

Attachment 16

Alin Lancaster

From: Bill Mulgrew <bill@rhosource.com>
Sent: Wednesday, January 25, 2017 1:12 PM
To: UCMayor; Emily Duncan; Lorrin Ellis; Pat Gacoscos; Gary Singh
Cc: Tony Acosta; Joan Malloy; Alin Lancaster; Kris Kokotaylo; Lorena Gonzalez; Tom Silva (edenrealty@sbcglobal.net)
Subject: Special Meeting January 31st

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Dutra-Vernaci and Respected Councilmembers,

The Rental Housing Association of Southern Alameda County (RHA) and the California Apartment Association (CAA) strongly support two of the recommendations made by the recently concluded Union City Rent and Tenant Task Force.

“PROPOSAL #3”, voted on at the January 9th meeting, passed by a vote of 7 “Yes”, 4 “No” with 3 abstaining. The basic proposal was Mandatory Notification of 3rd Party Mediation Services, with mandatory owner and renter participation, and optional referral by the Mediator to peer-to-peer owner counseling arranged by the RHA. The RHA and CAA would further refine the proposal as follows:

Scope of Ordinance – The Ordinance will affect all parcels with two or more units on it. All single-family homes, condos and townhomes are exempt.

Mandatory Notification - There will be Mandatory Notification of the existence of mediation services via a City-provided form in at least three languages (English, Spanish and Chinese) to be provided by the Owner/Landlord to the tenant with all rent increase notices.

Mandatory Participation - Any rent increases of more than 10%, or two or more increases in any 12-month period totaling more than 10% require mandatory participation by the property owner/landlord in non-binding mediation if requested by tenant.

- Mediation done by a third-party contractor hired by the City.
- Mediator can request peer-to-peer counseling with the property owner, through the RHA, at the Mediator’s option.
- Regular reports from mediator to the City Council on the results of the program.

Cost Recovery – The Union City Rent Review Program will be paid for by an increase in the annual Business License Fees for Rental Housing.

Educational Programs – The RHA and CAA, in conjunction with City Staff will offer our award-winning education programs to preserve and enhance the professionalism of all Rental Housing Owners and Property Managers in Union City.

Similar programs are being used successfully in both Fremont and San Leandro with substantial benefits for all tenants, owners, and taxpayers. Collectively, the RHA and CAA will put the full weight of our resources toward the successful implementation of this proposal.

Attachment 16

“Proposal 3A” contains a second element that was voted on separately by the Task Force on January 9th, which passed with an even stronger vote. The recommendation to create a Task Force Committee to investigate and evaluate short-term supply-enhancing alternatives and make recommendations for short-term housing supply improvements, received 9 “Yes” votes, 4 “No” votes and one abstention. Given that housing supply is the largest determinant of rents, we absolutely support the wisdom of this recommendation by the Task Force and offer our full assistance.

Proposals 3 and 3A comprise a locally-proven, cost-effective rent-review and mediation program that fairly balances the housing markets, and offers a proven path to begin managing the root-cause of the housing crunch, inadequate supply of all types of housing.

We urge you to vote “Yes” and enact Proposals 3 and 3A as approved by the Rent and Tenant Task Force.

Thank you for your time and attention to this important matter. Please contact us if you have any questions or concerns.

Kindest regards,

Bill Mulgrew
Executive Director
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<https://www.facebook.com/RentalHousingAssociationSouthernAlameda>

The Rental Housing Association does not make any representation or warranty any advice as to its legal effect. Our services are not intended to serve as a replacement for professional legal advice. Consult with an attorney when making important decisions that could impact your business or rental properties

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Alin Lancaster

To: zinia dasgupta
Subject: RE: To stop the rent increase like crazy in Union City Apartment

From: zinia dasgupta [<mailto:ziniad2000@outlook.com>]
Sent: Wednesday, January 25, 2017 2:07 PM
To: Housing
Subject: To stop the rent increase like crazy in Union City Apartment

Hi Alin

I am writing this email so that you can address this issue in the meeting on 31st. I live in Sora Apartment in one small bedroom apartment. My rent was \$1195. They started increasing the rent like crazy every year. And now I pay \$1625 for that same apartment. Every year they are increasing the rent. If you could put forward this issue in front of the committee. So that they could do something to stop increase the rent. I am keeping my hopes high that the committee would surely do something to stop the rent increase. I am a single mother and I find it very difficult to pay increased rent. If you could do something about this matter I will be very grateful.

