

**Exhibit B**  
**Tenant Representative Applicants**

#	First Name	Last Name	Primary Residence	Status	Landlords Only Owns Rental Property	Organization Affiliation	Taskforce Membership Type	Interested in participating because:	Availability				
									Mon	Tues	Wed	Thurs	Fri
1	Abigail	Andrade	Union City	Renter	N/A	N/A	Tenant Representative	I have lived in Union city my whole life, I am raising my daughter in the community that I love and I do not want to be pushed out of the community I work for and away from the people I consider family.	Afternoon Evening	Afternoon	Evening	Evening	
2	Chris	Cara	Hayward	Homeowner	N/A	Filipino Advocates for Justice	Tenant Representative	Families who have been displaced or are at risk of being displaced must be advocated for.	Evening	Evening		Evening	Evening
3	Michael	Chapman	Hayward	Did Not Answer	N/A	Volunteer for Kids Zone*	Tenant Representative	Narrative was too long - see attachment	Evening		Afternoon Evening	Evening	Evening
4	Van	Huber	Union City	Renter	N/A	N/A	Tenant Representative	I COME ACROSS MANY PEOPLE WHO ARE LOOKING FOR AFFORDABLE RENTS IN THE BAY AREA.	Morning	Morning	Morning	Morning	Morning
5	Johnny	Martinez	Union City	Renter	N/A	N/A	Tenant Representative	think its inept social engineering how incompetent landlords have become at the extortion of renters... there is this theme going around about working people not being able to live within their means when rents are going up and services down.... in my complex we have abandoned unregistered cars....ferrel cat problem... management incapable of having the courage to even adhere to their own policies for section 8 but if working class people have concerns go neglected.... maintenance issues not addressed, theft, no watering on my area, yet flooding of the streets in other areas.... illegal billing for water and garbage against original contract ..... cant report problems because of repercussions very unprofessional enviornment ownership management landscapers and maintenance.... i welcome you to call come buy and i show just how inept... its obviously visible.... criminal owners should be thrown in prison for how it treats its tenants	Evening	Afternoon Evening	Afternoon Evening	Afternoon Evening	Evening
6	Ian	Palavi	Union City	Renter	N/A	N/A	Tenant Representative	I am interested in learning more about City policies. I feel my ideas can help create fair guidelines for all parties including: renters, landlord, City. I like taking facts, looking at the big picture, and creating a win/win solution.	Morning Afternoon Evening	Evening	Morning Afternoon	Morning Afternoon	Morning Afternoon
7	Tony	Samara	Oakland	Renter	N/A	Urban Habitat	Tenant Representative	I've been working on tenant issues in the Bay Area for over two years and am deeply committed to helping community advocates and their elected representatives craft sound policies that help to stabilize low income and working class communities. I have experience with tenant protection policies and am familiar with similar efforts in neighboring cities. Union City is home to vibrant, diverse communities and polices that help to stabilize rental housing are crucial if it is to remain that way.	Afternoon Evening	Afternoon Evening	Afternoon Evening	Afternoon Evening	

\*City Staff did not consider Michael Chapman a representative of Kids Zone as he is not a staff or Board member of Kids Zone

**Exhibit B**  
**Landlord Representative Applicants**

#	First Name	Last Name	Primary Residence	Status	Landlords Only Owns Rental Property in Union City	Organization Affiliation	Taskforce Membership Type	Interested in participating because:	Availability				
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1	Heather	Ahuja	San Jose	Landlord	Yes	AvalonBay Communities	Landlord Representative	I am interested in participating because I want to support the group in seeing the multitude of options that we can leverage on this issue. I am the Vice President of Operations in the Bay Area for AvalonBay Communities and we have approximately 500 apartment homes in Union City.			Afternoon	Afternoon	
2	Wendell	Arnold	Union City	Landlord	Yes	Arnold Homes	Landlord Representative	I have concerns that a rental task force, in an attempt to make things better, would only make things worse. It is helpful to have different perspectives in these types of groups.	Morning	Morning	Morning	Morning	Morning
3	Sam	Baskar	Union City	Landlord	Yes	N/A	Landlord Representative	I wanted to bring in a compromise between tenant and landlord needs.			Evening		Evening
4	Marita	Em	Union City	Landlord	No	N/A	Landlord Representative	I WOULD LIKE TO UNDERSTAND THE CITY CODE FOR LANDLORDS SO I CAN MAKE MORE SOUND DECISIONS IN THE FUTURE.	Evening	Evening	Evening	Evening	Evening
5	Dorothy	Jackson	Union City	Homeowner	N/A	Property Care Inc	Landlord Representative	As a licensed real estate broker my firm lists and sells residential properties and manages rental property in several cities, including Union City. I would like to see any ordinances or mediation rules that might come out of this process be equitable to the whole community.	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening
6	Chunchi	Ma	Fremont	Landlord	Yes	Bay Area Homeowner Network (BAHN)	Landlord Representative	Being a renter for many years before, and now a small landlord with some rental units in Union City, I understand the serious nature of the housing crisis, with shortage of the affordable housing, potentially impeding the competitiveness and development of the bay area. I would like to listen to the inputs and insights from both sides, and then help finding a sensible solution which can address this challenging problem in a way which are reasonable, practical and most importantly, fair to both sides. Thank you for your consideration.	Evening	Evening		Evening	Evening
7	Bill	Mulgrew	Did not answer	Landlord	Yes - our members own the majority of rental housing in Union City	Rental Housing Association of Southern Alameda County (Executive Director)	Landlord Representative	I am the newly appointed Executive Director of the Rental Housing Association of Southern Alameda County (RHASAC). We are the largest advocate body for property owners and managers in Union City (and surrounds), and as such would be able to serve as a conduit into the Task Force and from the Task Force to the Property Owner/Renter Community. This would have the effect of broadening community voice and serving as an information delivery source. Further, Union City constitutes a critical group of our membership, and the RHASAC is committed to deepening our partnerships with elected representatives and key city staff in our serving areas as we jointly work on the housing issues that affect our constituents.	Morning Afternoon Evening	Morning	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon

