

LETTER TO ALAMEDA CITY COUNCIL

Mayor Spencer, Council Members and City Staff

From John Sullivan – Housing Provider. An Employer – a Taxpayer in Alameda

I very much appreciate the efforts, the energy that you have devoted to updating our Rent Review Process. As a Housing Provider, I have been involved in the process. True there are some parts of our new version that I don't quite agree with, but at least we have had the opportunity to debate their merits.

The One Big Exception is now Par. 6-56.10 Failure to participate, failure to appear. If a landlord is deemed to be guilty of that he not alone does not get his rent increase but he cannot request another increase for a full year. Two years without an increase can be very hurtful. Now that issue was never part of our discussions during the many meetings we had.

The RRAC Board was asked to submit their recommendations – their areas of concerns. They came up with 6, if my memory serves me, concerns – recommendations and those 6 concerns and only those concerns were open for discussion.

Now it is obvious that the Rent Board did not consider it a concern. It somehow got in later – maybe well-intentioned but clearly not necessary to deprive a landlord of an opportunity to impose an increase for another year in order to maintain his property.

Now it appears that there is a legal challenge being initiated on this matter. This could cost the City thousands of dollars to defend.

As a Taxpayer, as an Employer in Alameda I ask you to please consider:

A. Omitting this "penalty" portion

OR

B. Letting this Ordinance go forward but placing this penalty portion on hold to give your Legal Counsel an opportunity to consult with the Plaintiffs of this lawsuit and work things out or seek a legal ruling – opinion on the matter.

Now the question may surface about outside interference. This Lawsuit is being demanded by Alameda Landlords thru an Association that they subscribe to. Yes, that Association is based outside of Alameda.

It's no different than the various City Employee Unions who represent our City Staff. Those unions are based outside of Alameda.

Thank you for giving me the opportunity to make this presentation.

John Sullivan

510-538-4898

Submitted by John Sullivan
at the 9-1-15 meeting
Re: 5-Q