Thank you

Zinia

Attachment 16

Alin Lancaster

From: eden realty <edenrealty@sbcglobal.net>
Sent: Thursday, January 26, 2017 1:18 PM
To: Bill Mulgrew; UCMayor; Emily Duncan; Lorrin Ellis; Pat Gacoscos; Gary Singh
Cc: Tony Acosta; Joan Malloy; Alin Lancaster; Kris Kokotaylo; Lorena Gonzalez
Subject: rent and tenant task force Special Meeting January 31st

g'day madame mayor ..honorable councilmembers and senior city staff

i wanted to take a minute to reaffirm to you the rhasac and caa's commitment to the enduring success of our proposals 3 and 3A that you will be considering at the tues 1-31-17 special meeting as outlined in the below email

we ...rhasac and caa..are committed to insuring the success of the proposed efforts and will commit our considerable resources to insuring a positive outcome for all union city stakeholders

i plan on delivering this message to you as a speaker on tuesday...put i wanted to make sure you have our firm word and commitment beforehand

thank you for your time and attention to this difficult matter ..we apprecaite it

please email or call me at 510-325-8746 if you have any questions or concerns

respectfully

Thomas R. Silva CPM
RHASAC PRESIDENT

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Attachment 16

Alin Lancaster

From: Graham, Melinda <MGraham@camdenliving.com>
Sent: Thursday, January 26, 2017 3:03 PM
To: UCMayor; Emily Duncan; Gary Singh; Lorrin Ellis; Pat Gacoscas
Cc: Tony Acosta; Joan Malloy; Alin Lancaster; Kris Kokotaylo; Lorena Gonzalez; jennifer@rhosource.com
Subject: Rent and Tenant Task Force

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Dutra-Vernaci and Respected Councilmembers,

While my company does not currently operate within South Alameda County, we are a member of CAA with 4323 units in California and actively look to expand our portfolio within the state. I agree with and completely support the recommendations made by The Rental Housing Association of Southern Alameda County (RHA) and the California Apartment Association (CAA) with regard to the recently concluded Union City Rent and Tenant Task Force (Called "Proposals #3 and 3A"):

Scope of Ordinance – The Ordinance will affect all parcels with two or more units on it. All single-family homes, condos and townhomes are exempt.

Mandatory Notification - There will be Mandatory Notification of the existence of mediation services via a City-provided form in at least three languages (English, Spanish and Chinese) to be provided by the Owner/Landlord to the tenant with all rent increase notices.

Mandatory Participation - Any rent increases of more than 10%, or two or more increases in any 12-month period totaling more than 10% require mandatory participation by the property owner/landlord in non-binding mediation if requested by tenant.

- Mediation done by a third-party contractor hired by the City.
- Mediator can request peer-to-peer counseling with the property owner, through the RHA, at the Mediator's option.
- Regular reports from mediator to the City Council on the results of the program.

Cost Recovery – The Union City Rent Review Program will be paid for by an increase in the annual Business License Fees for Rental Housing.

Educational Programs – The RHA and CAA, in conjunction with City Staff will offer our award-winning education programs to preserve and enhance the professionalism of all Rental Housing Owners and Property Managers in Union City.

Rent and Tenant Task Force Housing Supply Committee - Creation of a Task Force Committee to investigate and evaluate short-term supply-enhancing alternatives and make recommendations for

Attachment 16

short-term housing supply improvements. Given that housing supply is the largest determinant of rents, I believe this element is critical.

The recommendations made by the RHA/CAA comprise a locally-proven, cost-effective rent-review and mediation program that fairly balances the housing markets, and offers a proven path to begin managing the root-cause of the housing crunch, inadequate supply of all types of housing. I urge you to vote “Yes” and enact Proposals 3 and 3A as approved by the Rent and Tenant Task Force and recommended by the RHA/CAA.

Melinda Graham
Camden
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