

LARA WEISIGER

From: Trish Spencer
Sent: Tuesday, September 01, 2015 2:14 PM
To: LARA WEISIGER
Subject: Fwd: Sept 1 Vote --RE: Proposed Rental Ordinance

Sent from my iPad

Begin forwarded message:

From: Terry & Laura Shelley <tlshelley1968@sbcglobal.net>
Date: August 29, 2015 at 8:51:31 AM PDT
To: "tspencer@alamedaca.gov" <tspencer@alamedaca.gov>
Subject: Sept 1 Vote --RE: Proposed Rental Ordinance
Reply-To: Terry & Laura Shelley <tlshelley1968@sbcglobal.net>

Mayor Spencer,

My husband and I live in Hayward and have owned rental properties in Alameda County for 20 years. We are landlords of one 4-plex and four single family homes. While we cannot attend the meeting on September 1, we have strong opinions. We would like our voice heard by all who will be voting on this **very bad** ordinance.

We are NOT in favor of the proposed ordinance.

We strongly urge you and all who are allowed to vote on the ordinance: DO NOT to finalize the proposed new ordinance.

As we understand the proposed ordinance, these are the conditions:

- 1) All housing providers of ANY rental, including multi family, duplex, single family homes and even room rentals **are included**
- 2) There is no threshold to trigger the opportunity for the tenant to demand a rent review hearing.
--Even a \$5 increase will require the owner to attend a mediation hearing.--
- 3) All increases must include language of the availability of the ordinance,
--and the following provisions will be in effect--
 - A) Owners are required to attend the mediation hearing or the increase will be void
 - B) Owners will be barred from giving any additional increases for 1 year

Re: 5-Q
9-1-15

C) The rent review board will be made up of 2 tenants, 2 housing providers and 1 homeowner, however all must live in the City of Alameda to serve.

D) If the property owned is in Alameda but the owner does not live in Alameda, the owner cannot serve on the rent review board.

We are **strongly opposed** to the changes.

We would like you to amend the proposed ordinance in these ways:

- 1) Amend the ordinance to only affect increases **over 10%**
 - 2) Remove the illegal provision that if an owner doesn't follow the procedure, they will be barred from giving any more increases for 12 months
 - 3) Allow all owners with rental in the City of Alameda to participate on the rent review board
-

Please share this email with all those who have a vote in this matter--with enough time for them to read and consider it--prior to the meeting on September 1.

Respectfully submitted,

Terrell and Laura Shelley
3347 Daisy Ct.
Hayward, CA 94542

LARA WEISIGER

From: Janet Kern
Sent: Tuesday, September 01, 2015 1:51 PM
To: Michael Roush; LARA WEISIGER
Subject: FW: This is Jaan Carter with renter issues! ^_^

From: Trish Spencer
Sent: Tuesday, September 01, 2015 1:44 PM
To: Jaan Carter <diggitydog9@yahoo.com>
Cc: Liz Warmerdam <LWarmerdam@alamedaca.gov>; Janet Kern <JKern@alamedacityattorney.org>; DEBBIE POTTER <DPOTTER@alamedaca.gov>
Subject: Re: This is Jaan Carter with renter issues! ^_^

Dear Ms. Carter,

Thank you for your comprehensive email. I have had another person contact me about this issue. I'm sharing your email with our Interim City Manager Liz Warmerdam, City Council Janet Kern, and Economic Development Director Debbie Potter. I appreciate you taking the time to clearly share the issues. We are looking into this.

Sincerely,

Trish Spencer
Mayor, City of Alameda

Sent from my iPad

On Aug 29, 2015, at 1:55 PM, Jaan Carter <diggitydog9@yahoo.com> wrote:

Hi, Mayor Spencer,

Thank you for allowing me to contact you about this.

Here's the situation: I'm giving you lots of detail, hope it's not too tedious.

The building I live in (address below) was recently (this spring) bought by one Agnes Poon (address 2255 Contra Costa Blvd., Ste. 307, Pleasant Hill, CA 94523-3784), and she has replaced our old management company (John Moyer Realty) with a new one (Aeris Properties, Inc.).

Issue 1:

We were Noticed for Change of Terms of Tenancy, 30 days' notice, dated 7/30/15, so that beginning in **September**, all utilities will now be paid by

the tenants, except gas (we don't have gas, as far as I know). That means, electric (which we already paid and for me averaged around \$20/month), garbage, and water.

They did this properly, as far as I can tell. To start in **September**. The Notice is quite clear.

