

Five sure ways to make small income property owners want to get out of the rental business and to decrease property values within the city:

- 1. Removing our ability to evict a problem tenant without going to court.
(Taking away “no cause”)**
- 2. Making us responsible for relocating a renter in the event of a natural disaster.**
- 3. Making it difficult to maintain or improve our property. Current CIP formula does that.**
- 4. Forcing relocation fees that are based on rents we never received .**
- 5. Putting an unpredictable cap on yearly rent increases, such as CPI.**

Good afternoon. My name is Marie Kane. I am the current president of the Alamedans for Fair Rent Control.

The main point I would like to make to you is the greater risk that our city's renters face if the City Council puts a more radical rent control in place. Having been a broker in real estate in Alameda since 1973 (43 years) I feel that I have a good sense of what is happening in the real estate market.

Alameda not only has about 20% of its rental units being composed of the usual Costa Hawkins type properties such as single family, townhomes and condominiums. **Alameda is unique in that we also have an enormous additional amount of Victorian conversion units which can be converted back to single family homes by the seller or future buyer.** To me this is a very real threat that should be considered. These rental units are actually Costa Hawkins type properties.

If the City Council makes the city so unfriendly to owners of these units, **more than the usual historic percentage of depletion of a city's rental stock in a rent control situation will occur in Alameda and many more renters will face the very loss of home that you are trying to prevent.**

I have recently studied the residential income units now for sale and included them for your review. It appears that just the fear of which direction the Council is going is starting a trend.

Note the remarks on **1531 Lincoln Avenue** which read "This quaint Victorian is currently a duplex, but can easily be converted back to a one family house" and **1108 Regent Street** "Pristine Queen Anne Victorian duplex being used as a single family home." Or the Victorian duplex that seems to have been vacated for sale at **1042 Santa Clara**. Or the two houses on one lot that were vacated for sale at **2616 Buena Vista**.

Many out of town and San Francisco buyers are searching for a beautiful Victorian home to purchase. They seem to have the money to do vast remodeling projects. Conversion of even three and four unit Victorians will be projects they will take on.

I would urge the council to abide with the will of the voters and not cause our current landlords to get out of the rental business by putting radical rent control provisions into place.



RESIDENTIAL Detached

List Price
\$788,000

Status
Price Change

Virtual Tour Link
Unbranded Virtual Tour



1531 Lincoln Ave
Two Story

Unit:

Area: 2903

ALAMEDA, CA 94501

MLS# **40772010**
DMLS: 53 CDMLS: 53

List Date: 3/2/2017

Off Mkt Date:

Orig. Price: \$808,000

Sold Price:

Pend Date:

COE Date:

Model:

04/24/2017 Print/email this listing:

PROPERTY INFORMATION AND PUBLIC REMARKS

Bedrooms: 3 Yr Blt: 1902 Garage: No
Baths/Par: 2 / 0 Age: 115 Spaces: 0
Sq Ft: 1402 Acres: 0.05000 Fireplaces: 0
Source: Public Records Lot SF: 2,020 Pool: No
D/N/S: CENTRAL ALAMEDA Total Rms: 10

This quaint Victorian is currently a DUPLEX, but it could easily be converted back into a one family house as it was originally built in 1902. Endless possibilities; rent both units, live in one and rent the other or turn it back into a single family residence. Great central Alameda location.

COMMON PROPERTY AND HOA INFORMATION

No. of Units: Complex:
Unit's Floor: Type Own: %OwnOcc: TIC%:

HOA?: No

Fee: \$

Litigation:

Trans Fee:

New Sbdv:

Sales Ofc:

SHOWING AND LISTING INFORMATION

Confid.

