

LARA WEISIGER

From: Karen Miller <karenmillercrs@gmail.com>
Sent: Tuesday, July 19, 2016 2:17 PM
To: LARA WEISIGER
Subject: Council meeting tonight

Hi Lara,
Can you please pass along the following to the Council members for me? Thank you.

Dear Council members,
I would like to see you put the City's Rent ordinance on the ballot in November but with some changes. The relocation benefit needs to be means tested. I have no problem with assisting people to relocate if they truly need help but there are renters that make more money than their landlords and just choose to be renters. I have clients that are currently selling their rental property so that they can retire. He is 68 and has a very demanding physical job. They need the money to retire. The tenants live in Alameda for the schools but owned a home in Oakland that they just sold for \$520,000. It closed escrow on 6/24. Fortunately for the homeowners they had a lease but if they didn't they would owe these tenants \$11,500 in relocation fees. This is so patently unfair. In lieu of the relocation formula set forth, I would like to see a fund set up that tenants could access if they could show that they needed it. There is no doubt that there are tenants who need help with first and last month's rent and a deposit if asked to move. In the case I referenced, clearly these tenants do not need financial help and it would be a tremendous hardship for the landlord. I appreciate your consideration in making these changes. Thank you.

Regards,
Karen Miller
720 Paru St

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LARA WEISIGER

From: Trish Spencer
Sent: Tuesday, July 19, 2016 8:32 AM
To: NANCY CHAN
Cc: LARA WEISIGER
Subject: RE: Put AHPPRA initiative on nov ballot on 7/19

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: NANCY CHAN <nccchan@aol.com>

Date: 07/18/2016 7:09 AM (GMT-07:00)

To: Tony Daysog <TDaysog@alamedaca.gov>, Jim Oddie <JOddie@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Trish Spencer <TSpencer@alamedaca.gov>, Frank Matarrese <FMatarrese@alamedaca.gov>

Subject: Put AHPPRA initiative on nov ballot on 7/19

Dear council members ,

The city council should endorse the AHPPRA initiative on 7/19 meeting , and vote to put the AHPPRA on the nov ballot .

There is no need to wait for county qualification of AHPPRA signatures , if the council acknowledge AHPPRA as the right path to increasing housing supply .

The city's rent stabilization ordinance did not have nearly as many voter support as AHPPRA , yet the council is considering putting its own ordinance on the November ballot . Why ?

An ordinance that was designed to sunset in a few years , while searching for the right solution , should sunset as soon as the right solution is found .

By endorsing the AHPPRA , the city can show its support for the right solution , and greatly ensure its adoption via the November ballot .

Short of endorsing the AHPPRA and putting it on the ballot itself , then the council must hold a special meeting in August to ensure that AHPPRA gets on the November ballot .

The city council owe it to the Alameda property owners and residents to get a clear direction ASAP .

Yours Sincerely ,

Nancy Chan

131 Anderson Rd , Alameda CA

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LARA WEISIGER

From: Trish Spencer
Sent: Sunday, July 17, 2016 8:26 AM
To: LARA WEISIGER
Subject: Fwd: Re.Property Owner Initiative

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Eunice Edwards <eedwards.mail@gmail.com>
Date: 07/16/2016 9:47 PM (GMT-08:00)
To: Trish Spencer <TSpencer@alamedaca.gov>
Subject: Re.Property Owner Initiative

Dear Mayor Spencer:

We are Alameda voters & local property owners . We urge you to hold an August special meeting for the Landlords' Initiative.

The fact that the property owners were able to collect ~ 7,500 signatures in 4 weeks time without any paid workers have sent a Strong Message & Voice to us: that " Alameda voters are in support of putting the issue to all Voters to decide ! "

If the Initiative has enough valid signatures & not being put on November, then it will certainly be put on the ballot again in 2017 or 2018 by the organization(s) who initiated/ collected the signatures.

That could result in one set of law now (the City Ordinance), then after November Election, we may have another set of law, which will then be challenged in 2017 or 2018 by voters !

In order to avoid this chaotic unstability to our City, it makes sense to put both the Renters & Property Owners' Initiatives on the same election so that all Alameda voters can consider and VOTE once for all.

Not only that it will be "most cost-effective," it will help maintain our City's harmony, shorten any tension & minimize any conflict among renters & owners.

Since last Sept., the rent control issue has brought large confrontation among citizens, renters, owners & city council, let's put it to a FINAL decision to be made by the Voters in November instead of dragging it on.

Finally, we are in support of your opinion & intent to keep the City Rent Program Ordinance "flexible" so that it could be considered & revised if necessary, according to actual performance and effectiveness, by the City Council in the future.

Thank you for your continued dedication & hard work for our city!

Best regards,

--

Eunice Edwards
CALBRE#01069764
Cell: 510-318-4002

eedwards.mail@gmail.com

LARA WEISIGER

From: Trish Spencer
Sent: Sunday, July 17, 2016 8:19 AM
To: Janet Kern; LARA WEISIGER
Subject: Fwd: 7/19 meeting

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: NANCY CHAN <nccchan@aol.com>
Date: 07/17/2016 5:59 AM (GMT-07:00)
To: Tony Daysog <TDaysog@alamedaca.gov>, Jim Oddie <JOddie@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Trish Spencer <TSpencer@alamedaca.gov>, Frank Matarrese <FMatarrese@alamedaca.gov>
Subject: 7/19 meeting

Dear council members ,

I am against putting the rent stabilization ordinance on the November ballot , the city council can simply decide to remove the ordinance on its own !!!

- the ordinance is too complicated to follow , too complicated to modify and heading for the wrong direction . It is too confusing for ballot vote .
- less government and less tax is what the people need .
- the city should simply rely on the state law instead of enacting its own unneeded law in this matter .