I was sent a bill both via email and by USPS, last week, for my rent and utilities for September (which are now combined into one bill), and the utilities came out to about \$87. I was wondering how they knew the September electric bill, first of all! The utilities included electric, and also garbage and water. I saw that the DATES for those utilities were from JULY 1st through JULY 31st. The electric part of it was higher than what I paid myself in July. There was no meter reading or anything that would tell us how the charges were figured. (We were also charged a "convergence fee" of \$3.50 for the bill itself.)

I know this is breach of K. I spoke by phone to our building manager, Jill Silva, who told me something like, "Oh, that's wrong, I'll have to fix that. Just pay your electric bill and your rent for September." So it seemed okay...

Since I didn't have the current electric amount, I emailed Jill Silva early Friday morning (Aug. 28) and asked about it. Here's copy and pasted her response this time: *"Please pay the total amount you were billed. The corporate office has decided that the utility billing stands. It is all legal and was billed correctly. If you have any questions please contact Sherri at our corporate office. Her number is 510-452-2300."*

Then we received, yesterday, taped to our doors on August 28, 2015, and dated Aug. 26, 2015, a letter and copies of the utility bills sent to Agnes Poon for the utilities for:

- *Alameda Municipal Power, \$743.04, billing date 5/20/2015 and no mention of the service period;
- *ACI, \$2,086.88, service period from 07/01/15-7/31/15;
- *and EBMUD, \$1,125.82, service period **6**/1/15 to 7/23/15.

The letter includes this: *"There have been inquiries about the consumption period included in your Septemeber(sic) utility invoice. **Utility bills are in the arrears (sic) therefore it is correct** that your Septemeber (sic) invoice will include consumption which occurred as far back as July."* And **June**.

Issue 2: Since apparently there is only ONE meter for our building for each utility, the way that I've been told the bills are divided is by taking the bill total and dividing it by how many people live in the building. I don't *know* this firsthand to be the case, but it seems likely, and according to the former building manager.

Question: Is this legal? This would mean that I could buy a ton of computer equipment and electric coolers and guitar amplifiers and run them 24/7 and pay the same as my neighbor who only has a stove and a radio. ????

I am grateful for your help in these matters. And I will happily pass along word to the other tenants. I will also be more than happy to come to you in person, show you the documents I have, go where you suggest, speak to whomever. Please feel free to call me, my home number is below. I am moving (a coincidence) out of the state at the end of September, but I am concerned not only for myself for getting illegally billed, but for those tenants left here when I'm gone... Many people are moving out.

Thanks very much indeed,

Jaan Carter
2110 Santa Clara Ave. #110
Alameda, CA 94501
510-865-2601

Cheers!

Jaan Carter
Advocate and Dynamic Force

LARA WEISIGER

From: Janet Kern
Sent: Tuesday, September 01, 2015 1:51 PM
To: Michael Roush; LARA WEISIGER
Subject: FW: City of Alameda New Rent Ordinance

From: Trish Spencer
Sent: Tuesday, September 01, 2015 1:49 PM
To: Nancy Storch <na_storch@yahoo.com>
Cc: Liz Warmerdam <LWarmerdam@alamedaca.gov>; DEBBIE POTTER <DPOTTER@alamedaca.gov>; Janet Kern <JKern@alamedacityattorney.org>; Jeff Cambra <jeffcambra@earthlink.net>
Subject: Re: City of Alameda New Rent Ordinance

Dear Ms. Storch,

Thank you for your email. I appreciate your comments. I want to clarify that tonight's agenda item, 5-R, modifies provisions pertaining to Alameda's Rent Review Advisory Committee; it is not Rent Control. The proposal is the result of a lengthy public process including renters and landlords.

I'm including the Interim City Manager Liz Warmerdam, Economic Development Director Debbie Potter, City Council Janet Kern, and the professional mediator who facilitated the process Jeff Cambra so that they may review your concerns and respond as appropriate.

Sincerely,

Trish Spencer
Mayor, City of Alameda

Sent from my iPad

On Aug 28, 2015, at 10:00 PM, Nancy Storch <na_storch@yahoo.com> wrote:

Dear Mayor Spencer,
It has come to my attention that City of Alameda is finalizing a new rent ordinance that may affect me in Pleasanton, CA.

I'm concerned because this is the fourth year that I've rented a room in my house out to a nice teacher. For all this time, I have not raised the rent even one \$1. I mentioned to her a few weeks ago, that I would like to raise it a small amount, 10% next January 1.

To what extent will your ordinance affect my ability to raise the rent on this tenant?

How will I know what process I must follow?

Will there be an easy way that I can apply for approval to increase my rent?

(As you may have guessed, I'm a senior citizen).