Remarks:

Occ. By: Vacant Name:

Occupant Phone:

Supra

Yes Left side meter

Show Info: Use Supra Leave Biz Card

24 Hr. Notice Req'd? No

Box?:

Directions: Webster/Lincoln or Park/Lincoln

Cross St: Stanton

Associated Docs: 1

List Type: Excl Right

Comp Selling Ofc: 2.5

Comp Type%

Dual/Variable: Yes

Listing Service: Full Service

List Ofc: Keller Williams Realty - Off: 925-9342900

LA-BRE# 01315322

Special Info: None

List Agt: Robert M Mills - Cell: 925-3238985

Listing Broker BRE Number 01277896

Agent Hit Count:

Co-List:

Rob@BAPCteam.com

Client Hit Count:

Zoning: APN: 72-349-10

Census Tract:

Point of Sale Ord.: Yes

City Transfer Tax: Yes

OTHER FEATURES

COOLING None
CONSTRUCTION STATUS Existing
DISCLOSURES Nat Hazard Disclosure
EQUIPMENT ADDITIONAL Water Heater Gas
EXTERIOR Wood Siding
FIREPLACES None
FLOORING Laminate, Linoleum, Tile, Other
GARAGE/PARKING None
HEATING Wall Furnace, Other Heat

KITCHEN FEATURES Counter - Laminate, Range/Oven Free Standing, Refrigerator
LAUNDRY None
LEVEL - STREET 2 Bedrooms, 1 Bath, Main Entry
LEVEL - UPPER 1 Bedroom, 1 Bath
LOT DESCRIPTION Level, Regular
POOL None
POSSESSION COE
ROOF Composition Shingles
ROOM - ADDITIONAL Den
STYLE Victorian
TERMS Cash, Conventional, 1031 Exchange
WATER/SEWER Sewer System - Public, Water - Public
YARD DESCRIPTION Back Yard, Fenced, Front Yard, Patio

High School District:

Elementary School District:

Sold By:

Sale Price:

Sale \$/Orig \$:

Sale \$/Last \$:

%

List \$/SF: \$ \$562

Sale \$/SF: \$

CDMLS: 53

Concession:

Sold Agent BRE#:

of offers:

Sale Terms:

Prepared By: Marie E. Kane

CalBR

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RESIDENTIAL INCOME

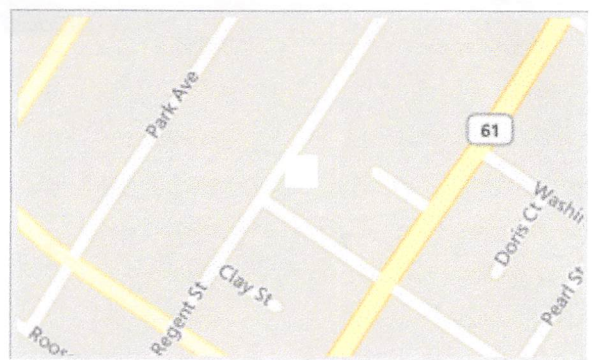
List Price:

\$1,499,000

Status:

Active

Virtual Tour Link



04/24/2017

Print/email this listing:

**1108 Regent St
DUPLEX**

List Date: 4/10/2017 Off-Mkt Date:

ALAMEDA, CA 94501

Orig. Price: \$1,499,000

Pend Date:

Area: 2901 MLS Number: 40776616

Sold Price:

COE Date:

DMLS: 14 CDMLS: 14

PROPERTY INFORMATION

Total Units: 2	D/N/S:	Building Sq Ft: 2,119	Year Built: 1902	Lot Sq Ft: 5,395
Unit No. or	Approx. Monthly	Parking Spaces: 6	Source: Public Records	Age: 115
No. This Type	Sq Ft	Occupant	Bedrms	Baths
1108	1000	Vacant	1	1
A	1000	Vacant	2	1
			Pkg Spc	Din Rm
			2	No
				A/C
				No
				Fireplace
				Yes
				Refrig
				Yes
				Range/Oven
				Yes

Remarks: Pristine Queen Anne Victorian duplex being used as single family home. Parlor with fireplace, 2 other fireplaces, termite clearance, sewer lateral certificate, gas shutoff valves installed, newer roof, concrete bolted foundation, updated kitchens, remodeled baths, 2 laundry rooms, 2 car detached garage bus 4+ off-street parking spaces, large yard, close to shopping, schools, and transportation.

