

LARA WEISIGER

From: john gallo <johngallo@yahoo.com>
Sent: Monday, February 01, 2016 4:17 PM
To: City Clerk
Cc: Dave E. Petersen
Subject: Alameda rent control

Dear Ms. Glidden,

May we request this email be directed to the attention of the City Council of Alameda...and those who assist the Council with their present review of the issues relating to rent control within the City of Alameda.

My partner, David Petersen, and I are apartment owners in Alameda. We have owned and rented units for the past 30+ years. During that period of time we have experienced positive economic phases and downturns...the most recent being from 2008 until 2014. During that period of time, being sensitive to our tenants, we did not raise our rents. However, during that same time we experienced the raising costs that relate to insurance, taxes, maintenance, etc. Last year we modestly raised our rents and find ourselves presently approximately 40-50% under the current fair market rent standards. In addition, the above noted costs have appreciated by 30% during the period of time noted. It was our intent to slowly raise rents for our units over the next two to three years to reach a level that is 90% of the current fair market rent level.

The current limits being considered by the commission prohibit us from ever regaining market parity. In addition, with the current income we receive in place, we will be unable to maintain the condition of our buildings, needed by our tenants to protect their standard of living. For example, last year we were required to spend \$50,000 to address a plumbing need of one of our buildings. We amortize this cost over ten years...but the rent controls being currently considered would prohibit us from ever addressing this expense.

We wish to go on the record and express our desire that rents in the City of Alameda continue to be controlled by the free market...and allow us to receive rents for our units based upon what the market is willing to pay...not an arbitrary controlled amount based upon the perspective of a council or review board. Tenants know best what is a fair price for rent...and will reject rents that are not consistent with the rates established by the market.

Thank you for your attention to the above.

John Gallo
David Petersen

John D. Gallo

Writer's Direct Contact Information:
415 806 7735 (Direct Dial)

johngallo@yahoo.com

Please consider the environment before printing this e-mail.

LARA WEISIGER

From: Janet Kern
Sent: Monday, February 01, 2016 2:11 PM
To: Patricia Bowen
Cc: DEBBIE POTTER; Michael Roush; LARA WEISIGER
Subject: RE: A few questions on proposal for rent control and just cause eviction

Ms. Bowen,

Thank you for taking the time to express your concerns about the proposed Rent Stabilization and Tenant Protection Ordinance now under consideration by the Alameda City Council. I am passing along your email to the City Staff most involved in drafting the proposed ordinance and to the City Clerk so your concerns can be put into the public record. I encourage you to continue participating in the public process. There will be some discussion of proposed ordinance provisions at tomorrow night's City Council meeting and then the draft ordinance will be on the City Council agenda for public discussion and possible adoption on February 16.

Janet Kern

From: Patricia Bowen [mailto:patsbowen@yahoo.com]
Sent: Friday, January 29, 2016 3:46 PM
To: Janet Kern <JKern@alamedacityattorney.org>
Subject: A few questions on proposal for rent control and just cause eviction

Hello Ms Kern

I have followed the proposals and debates concerning rent control in Alameda. I am one of the "mom and pop landlords" locally, in that I have one fourplex built before 1995 and am a homeowner (one single family residence, not at the same address).

My questions for your consideration:

First, I have two units (out of 4) occupied by the same households since 2002 and 2003, respectively. You can imagine that in today's market, they have a bargain. They are good tenants and pay rents promptly. However, even with higher than 5% annual increases, I will not be able to keep up with current costs, which are rising sharply. Also, at some point, I will need to thoroughly inspect these units for maintenance problems. Harbor Bay Realty manages my property and does a limited visual inspection once a year. One unit is so full of personal effects that moving anything is a challenge, to really inspect the flooring, walls and electrical and heating elements.

My question to you: what provisions will be made for rent increases on longterm tenants and for interior maintenance that must be deferred because of their longterm occupation of their apartments? Should security deposits be increased periodically in these cases to cover costs of accumulated repairs?

Second, I understand the terms of the RRAC intervention. I understand the need to oversee the reasons for rent increases and costs to maintain my property which have a bearing on these increases.

My question to you: how much time will it take to complete the review and make a decision on rent increases? Landlords can't wait for months and I am fearful that the bureaucracy will take quite some time.

Thanking you for your attention, I remain Yours truly, Patricia Bowen