

LARA WEISIGER

From: Alan Teague <alan@alameda.morphdog.com>
Sent: Thursday, July 05, 2018 3:52 PM
To: Trish Spencer; Frank Matarrese; Malia Vella; Jim Oddie; Marilyn Ezzy Ashcraft
Cc: LARA WEISIGER
Subject: Item 2A - Review and Comment on Rent Stabilization Ordinance Review

Dear Mayor Spencer, Vice-Mayor Vella, Council Members Matarrese, Ashcraft and Oddie,

I had great hopes for this document and unfortunately found it lacking.

(1) All of the rent burden and related data presented is for the years BEFORE the Rent Stabilization Ordinance was enacted. Thankfully, none of the recommendations are in anyway related to this data.

(2a) For future versions of this type of report, table 4 "Alameda Gross Rent as Percentage of Household Income" should properly include 30% as the maximum of a given range since the definition of burdened is for people who are spending MORE THAN 30%, not 30% or more.

(2b) Additionally, having breakdowns for the ranges 30.1-35%, 35.1-40%, 40.1-45%, ... would be quite useful to see how the burden is changing over time.

(3) It appears to me that the "Peer Cities" were chosen to specifically to convey a particular type of rent stabilization (e.g., CPI used for limiting increases vs specified percentages). Hayward and San Jose, at least, should have been included.

Sincerely,
Alan Teague
Alameda Resident