SHOWING AND LISTING INFORMATION

Confid. Legal duplex used by owner as a single family home see listing on MLS #40772349. Open Sunday 4/23 1-4

Remarks:

Occ By: Owner	Name: Poole	Occ. Phone:	Supra Yes	front door
Show Info: text seller leave message 510-918-3050	Mgrs. Unit Number:	Box?:		0
Directions:	Cross St: San Jose Ave	Associated Docs Available:		
List Type: Excl Right	Comp Selling Ofc: 2.5	Comp Type %	Dual/Variable: No	Listing Service: Full Service
List Office: Windermere Bay Area - Off: 510-521-1177	LA-BRE# 00705397	Special Information: None		
List Agent: Peter Fletcher - 510-521-1177	peter@peterfletcherrealestate.com	Agent Hit Count:		
Co-List Agt:	Listing Broker BRE Number 01815347	Client Hit Count:		
Zoning:	APN: 70-175-40	Census Tract:	Point of Sale Ord: Yes	City Transfer Tax: Yes

Deposits:	\$0	Rental Income:	\$0	Expense Year:	0	Fin Data Source:	None
Gross Oper Inc:	\$0	Gross Sched Inc:	\$0	Misc Income:	\$0	Ann Vacancy Exp:	\$0
Annual Taxes:	\$0	Ann Maintenance:	\$0	Fee Gross Inc:	\$0	Net Oper Income:	\$0
Ann Insurance:	\$0	Mgmt Expense:	\$0	Annual Utilities:	\$0	Other Expenses:	\$0
				License Exp:	\$0	Total Ann Oper Expnse:	\$0

OTHER FEATURES

ADDTL MISC. FEATURES	Extra Storage, Lawn Sprinkler	OPERATING EXPENSES	Other
ALL UNITS HAVE	Updated Baths, Updated Kitchen	PARKING DESCRIPTION	Carport - 2 Or More, Detached Garage, Off Street Parking, Space Per Unit - 2
BASEMENT	None	POSSESSION	Negotiable
COOLING	No Air Conditioning	ROOF	Composition Shingles
DISABLED FEATURES	Other	SEPARATE METERS	Electric, Gas, Water, Other
DISCLOSURES	Other - Call/See Agent	SOME UNITS HAVE	Updated Baths, Updated Kitchen, Fireplaces, Other
EQUIPMENT ADDITIONAL	Water Heater Gas, Tankless Water Heater	TENANT PAYS	Other
EXISTING LEASE TERMS	Other	TERMS	Cash, Conventional, 1031 Exchange
EXTERIOR	Wood Siding	VIEWS	Other
FLOORING	Hardwood Flrs Throughout, Partial Carpeting, Tile	WATER/SEWER	Sewer System - Public, Water - Public
HEATING	Gas, Other Heat	YARD DESCRIPTION	Back Yard, Front Yard
INSPECTIONS/REPORTS	Home Inspection, Pest Control	SOLAR	Unknown
LAUNDRY	220 Volt Outlet, Dryer, In Laundry Room, Inside Unit, Washer,		
LOT DESCRIPTION	Other		
	Level		

High School District:

Elementary School District:

Sold By:	Sale Price:	Sale\$/Orig \$:	% Sale\$/Last \$:	%	List \$/SF: \$707	Sale \$/SF:	CDMLS: 14
Concessio..	Sold Agent BRE #:	# of offers:	Sale Terms:				

Prepared By: Marie E. Kane

CalBRE: 00465127

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RESIDENTIAL INCOME

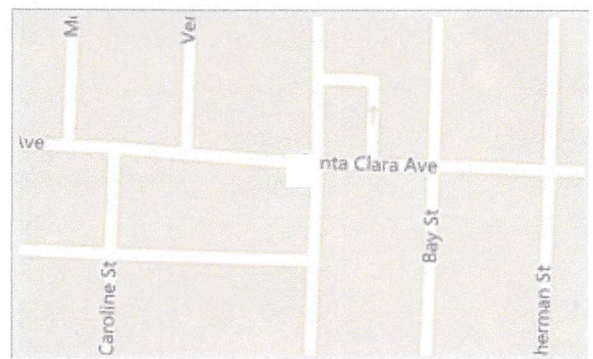
List Price:

\$1,089,000

Status:

New

Virtual Tour Link



04/24/2017

Print/email this listing:

1042 Santa Clara Ave.

DUPLEX

List Date: 4/21/2017

Off-Mkt Date:

ALAMEDA, CA

94501

Area: 2903

MLS Number: 40778149

Orig. Price: \$1,089,000

Sold Price:

DMLS: 3 CDMLS: 3

Pend Date:

COE Date:

PROPERTY INFORMATION

Total Units:	2	D/N/S: CENTRAL ALAMEDA			Building Sq Ft: 2,235		Year Built: 1903		Lot Sq Ft: 4,392		
Unit No. or	Approx. Monthly	Parking Spaces: 6			Source: Public Records		Age: 114		Acres: 0.10		
No. This Type	Sq Ft	Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig	Range/Oven
Lower/1042	1385		Vacant	2	1		Yes	No	No	Yes	Yes
Upper/1042	850		Vacant	2	1		No	No	No	Yes	Yes

Remarks: Vacant Duplex (2BR/1BA) Upper & Lower Unit! Great income opportunity for owner occupants & investors. Don't miss an updated colonial revival duplex with vintage built-ins, vaulted coved-ceilings, exposed rafter details, projecting eaves, casement windows with classy stained glass and architectural charm. It is within a 5-minute driving radius of vibrant Park and Webster Streets featuring restaurants, unique retail shops, and historic Alameda Theater & Cineplex. In addition, it is located along a major bus route and minutes away from the San Francisco Bay Ferry for ease of commute on/off the island. Walk Score 80.

SHOWING AND LISTING INFORMATION

Contid. Go and Show. Open Houses Sat/Sun (4/22 4/23 4/29 4/30) 2-4:30pm, Broker's Tour: Tues (4/25) 11-1. Offers: Tuesday (5/2) @ 12pm. Pre-Escrow
Remarks: w/ Semiko Prim@ Chicago Montclair. Disclosures ready 04/24, check back for link here.

Occ By: Vacant **Name:**

Occ. Phone:

Supra Yes Backyard Meters

Show Info: NSTOH then go and show!

Mgrs. Unit Number:

Box?:

0

Directions:

Cross St: St. Charles

Associated Docs Available:

List Type:	Excl Right	Comp Selling Ofc:	2.5	Comp Type %	Dual/Variable: No	Listing Service:	Full Service
List Office:	WELLS & BENNETT REALTORS - Off: 510-531-7000	LA-BRE#	01800300	Special Information:	None	Agent Hit Count:	
List Agent:	MARIA TESS BLENGINO	tess.blenginowb@gmail.com		Listing Broker BRE Number	00298615	Client Hit Count:	
Co-List Agt:		APN:	073039100101	Census Tract:		Point of Sale Ord:	Yes
Zoning:		City Transfer Tax:	Yes	Fin Data Source:	Other	Ann Vacancy Exp:	\$0

Deposits:	\$0	Rental Income:	\$0	Expense Year:	0	Fin Data Source:	Other
Gross Oper Inc:	\$0	Gross Sched Inc:	\$78,000	Misc Income:	\$0	Ann Vacancy Exp:	\$0
Annual Taxes:	\$0	Ann Maintenance:	\$1,220	Fee Gross Inc:	\$0	Net Oper Income:	\$0
Ann Insurance:	\$0	Mgmt Expense:	\$0	Annual Utilities:	\$0	Other Expenses:	\$0
				License Exp:	\$0	Total Ann Oper Expnse:	\$0

OTHER FEATURES

ADDTL MISC. FEATURES	Balcony/Patio, Extra Storage, Garden, Play Area
ALL UNITS HAVE	Dishwasher, Disposal, Patio, Updated Baths, Updated Kitchen
BASEMENT	None
COOLING	No Air Conditioning
DISABLED FEATURES	Other
DISCLOSURES	Other - Call/See Agent
EQUIPMENT ADDITIONAL	Dryer, TV Antenna, Water Heater Gas, Tankless Water Heater
EXISTING LEASE TERMS	None
EXTERIOR	Wood Siding
FLOORING	Hardwood Flrs Throughout, Tile
HEATING	Floor Furnace, Wall Furnace
INSPECTIONS/REPORTS	Home Inspection, Pest Control, Sewer Lateral Test, Structural
LAUNDRY	Dryer, Washer
LOT DESCRIPTION	Corner, Level, Regular

