Rent Review Ordinance at this Tuesday's city council meeting. The Rent Review Advisory Committee needs to be strengthened now. The housing crisis has only worsened since we first spoke in January and renters have few tools to address the rent increases that keep coming their way. You might recall council member Daysog's report on the census during the January 20th city council meeting. It showed that homeowners incomes increased between 2011 and 2013 while renters decreased during the same time. Renters were not prepared for these rent increases and are struggling to hang on to their homes.

I understand that the council will be on break in August, which means that this ordinance will not be finalized until September. Renters have already waited months for the council to address this housing crisis and while many renters applaud the upcoming new housing units coming to the market through the approval of Site A, those improvements are years away. Renters need help now. We hope for the swift approval of the Rent Review Ordinance Tuesday night.

In reviewing the supporting documents for the Rent Review Ordinance, I appreciate that the council and the legal department have gone the extra mile to ensure the enforce-ability and legality of this ordinance. We hope that you will approve the Rent Review Ordinance as a starting point to build more community stabilization in the city of Alameda.

Much more needs to be done to protect the citizen-renters of Alameda. Here are a few of my ideas:

1) Make any application to the RRAC trigger an inspection by the planning department to ensure that any unit in question is up to code. We feel that RRAC applicants often come to the RRAC with concerns about the quality of their rental units and that the only way to truly know the status of a unit is to inspect it. We believe that many of these rent increases would be reconsidered if the true scope of deferred maintenance on a given rental unit was understood.

2) Institute a moratorium on rent increases in the city of Alameda. This is the only way that some families will be able to remain here in our city.

3) Require landlords who give tenants 30 and 60-day notices-to-vacate to provide moving assistance, e.g. reimbursement for moving costs and the full replacement of the security deposit. This will ensure that the displaced renter can find new housing.

In this housing crisis, The renters of Alameda are looking to the council for leadership on this matter. Thank you for taking the time to review this issue. I hope that we can continue to find new solutions to address this urgent crisis.

Sincerely,

Angela Hockabout
Founder, The Alameda Renters Coalition

PS: I wish I could be there in person on Tuesday night, but I'm currently out of state on a family vacation. I'll tune in on the feed if possible. Please don't mistake my absence for lack of concern. APH

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Angela P Hockabout
Editor, KnitLuck

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