It is a known fact that any court judgement has always been biased towards the renters benefit , the rent review board's function is redundant.

The city council can best serve the community by working to improve the city's services , not governing nor interfering with the rights of property owners .

- As a SFH rental owner I find the ordinance a hindrance , to the smooth and friendly relationship that I have enjoyed with my tenants for many years .
- As a retired senior citizen who relied on the rental income as my major source of retirement income , I find the rent review process as abusive and an intrusion of my right as a property owner .
- As a senior citizen with many health issues , I find the rent review process so stressful , that I almost had a heart attack (I actually had to get a blood test and a brain MRI) , in the midst of the process .
- As a grandparent , I have had to cancel my plan to visit my grand children (the most cherished portion of my golden years) living in another city , so that I can attend the rent review meeting . Delaying the meeting is not a wise option , it simply prolongs the agony and stress .

The council will gain more respect , if it recognizes that it has implemented an ill conceived law , apologize for its mistake and take down the ordinance on its own initiative . The Supreme Court judge Ginsburg recently set a good example , by apologizing for her undue comment regarding the presidential candidacy of mr trump .

Since the implementation of the rent stabilization ordinance , the city has collected invaluable data , as to its usefulness to both the renters and owners . Eg , how many cases of rent reviews were submitted , and how many cases actually were resolved without going into review meetings . Publish the data and get out of the rent control business .

The ARC initiative will discourage investment interest , cause the city to grossly increase its police force while reducing property value and tax income to the city of Alameda .

It is the city council's duty to protect the local property owners , the safety of the residents and enhance investment interests in alameda , for its future prosperity .

The city council should show its leadership in correcting the course of housing supply and support the AHPPRA initiative by voting to adopt it , thus removing any need for ballot vote regarding rent control in the city of alameda , in the future .

If the council has no legal basis to adopt the AHPPRA initiative , then it must allow the AHPPRA initiative to get on the November ballot , so that the issue of rent control can be settled ASAP , and end the chaos .

USA is suffering from the ailments of too much democracy . Make alameda a model city , by eliminating ill conceived laws , and eliminate unnecessary ballot votes .

May we all rest in a more simplified world !!!

Yours sincerely ,

Nancy Chan
131 Anderson Rd , Alameda CA
[510-681-3469](tel:510-681-3469)

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Get the new AOL app: mail.mobile.aol.com

LARA WEISIGER

From: announcements@alamedacitizenstaskforce.org
Sent: Saturday, July 16, 2016 2:15 PM
To: Trish Spencer; Frank Matarrese; Tony Daysog; Marilyn Ezzy Ashcraft; Jim Oddie
Cc: Janet Kern; City Manager; LARA WEISIGER
Subject: ACT urges Council to place a ballot initiative making the current Rent Ordinance a third choice and a Charter Amendment
Attachments: Ballot Reqst Ltr to CC 7-16-2016.doc

Please see our letter Attachment, and copy below.
Thank you.

ACT
Alameda Citizens Task Force
Vigilance, Truth, Civility

July 16, 2016

VIA EMAIL

Dear Mayor Spencer, tspencer@alamedaca.gov
Vice Mayor Matarrese fmatarrese@alamedaca.gov
Councilmember Daysog tdaysog@alamedaca.gov
Councilmember Ashcraft mezzyashcraft@alamedaca.gov
Councilmember Oddie joddie@alamedaca.gov

The November 8, 2016 election will present the voters of Alameda with direct responsibility for determining an issue which will dramatically impact every resident of the City, that of whether or not the current Rent Stabilization Ordinance will remain in force or whether citizen-based initiatives will replace it with Amendments to the City Charter that either provide for strong rent control with a CPI-based cap on rents or completely eliminate any City control over rents and leave the matter to the free market. (The free market initiative may or may not make the November ballot as the petition signature requirement has not yet been certified.)

Alameda Citizens Task Force urges City Council to place an initiative on the ballot to make the current Rent Stabilization Ordinance an Amendment to the City Charter. Our purpose is to assure that voters will see on the ballot the three (3) different alternatives and the arguments for and against them, thus assuring their access to information that will lead to an informed decision. The failure to place the Ordinance on the ballot so that only two alternatives appear, when, in fact, there are three, is misleading to the public (who may or may not know there is a third alternative) and materially increases the likelihood that one of the two citizen-based initiatives will prevail.

We fully understand that moving the Ordinance to the Charter will inhibit Council's ability to annually review it and make needed changes as specifically provided in Sec. 6-58.195, but it will still be possible to propose any needed changes by Council placing the matter on the ballot as a further Amendment of the Charter. When we balance this inhibition of flexibility against the need to promote the informed decision at the polls stated in the previous paragraph, the placing the Ordinance on the ballot with equal footing in relation to citizen's based initiatives appears to us to be the clearly correct choice.

Based upon our desire for an informed decision by the voters, we also urge Council to reconsider their July 5 decision not to have Council sponsored statements placed in the ballot information booklet opposing the citizen-based initiatives. Council had many alternatives before them when they chose the current Ordinance. Those who voted for it, in our view, have an obligation to defend it. We know that the proponents of the citizen-based initiatives will severely attack the Ordinance. In order to have a fair debate leading to an informed decision we need Council to join in the debate, not abstain from it. We are sensitive to the fact that one Councilmember did not vote for the Ordinance. We hope that he will still support both of our requests in the spirit of accomplishing a fair debate on the issues and would not object to the ballot booklet arguments stating that he is not participating in the arguments.

Sincerely,

/ signed /

Kathleen A. Schumacher, President Alameda Citizens Task Force

cc: City Attorney Kern jkern@alamedacityattorney.org City Manager Keimach manager@alamedaca.gov City Clerk

Weisiger LWEISIGER@alamedaca.gov