OPERATING EXPENSES	Other
PARKING DESCRIPTION	Guest Parking, Off Street Parking, RV/Boat Parking, Side Yard Access, Spaces - Assigned, Tandem Parking
POSSESSION	COE
ROOF	Composition Shingles
SEPARATE METERS	Electric, Gas, Water
SOME UNITS HAVE	Deck, Dishwasher, Disposal, Patio, Updated Baths, Updated Kitchen
TENANT PAYS	Electric, Gas, Water
TERMS	Cash, Conventional, 1031 Exchange
VIEWS	Other
WATER/SEWER	Water - Public
YARD DESCRIPTION	Back Yard, Deck(s), Fenced, Patio Enclosed, Storage
SOLAR	None

High School District: ALM

Elementary School District: ALM

Sold By:

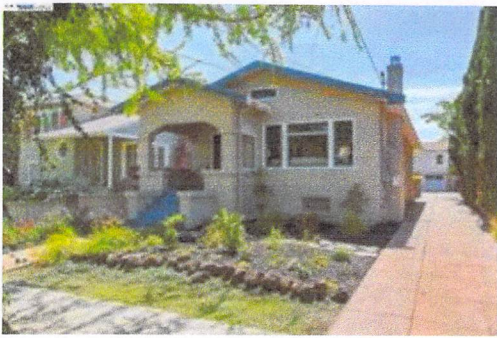
Sale Price: **Sale\$/Orig \$:** **% Sale\$/Last \$:** **% List \$/SF:** \$487 **Sale \$/SF:** **CDMLS:** 3

Concessio.. **Sold Agent BRE #:** **# of offers:** **Sale Terms:**

Prepared By: Marie E. Kane

CalBRE: 00465127

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RESIDENTIAL INCOME

List Price:

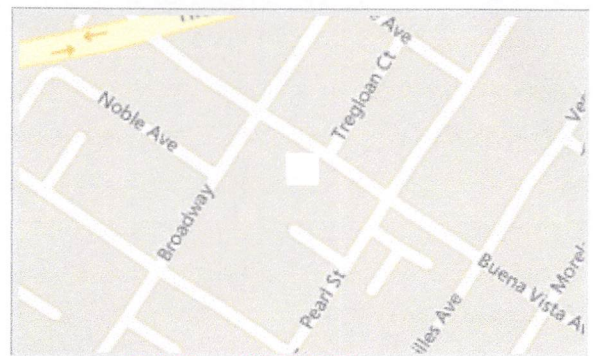
\$1,095,000

Status:

New

Virtual Tour Link

Unbranded Virtual Tour



04/24/2017 **Print/email this listing:**

2616 Buena Vista Ave
2HOUSES-1LOT

List Date: 4/20/2017 Off-Mkt Date:

ALAMEDA, CA 94501

Orig. Price: \$1,095,000

Pend Date:

Area: 2901 MLS Number: 40778035

Sold Price:

COE Date:

DMLS: 4 CDMLS: 4

PROPERTY INFORMATION

Total Units:	2	D/N/S:		Building Sq Ft:			1,854	Year Built:		1929	Lot Sq Ft:		6,800	
Unit No. or	Approx.	Monthly	Parking Spaces:		2	Source:			Appraisal	Age:	88	Acres:		0.16
No. This Type	Sq Ft	Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig	Range/Oven			
2616			Vacant	2	1	1	Yes	No	Yes	Yes	Yes		Yes	
2616 1/2			Vacant	2	1	1	Yes	No	No	Yes	Yes		Yes	

Remarks: 2 homes, 1 property! Classic 2BR, 1BA Craftsman w/many vintage details incl hardwood floors & built-ins & private fenced backyard. Guesthouse w/2BR, 1BA upstairs & office, garage & laundry downstairs, & private backyard. Perfect for in-law suite/rental. Walk to Edison School, just minutes to bus/BART.

SHOWING AND LISTING INFORMATION

Confid. Go and Show. Open Homes: Sunday (4/16) & (4/23) @ 2-4:30. Broker's Tour: Tues (4/18) @ 11-1. Offers: Tuesday (4/25) @ 11. Pre-Escrow w/Brittney Calhoun @ First American Title. Disclosures here: <https://goo.gl/forms/auG1k6b1AIR5kSKj2>

Remarks:

Occ By: Vacant	Name:	Occ. Phone:	Supra Yes	Front door
Show Info: on lockbox go and show	Mgrs. Unit Number:	Box?:		0
Directions:	Cross St: Broadway	Associated Docs Available:		
List Type: Excl Agency	Comp Selling Ofc: 2.5	Comp Type %	Dual/Variable: No	Listing Service: Full Service
List Office: Pacific Union International - Off: 415-929-7100	LA-BRE# 01355206	Special Information: None		
List Agent: Kate McCaffrey - 510-522-5223	kate@homesofalameda.com	Agent Hit Count:		
Co-List Agt:	Listing Broker BRE Number 01866771	Client Hit Count:		
Zoning:	APN: 70-159-4	Census Tract:	Point of Sale Ord: Yes	City Transfer Tax: Yes

FINANCIALS

Deposits:	\$0	Rental Income:	\$0	Misc Income:	\$0	Ann Vacancy Exp:	\$0
Gross Oper Inc:	\$0	GrossSched Inc:	\$0	Fee Gross Inc:	\$0	Net Oper Income:	\$0
AnnualTaxes:	\$0	Ann Maintenance:	\$0	Annual Utilities:	\$0	Other Expenses:	\$0
Ann Insurance:	\$0	Mgmt Expense:	\$0	License Exp:	\$0	Total Ann Oper Expnse:	\$0

OTHER FEATURES

ADDTL MISC. FEATURES	Balcony/Patio, Extra Storage, Garden	PARKING DESCRIPTION	Attached Garage, Off Street Parking
BASEMENT	None	POSSESSION	COE
COOLING	No Air Conditioning	ROOF	Composition Shingles
DISCLOSURES	Other - Call/See Agent	TENANT PAYS	Other
EQUIPMENT ADDITIONAL	Dryer, Washer, Water Heater Gas	TERMS	Cash, Conventional, FHA, VA
EXISTING LEASE TERMS	Building Vacant	WATER/SEWER	Sewer System - Public, Water - Public
EXTERIOR	Stone, Wood Siding	YARD DESCRIPTION	Back Yard, Deck(s), Fenced, Front Yard, Garden/Play, Patio, Side Yard
FLOORING	Hardwood Floors, Hardwood Flrs Throughout, Tile		
HEATING	Floor Furnace		
LOT DESCRIPTION	2 Houses / 1 Lot		

High School District: ALM

Elementary School District: ALM

Sold By:

Sale Price:	Sale\$/Orig \$:	% Sale\$/Last \$:	%	List \$/SF: \$591	Sale \$/SF:	CDMLS: 4
Concessio..	Sold Agent BRE #:	# of offers:	Sale Terms:			

Prepared By: Marie E. Kane

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ATTN: City Staff From: Concerned Homeowners/Landlords

4/2/2017

Ms. Potter

I have reached out to homeowners and landlords with respect to the 26 no cause evictions I am providing you with information I have received from both sides homeowners and landlords

We understand at the request of the city council members that the city staff is contacting homeowners and landlords to obtain information in regards to the no cause evictions process that has taken place.

During the staff interviews of the homeowners and Landlords we understand that some of the questions being asked were did the tenants have living in the apt or home

1 Families

2 Families with children

3 Were they elderly or were there elderly people living in the home or apt

4 Are utilities incl in rent

5 How many people in apt

6 What ages

7 What kind of apt

8 How long was tenancy

9 What was reason for no cause

The question has come up that during the staff interview / questions it did not appear that they the staff had a concern of what the cause and effect of the no cause eviction process had or was having on the homeowners / landlord

Our understanding is in the interviews with the homeowners and Landlords staff did not inquire to find out if the homeowners / landlords

1 Had a family

2 Did they have children, what were their ages, did they go to school

3 Were they elderly did they have elderly family members living with them

Was there income from their property used to

4 Support them, their families, children or elderly family members

5 Was there income used to care for a sick or elderly family member

6 Was the income used for children's education, or special care

7 Was income used as a supplement for retirement savings/plan

We would hope that staff is and will reach out to gather information to the cause and effect of the ordinance 3148 has had not only on the tenants but the Homeowners and Landlord as well to provide City council members a complete report of the cause and effect to date

May 3rd, 2017

Dear Honorable City Councilmembers, Mayor, City of Alameda Staff, and Alameda community:

City Staff asked the Alameda Renters Coalition (ARC) to provide feedback on several issues, per City Council direction. To this end, we met with Community Development Director Debbie Potter and Assistant City Attorney John Lê on April 25.