Best Regards,
Nancy Storch

LARA WEISIGER

From: Janet Kern
Sent: Monday, August 31, 2015 4:25 PM
To: Michael Roush; LARA WEISIGER; DEBBIE POTTER
Subject: FW: City Council New Rent Ordinance
Attachments: image001.jpg

From: Trish Spencer
Sent: Monday, August 31, 2015 3:37 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: City Council New Rent Ordinance

Sent from my iPad

Begin forwarded message:

From: Ron Granville <rgranville@wres.com>
Date: August 31, 2015 at 3:12:45 PM PDT
To: "'tspencer@alamedaca.gov'" <tspencer@alamedaca.gov>
Subject: City Council New Rent Ordinance

I am writing to encourage the Alameda City Council to **not** enact the Rent Ordinance that it is scheduled to consider tomorrow.

The ordinance as written is destructive to Alameda's rent market and unfair to responsible owners of rental housing in Alameda. Further, the punitive nature of the ordinance will lead to a reduction of rental housing in Alameda as current rental property owners withdraw their units from the rental market rather than deal with this bad law. That withdrawal will start with single family rental homes then continue to multifamily units as owners find an alternative use for their properties.

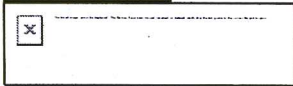
I think the entire proposed ordinance is bad policy for Alameda, but there are three elements that are particularly unjust and create an undue burden on all involved in the process. These are:

1. The ordinance should only apply to rent increases in amounts equal to over 10% per year.
2. An owner of rental property in Alameda that doesn't live in Alameda should not be barred from serving on the rent review board. That owner pays taxes in Alameda. To be barred from serving on the board amounts to 'taxation without representation'!
3. The provision that an owner would be barred from giving a rent increase within 12 months if they fail, perhaps by a simple administrative error, to comply with the ordinance should be removed.

Again, I request that you not pass the proposed ordinance which will be harmful to rental housing and renters in Alameda; rather please focus on positive solutions to bring additional rental housing to the community.

Thank you.

Ron Granville, CPM®
CEO
Woodmont Real Estate Services
1050 Ralston Avenue | Belmont | CA | 94002
(p) 650.802.1653 | (f) 650.591.4577
rgranville@wres.com Lic#00688241
www.wres.com



Notice to recipient: The contents of this e-mail, including any attachments, are intended solely for the use of the person or entity to whom the e-mail was addressed. It contains information that may be privileged and confidential and protected from disclosure by applicable state and federal law. If you received this e-mail in error, any review, dissemination, distribution, or use of the contents of this message without consent is strictly prohibited. Thank you in advance for your cooperation.

LARA WEISIGER

From: Janet Kern
Sent: Monday, August 31, 2015 4:25 PM
To: Michael Roush; LARA WEISIGER; DEBBIE POTTER
Subject: FW: City Of Alameda - NEW Rent Ordinance
Attachments: ATT00001.htm; Mayor of Alameda - Mayor Trish Herrera Spencer.pdf; ATT00002.htm

From: Trish Spencer
Sent: Monday, August 31, 2015 3:38 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: City Of Alameda - NEW Rent Ordinance

Sent from my iPad

Begin forwarded message:

From: Kerry Arnold <karnold@wres.com>
Date: August 31, 2015 at 1:53:02 PM PDT
To: "'tspencer@alamedaca.gov'" <tspencer@alamedaca.gov>
Subject: City Of Alameda - NEW Rent Ordinance

Good Afternoon,

Please see the attached letter for your review.

Thank you,

Kerry Arnold
Multifamily Executive Assistant
Woodmont Real Estate Services
1050 Ralston Avenue | Belmont | CA | 94002
(p) 650.802.1665 | (f) 650.592-2203
karnold@wres.com
www.wres.com



August 31, 2015

Dear Mayor Trish Herrera Spencer:

As a Bay Area rental property manager, I urge you to oppose stricter regulations on the rental housing industry as these proposals will not create more affordable housing opportunities. In fact, these regulations would jeopardize safe, quality housing for our residents.

I am a responsible landlord and follow the rules of the law. It is my hope that you will determine as I have that we don't need punitive rent control regulations or an eviction-for-cause ordinance.

Punitive rent control measures lead to troubling consequences. There is an increase in the deterioration and under-maintenance of rent controlled rental units as owners reduce or eventually abandon upkeep, creating more dangerous neighborhoods where rental housing is clustered.

I know it is illegal to evict tenants in order to raise rent. If there are landlords who are skirting the rent control laws, then the city should punish them. Do not punish me by taking away my ability to provide my good residents a safe community. Let's continue to preserve strong Alameda neighborhoods and protect good tenants by allowing owners and managers to effectively manage their properties.