At that meeting, we were informed that several issues of vital importance to the Alameda community had been deferred for further study. Specifically, we were told that the issues of ending “no cause” evictions, creating a relocation fee system based on the Department of Housing and Urban Development (HUD) fair market rate standards, and reforming the Rent Review Advisory Committee have all been put off until the fall.

This delay means that for at least the next six months, every tenant negotiating a new lease who refuses the lease and the landlord’s terms will face a sixty day eviction notice. Further, if they are deemed to be “low rent” paying tenants, the landlord’s “buyout” costs will be quite low, so it will be in the landlord’s interest for the lease negotiation to fail.

While we appreciate the City Council’s efforts, led by Councilmember Marilyn Ezzy Ashcraft, to eliminate “no cause” evictions, the Alameda Renters Coalition finds the delay to be unconscionable and calls on the City Council to immediately implement the ban.

Further, we remain committed to our six original recommendations for immediate changes to City Ordinance 3148:

1. End no-cause evictions.
2. Create a rent cap based on the consumer price index.
3. Eliminate the Rent Review Advisory Committee and replace it with a Hearing Officer or Administrative Judge.
4. Standardized relocation payments need to reflect the “market rents” tenants will be forced to pay in a new unit instead of the below market rents they are losing.
5. Create and maintain a Rent Registry database.
6. Remove the Sunset Clause and extend the one-year lease option.

Regarding the City’s request for feedback, here are the issues they presented and our responses:

1. Length of time the offer of a one-year lease must be left open. *Upon examination of other city ordinances, ARC believes that 120 days would be a better practice due to the complexity of reviewing the lease and the tenants’ need to seek legal advice regarding the terms of the lease. This also allows time for the parties to*

negotiate a mutually agreeable lease. In the event that a rent increase is a part of the new lease, then the rules of the RRAC would apply while the negotiations were going on. If the increase is below 5% then the tenant would need to pay it until the final agreement was reached; if over 5% then the RRAC would have to rule, agreement would have to be reached, before the increase came into effect.

2. *Within how many days of a tenant notifying a landlord that he/she/they will be vacating should ½ of the relocation benefit be paid and within how many days of the tenant vacating should the second ½ of the relocation benefit be paid? The entire amount should be paid up front within 3 calendar days. The tenant needs this money immediately in order to prepare for their imminent eviction, including paying a new security deposit, moving costs, etc.*
3. *Within how many days of a governmental order to vacate should the tenant receive 100% of the relocation benefit owed?- 24 hours. In these days of electronic funds transfers, or simple check writing, it is not an undue burden on landlords to get their tenants the cash they need to deal with an emergency not of their making. These suddenly homeless Alamedans need immediate funds for shelter, clothing, storage costs, and other necessities.*

ARC is also concerned about how the city will define "short term relocation." Under the law, a tenant who is forced to vacate in order to make emergency repairs to their unit is entitled to alternative housing and moving costs, paid by the landlord (or their insurance company). If a landlord permanently evicts the tenant in this situation then the repaired unit can be re-rented at full market value. We ask the city to prohibit this practice by 1) defining "short term relocation" as being anything up to a year, and 2) placing the applicable cap on rent increases due to this type of eviction.

4. *Thoughts on definition of "willful actions of tenants" and who/how should the determination of a willful action be made. This is already covered under the California Civil Code "for cause" evictions and the unlawful detainer process. Only a court should be able to make a ruling on what constitutes "willful action."*
5. *Ideas of model/standard addenda regarding the Ordinance that can be development for leases (e.g., explanation of relocation benefits, etc.).*
 - a. *Explanation of "One Year Lease" vs "Fixed Term Lease" vs "Temporary Tenancy".*
 - b. *Rights to Relocation fees.*
 - c. *Right to temporary relocation in case the unit becomes uninhabitable.*
 - d. *Explanation of the rent cap between tenants in case of eviction.*
 - e. *Statement that loss of use constitutes a rent increase.*
 - f. *Statement that a new utility pass-through is a rent increase.*

The Alameda Renters Coalition appreciates this opportunity to engage with the City government on behalf of the community interests of over half of your constituents who live in Alameda.

Sincerely,

Mari Perez-Ruiz
ARC President