No one can deny that we do not have enough housing to meet demand. The only way we can address housing affordability is to make more housing available and support the construction of more housing for families of all income levels. Stricter regulations won't solve our problems.

I urge you to focus on meaningful solutions that will keep our economy strong, our communities safe, and provide quality housing opportunities for all residents.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeff Bosshard". The signature is fluid and cursive, with the first name "Jeff" being more prominent and the last name "Bosshard" written in a continuous script.

Jeff Bosshard, CPM®
President Multifamily Operations
Woodmont Real Estate Services
License No. 01202338

LARA WEISIGER

From: Michael Roush
Sent: Monday, August 31, 2015 3:29 PM
To: LARA WEISIGER
Cc: Liz Warmerdam
Subject: FW: Rent control

From: Janet Kern
Sent: Monday, August 31, 2015 2:42 PM
To: Michael Roush <mroush@alamedacityattorney.org>
Subject: FW: Rent control

From: Trish Spencer
Sent: Monday, August 31, 2015 2:23 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: Rent control

Sent from my iPad

Begin forwarded message:

From: Bob Frey <bobfreyhomes@gmail.com>
Date: August 31, 2015 at 10:25:00 AM PDT
To: <tspencer@alamedaca.gov>
Subject: Rent control

Dear Mayor,

I am writing you today to voice my opinion that the changes you are proposing for new rent control measures should only apply to increases over 10% in any 12 month period. Also, the provision that bars any increase for 12 months when an owner does not follow procedure should be removed. A failure to follow procedure can be honest mistakes.

Thank you,

--

Bob Frey, Broker Associate, REALTOR
REMAX Accord
510-583-4663
www.EastBayHomeFinder.net

LARA WEISIGER

From: Michael Roush
Sent: Monday, August 31, 2015 3:29 PM
To: LARA WEISIGER
Cc: Liz Warmerdam
Subject: FW: ALAMEDA RENT CONTROL MAX MORRIS

A couple more...

From: Janet Kern
Sent: Monday, August 31, 2015 2:42 PM
To: Michael Roush <mroush@alamedacityattorney.org>
Subject: FW: ALAMEDA RENT CONTROL MAX MORRIS

From: Trish Spencer
Sent: Monday, August 31, 2015 2:23 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: ALAMEDA RENT CONTROL MAX MORRIS

Sent from my iPad

Begin forwarded message:

From: Max Morris <maxmorris@sbcglobal.net>
Date: August 31, 2015 at 11:02:03 AM PDT
To: "tspencer@alamedaca.gov" <tspencer@alamedaca.gov>, Catherine Valdez <catherine@rhosource.com>, Paul Russo <paul@americandrape.com>, "Don LINDSEY FRIEND" <donlindsey@jps.net>
Subject: ALAMEDA RENT CONTROL MAX MORRIS
Reply-To: Max Morris <maxmorris@sbcglobal.net>

MAYOR SPENCER

AS YOU MAY REMEMBER I OWN A REAL ESTATE COMPANY IN CASTRO VALLEY, CA , WE MANAGE AND MARKET REAL ESTATE PROPERTIES IN THE EAST BAY. ALTHOUGH I LIVE IN ALAMEDA WE DO ALMOST NO BUSINESS IN THE CITY OF ALAMEDA SO THE INTENT OF THIS LETTER THIS LETTER IS NOT SELF SERVING.

PLEASE DO NOT PROCEED WITH THE PROCESS TO ESTABLISH RENT CONTROL IN THE CITY OF ALAMEDA. THE TRAIL OF CREATED SLUMS, DEFERRED MAINTENANCE AND SHORTAGE OF NEW UNIT INVENTORY IN NEW YORK CITY, CHICAGO, SAN FRANCISCO, BERKELEY, OAKLAND AND HAYWARD IS WELL DOCUMENTED.

THE CURRENT UNREASONABLE INCREASES IN RENT STARTED IN SAN FRANCISCO AND WAS FUELED BY A SHORTAGE OF AVAILABLE RENTAL UNITS IN THE SAN FRANCISCO AREA. THIS SHORTAGE OF RENTAL UNITS WAS PARTLY CAUSED BY THE SAN FRANCISCO RENT CONTROL AGENCY AS DEVELOPERS ARE RELUCTANT OR NEGATIVE ABOUT BUILDING IN A "RENT CONTROL" AREA.

ONE OF THE FIRST RESULTS FROM RENT CONTROL IS THAT NEW CONSTRUCTION OF RENTAL UNITS IS RESTRICTED BY THE LIMITED RENT ELASTICITY OF FUTURE RENT INCOME. THIS RESTRICTION ON FUTURE RENT ADJUSTMENTS SOON RESULTS IN DEFERRED MAINTENANCE, SLUM AREAS AND SHORTAGE OF UNITS

THE LOCAL PROPERTY OWNERS AND THE PROPERTY OWNER ASSOCIATIONS HAVE BEEN VERY PROACTIVE AND PROGRESSIVE THIS YEAR ON A MOVEMENT TO SLOW DOWN AND LIMIT THE RENT INCREASES. THE PATH FOR THE PROPERTY OWNERS TO MONITOR THEMSELVES IS UNDERWAY

THE CURRENT RENT INCREASES IN CALIFORNIA AND IN THE GREATER BAY AREA ARE SLOWING DOWN.

THE PROPERTY OWNERS AND THE PROPERTY OWNER ASSOCIATIONS ARE VERY INTERESTED IN WORKING WITH THE APPROPRIATE AGENCIES, TENANT GROUPS AND ORGANIZATIONS TO BRING RENTS BACK TO A REASONABLE LEVEL.

BEST REGARDS

MAX MORRIS

ADAMS ADAMS & MORRIS, INC 2516 SAN CARLOS AVE CASTRO VALLEY, CA
94546 510 537-4314

LARA WEISIGER

From: Michael Roush
Sent: Monday, August 31, 2015 3:00 PM
To: LARA WEISIGER
Cc: Liz Warmerdam
Subject: FW: RRAC ordinances

That's it (for now)

From: Janet Kern
Sent: Monday, August 31, 2015 2:41 PM
To: Michael Roush <mroush@alamedacityattorney.org>
Subject: FW: RRAC ordinances

From: Trish Spencer
Sent: Monday, August 31, 2015 2:25 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: RRAC ordinances

Sent from my iPad

Begin forwarded message:

From: Karin Lucas <karin_lucas@hotmail.com>
Date: July 22, 2015 at 1:59:36 PM PDT
To: "tspencer@alamedaca.gov" <tspencer@alamedaca.gov>
Subject: RRAC ordinances

Trish,

I'm glad the ordinances passed last night. Now there's some stick to get control over unreasonable owners.

However, the change to include room rentals does not make sense to me. Relationships between room renters and homeowner are different. They can't avoid each other when they share a kitchen, possibly bathroom and entry hall. Mostly those are month-to-month rentals, not leases. Do you really want to require a homeowner to give the notice of the RRAC's availability every time he/she raises the rent?

Besides City government would be intruding where no problem exists, i.e. according to Debbie Potter no complaints have ever been filed by room renters.

Karin

LARA WEISIGER

From: Michael Roush
Sent: Monday, August 31, 2015 2:59 PM
To: LARA WEISIGER
Cc: Liz Warmerdam
Subject: FW: Rent controls

No. 5

From: Janet Kern
Sent: Monday, August 31, 2015 2:41 PM
To: Michael Roush <mroush@alamedacityattorney.org>
Subject: FW: Rent controls

From: Trish Spencer
Sent: Monday, August 31, 2015 2:24 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: Rent controls

Sent from my iPad

Begin forwarded message:

From: Kathy <kpmiller5555@sbcglobal.net>
Date: August 28, 2015 at 7:51:08 PM PDT
To: "tspencer@alamedaca.gov" <tspencer@alamedaca.gov>
Subject: Rent controls

You do not help people when you hamper a landlord's ability to improve their living conditions. Look at the communities that have rent control, and you will see communities that are slipping backwards in their ability to provide a comfortable lifestyle.

Kathleen Pierron-Miller
Pierron Properties, LLC
From her iPhone

LARA WEISIGER

From: Michael Roush
Sent: Monday, August 31, 2015 2:59 PM
To: LARA WEISIGER
Cc: Liz Warmerdam
Subject: FW: Rent Control in Alameda

No. 4

From: Janet Kern
Sent: Monday, August 31, 2015 2:41 PM
To: Michael Roush <mroush@alamedacityattorney.org>
Subject: FW: Rent Control in Alameda

From: Trish Spencer
Sent: Monday, August 31, 2015 2:24 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: Rent Control in Alameda

Sent from my iPad

Begin forwarded message:

From: Katherine Hoffman <kat2000@sbcglobal.net>
Date: August 28, 2015 at 6:31:07 PM PDT
To: "tspencer@alamedaca.gov" <tspencer@alamedaca.gov>
Subject: Rent Control in Alameda
Reply-To: Katherine Hoffman <kat2000@sbcglobal.net>

Please be advised that I am against the imposition of rent control in Alameda. If governments desire to use landlords resources to subsidize tenants, it should be a means-based program and funded through property taxes. Rent control is a "taking", which is another word for stealing--please don't do it; theft demoralizes a community and theft by government is the worst kind.

The Rental Housing Association recommends the following action:

- 1) Amend the ordinance to only affect increases over 10%.
- 2) Remove the illegal provision that if an owner doesn't follow the procedure, they will be barred from giving any more increases for 12 months.
- 3) Allow all owners with rental in the City to participate on the rent review board.

Regards,

Katherine Hoffman
Rental Property Owner

LARA WEISIGER

From: Michael Roush
Sent: Monday, August 31, 2015 2:59 PM
To: LARA WEISIGER
Cc: Liz Warmerdam
Subject: FW: Announcement from the Alameda Renters Coalition

No. 3

From: Janet Kern
Sent: Monday, August 31, 2015 2:41 PM
To: Michael Roush <mroush@alamedacityattorney.org>
Subject: FW: Announcement from the Alameda Renters Coalition

From: Trish Spencer
Sent: Monday, August 31, 2015 2:24 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: Announcement from the Alameda Renters Coalition

Sent from my iPad

Begin forwarded message:

From: Angela Pallatto Hockabout <grenadinegirl@gmail.com>
Date: August 29, 2015 at 3:03:10 PM PDT
To: Trish Spencer <tspencer@alamedaca.gov>, Marilyn Ezzy Ashcraft <mezzashcraft@alamedaca.gov>, Jim Oddie <joddie@alamedaca.gov>, "Frank Matarrese" <fmatarrese@alamedaca.gov>, Tony Daysog <tdaysog@alamedaca.gov>
Subject: **Announcement from the Alameda Renters Coalition**

Dear Mayor, Vice Mayor and Members of the City Council,

Angela Hockabout is no longer the leader of the Alameda Renters Coalition. The ARC has decided to pursue a primarily rent-control oriented agenda while Angela is more interested in finding new solutions to solve the problems of our housing shortage. As such, Angela is stepping away so that she can focus on building her web business and start moving on from being a stay at home mom and activist. Angela will remain a member of the ARC, just not its leader. She is proud of what we've accomplished and eager to see what happens next.

Rent increase and displacement inquiries can be sent to Doyle Saylor and Catherine Pauling, the new leaders of the Alameda Renters Coalition at

rentstabilization@thealamedarenterscoalition.org

Sincerely,

Angela

--

Angela P Hockabout

Editor, KnitLuck

KnitLuck News: Everything new in knitting on the web, news for the everyday knitter

angela@knitluck.com

www.knitluck.com

www.twitter.com/knitluck

LARA WEISIGER

From: Michael Roush
Sent: Monday, August 31, 2015 2:58 PM
To: LARA WEISIGER
Cc: LARA WEISIGER
Subject: FW: Rent Control

No. 2

From: Janet Kern
Sent: Monday, August 31, 2015 2:41 PM
To: Michael Roush <mroush@alamedacityattorney.org>
Subject: FW: Rent Control

From: Trish Spencer
Sent: Monday, August 31, 2015 2:24 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: Rent Control

Sent from my iPad

Begin forwarded message:

From: <slickges@aol.com>
Date: August 29, 2015 at 5:03:24 PM PDT
To: <tspencer@alamedaca.gov>
Subject: Rent Control

Greetings,

I am a landlord. I keep my apartments in repair as if it was my own home - otherwise I would not be in this business. I can tell you that costs have increased tremendously in recent years - property taxes, water, P G & E to name just a few. I do not like to raise rent but without doing so I cannot keep up with the bills and the cost of living increases.

I oppose rent control and I greatly favor the free market. If there are cuts to be made, start with the vendors who apartment owners depend on as a method of keeping costs down.

Sincerely,

Karen L. Silva

LARA WEISIGER

From: Michael Roush
Sent: Monday, August 31, 2015 2:58 PM
To: LARA WEISIGER
Cc: Liz Warmerdam
Subject: FW: Rent control

Lara, I am forwarding the attached email and a few others in a moment. These should be provided to all CC members and available for the public wherever you put correspondence that comes in after the agenda is posted. Mcihael

From: Janet Kern
Sent: Monday, August 31, 2015 2:42 PM
To: Michael Roush <mroush@alamedacityattorney.org>
Subject: FW: Rent control

From: Trish Spencer
Sent: Monday, August 31, 2015 2:23 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: Fwd: Rent control

Sent from my iPad

Begin forwarded message:

From: Bob Frey <bobfreyhomes@gmail.com>
Date: August 31, 2015 at 10:25:00 AM PDT
To: <tspencer@alamedaca.gov>
Subject: Rent control

Dear Mayor,

I am writing you today to voice my opinion that the changes you are proposing for new rent control measures should only apply to increases over 10% in any 12 month period. Also, the provision that bars any increase for 12 months when an owner does not follow procedure should be removed. A failure to follow procedure can be honest mistakes.

Thank you,

--

Bob Frey, Broker Associate, REALTOR
REMAX Accord
510-583-4663
www.EastBayHomeFinder.net

LARA WEISIGER

From: Janet Kern
Sent: Monday, August 31, 2015 12:50 PM
To: LARA WEISIGER; Michael Roush
Subject: FW: Rent Review Ord final meeting

From: Doug Smith [mailto:fullerpm@pacbell.net]
Sent: Monday, August 31, 2015 12:48 PM
To: Catherine Valdez <catherine@rhosource.com>; Paul Russo <paul@americandrape.com>; Trish Spencer <TSpencer@alamedaca.gov>; Frank Matarrese <FMatarrese@alamedaca.gov>; Jim Oddie <JOddie@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Janet Kern <JKern@alamedacityattorney.org>; DOUGLAS LONG <DLONG@alamedaca.gov>; gardencourtapartments.alameda <gardencourtapartments.alameda@gmail.com>; Erin Smith <ESmith@alamedaca.gov>; John Sullivan <emeraldprop@sbcglobal.net>; Tom Bannon <tbannon@caanet.org>
Cc: Doug Smith <fullerpm@pacbell.net>
Subject: Rent Review Ord final meeting

Dear Mayor and Council Members,

Before tomorrows vote, I want to quickly bring up one issue that could potentially save the City hundreds of thousands of dollars. I am told that the rent review ord will be passed as drafted. There are several issues that I disagree with, however one issue must be reconsidered. The section that prevents a housing provider from giving any further increases for 12 months if they fail to participate in the RRAC process.

I am told by staff the only reason the section was added was to force owners to the table. This is unnecessary for the simple fact that if they don't participate, the current notice will be void anyway. If they re notice the tenant per California Civil Code, it starts over and again, they participate or that increase is also invalid. There is no benefit to adding the section preventing them from giving another increase for a year. It is only going to be challenged in Court and the City will be forced to defend the section, costing the City money that could be used for more affordable housing.

In San Leandro last month an owner made a simple clerical error on the increase and it was found to be invalid. They were allowed to cure the error by re issuing the notice. In Alameda, that error would not only invalidate the increase, but also prevent him from giving a new increase for another year. Then, it would be two years or more with no increase so when they would be allowed to give an increase, they would then raise to market in order to make up the loss, that would most certainly cause the tenant to be displaced. This would end up hurting the tenant by not allowing gradual increases.

Please reconsider your position on this matter and remove that from the final draft.

Regards,
Doug Smith
Housing Provider

LARA WEISIGER

From: Liz Warmerdam
Sent: Friday, August 28, 2015 9:57 AM
To: fullerpm@pacbell.net
Cc: Janet Kern; DEBBIE POTTER; Michael Roush; LARA WEISIGER; CityCouncil-List; Erin Smith
Subject: RE: Sewer Rate increase request

Dear Mr. Fuller,

My apologies for not responding sooner. I was not on the original email.

This matter is before the Council on Tuesday night. As you have emailed the entire City Council, they are aware of your position on the matter and will take it into consideration. If you have further points, I would encourage you to come to the City Council meeting this Tuesday night for the benefit of the entire community.

Sincerely,

Liz Warmerdam

Elizabeth D. Warmerdam
Interim City Manager
City of Alameda
(510) 747-4709
lwarmerdam@alamedaca.gov

From: Janet Kern
Sent: Thursday, August 27, 2015 3:44 PM
To: DEBBIE POTTER; Michael Roush; LARA WEISIGER; Liz Warmerdam
Subject: FW: Sewer Rate increase request

fyi

From: Doug Smith [<mailto:fullerpm@pacbell.net>]
Sent: Thursday, August 27, 2015 3:38 PM
To: Catherine Valdez <catherine@rhosource.com>; Paul Russo <paul@americandrape.com>; Trish Spencer <TSpencer@alamedaca.gov>; Frank Matarrese <FMatarrese@alamedaca.gov>; Jim Oddie <JOddie@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Janet Kern <JKern@alamedacityattorney.org>; DOUGLAS LONG <DLONG@alamedaca.gov>; gardencourtapartments.alameda <gardencourtapartments.alameda@gmail.com>; Erin Smith <ESmith@alamedaca.gov>; John Sullivan <emeraldprop@sbcglobal.net>
Subject: Re: Sewer Rate increase request

Dear Mayor Spencer,

I am still waiting for a response to my email below, will you be responding before Tuesdays meeting?

Doug Smith

From: Doug Smith <fullerpm@pacbell.net>
To: Catherine Valdez <catherine@rhosource.com>; Paul Russo <paul@americandrape.com>; Trish Spencer <tspencer@alamedaca.gov>; Frank Matarrese <fmatarrese@alamedaca.gov>; Jim Oddie <joddie@alamedaca.gov>; Tony Daysog <tdaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <mezzashcraft@alamedaca.gov>; "jkern@alamedacityattorney.org" <jkern@alamedacityattorney.org>; "dlong@alamedaca.gov" <dlong@alamedaca.gov>; gardencourtapartments.alameda <gardencourtapartments.alameda@gmail.com>; "ESmith@alamedaca.gov" <ESmith@alamedaca.gov>; John Sullivan <emeraldprop@sbcglobal.net>; Doug Smith <fullerpm@pacbell.net>
Sent: Tuesday, August 18, 2015 3:30 PM
Subject: Sewer Rate increase request

Dear Erin Smith, Mayor Spencer and Council Members:

I have been trying to request historical data for past sewer rate increases and I have been told that they are not available before 2010. I find this odd so I contacted a friend in the City and I was provided with the attached. The rates show that sewer rates increased at a rate of over 8.3% per year since 1995 while CPI increased only 2.71% per year.

My reason for this data was to show the Mayor and City Council that trying to limit rate increases for rent to only CPI will only result in sub standard housing and ultimate failure. The City had a practice of limiting sewer fees to CPI until 2010 when they found that the revenue was not nearly enough to maintain the aging infrastructure and in order to make the much needed improvements and to comply with EPA and other regulations, a massive increase was needed. That increase came in 2010 when the City approved a 3 year 42% increase in rates.

Running an aging apartment building is similar to your sewer system. Annual capital spending above CPI is needed in order keep the asset in habitable condition. Your latest rent ordinance is attempting to keep increases at CPI and its even been suggested that the City lock in rent rates at the current level. This will be devastating and we will be unable to sustain the business. The tenants organizations know this and have told me that they wanted no threshold to trigger a rent review because they know owners will not agree and that will result in the failure of the program. That is what they want in order to then demand full rent control in 12 months.

I have provided you all with the historical rent data and as we have seen, even in times like now when rents are increasing 10% to 15% or more, that still does not make up for the years when rent is down or flat (2002-2012 rent did not increase at all).

We too are required to make needed capital improvements per local, State and Federal requirements (earth quake retrofit, title 24 roofs, VGBA pool retrofit) as well as the normal paint, asphalt, pipe replacement, window and door replacement, just to name a few.

By limiting us from reasonable increases, you are only going to cause the aging housing to crumble and become uninhabitable. I agree that "unreasonable" increases should be looked at and that is why we recommended all increases over 10% be reviewed. Again, there are typically only about 3-5 years in a 15 year cycle when rents increase at all so this is very reasonable.

Finally, as a housing provider in the Bay Area, we take great risk due to natural disaster. That risk needs to have some reward beyond CPI or no one will invest in your City. I encourage all of your to reconsider your position on this ordinance and make the following changes.

*Make the trigger to appeal an increase 10% or greater

*Remove the illegal provision that will penalize the owner if he fails to show up for a hearing. Your process will require an out of area owner to come to the area for giving a 2% increase or be penalized by voiding the 2% increase AND BARRING HIM FROM GIVING ANOTHER INCREASE FOR 12 MORE MONTHS.

Thank you for your time and I pray that you do what is right for both tenants (allow us to provide adequate, well maintained housing) and what is right for local business owners and allow them to make a reasonable return based on their risk.

I also encourage you to purchase market rate housing and manage, maintain and rent at a reduced rate to qualified tenants rather than force current owners to do this. The City already owns and manages housing so I am sure that you know that running a multifamily property makes you subject to rising costs much greater than CPI. With our insurance, utility, payroll, construction, etc increasing 2-3 times more than CPI historically, we too need increases just like your sewer rate increases in order to continue the business of providing the much needed housing. Thank you for your time and feel free to contact me if you have any questions. Remember, the facts are the facts, you can hear anonymous allegations, however most have been fabricated in order to further a cause. My information is based on fact, not fiction.

Regards,

Doug Smith
Housing Provider