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Landlord Representative Applicants

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									Mon	Tues	Wed	Thurs	Fri
8	Richard	Oliver	Hayward	Landlord	No	Property Care, Inc.	Landlord Representative	I manage numerous single family homes in Union City and would like to help establish fair guidelines for tenants and landlords.	Morning Afternoon Evening	Morning Afternoon Evening	Afternoon Evening	Afternoon Evening	Morning
9	Sunny	Puri	Fremont	Landlord	Yes	N/A	Landlord Representative	I feel both renters and landlords should be represented equally, Landlord should provide a decent and safe living place and the tenants should take care of the place and raise their families. We do need to provide a platform for communication between these parties and educate them about the laws, and offer them assistance in areas where it is needed. I can be helpful in achieving that goal.	Afternoon Evening	Evening	Afternoon Evening	Evening	Afternoon
10	Jamie	Sessions	Union City	Renter	N/A	Los Robles Apartments/ EAH Housing	Landlord Representative	I have been working in the apartment rental industry since 1989. I am currently working for a non-profit organization that owns Los Robles Apartments (a 140 unit, affordable apartment community on Almaden Blvd). During the Dot Com boom of the late 1990's I managed the Parkside Apartments (a 208 unit conventional apartment community) on Decoto Rd. I have seen times when landlords were giving \$100 - \$300 rent increases and wouldn't allow their residents to sign a lease because it meant that they (the landlord) wouldn't be able to increase the rent if the market changed. I do have a deep sympathy for the people that rent and did not like giving those kind of rent increases. However, I do understand that the industry is market driven and owners are entitled to make money on their investments. I think that with my knowledge of the industry and empathy for those who must live in an apartment makes me uniquely qualified to help and serve on this taskforce.	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening
11	Zhibiao	Wu	San Jose	Landlord	Yes	N/A	Landlord Representative	Hi, I am interested in participating the committee because I own a apartment at Skylark Dr. I would like to understand the issues both renter and landlord facing, and would like to help out to ensure renter and landlord have a good relationship and everyone get fair treatment under the framework of law, equality and justice. Thanks, Zhibiao Wu	Evening	Evening	Evening	Evening	

**Exhibit B**  
**Impartial Community Member Applicants**

#	First Name	Last Name	Primary Residence	Status	Landlords Only Owns Rental Property in Union City	Organization Affiliation	Taskforce Membership Type	Interested in participating because:	Availability				
									Mon	Tues	Wed	Thurs	Fri
1	Nwokoro (Duru)	Ahanotu	Union City	Landlord	No	N/A	Impartial Community Member	Narrative was too long - see attachment	Morning Evening	Morning		Evening	Morning
2	Marian	Andrews	Union City	Landlord*	No	N/A	Impartial Community Member	I own a rental house in Hayward. I inherited it. I have had good tenants and bad tenants. I live on a street in Union where there are several rentals. Sometimes, I wish I could have contact with the owners when the properties start looking really run down. I would love to have input and/or knowledge of how to handle some of the issues that tenants, owners and neighbors have to deal with.	Morning Afternoon	Morning Evening	Morning Afternoon Evening	Morning Afternoon Evening	Morning
3	Judy	Cain	Union City	Homeowner	N/A	N/A	Impartial Community Member	I am interested in fair, good housing for everyone, while maintaining our neighborhoods as desirable, inviting places to live.		Afternoon Evening	Evening	Afternoon	
4	Timothy	Conde	Union City	Homeowner	N/A	Centro de Servicios	Impartial Community Member	As Director of Operations of Centro de Servicios, I see and talk to the people that are in need of assistance due to rent increases they deem unconscionable. Yet I am also cognizant of the other side. As a Director of the Union City Chamber of Commerce, I meet with members that are landlords and other property professionals so I understand their plight as well. Landlords are entitled to make a fair return on their investments. When their costs rise, they would like to be compensated for that. This is a not an issue with a simple answer. Any solution will take a great deal of give and take on both sides. A solution that only favors tenants could have the effect of lowering the number of rental units in the city. It could force landlords to convert available units into condominiums as has been done in Southern California. Favor landlords and tenants are displaced by drastically escalating rents that result in people leaving the area where they may work, moving in with family members, or joining the ranks of the homeless, no scenario of which benefits this city. I strongly believe that having a sensitivity to both sides of the issue makes me uniquely qualified to service as an unbiased panel member that is not driven by any particular agenda but rather solving a problem for the people of this city.	Morning Afternoon Evening	Morning Afternoon Evening	Evening	Evening	Evening

\*Marian Andrews marked themselves as a homeowner however in the narrative of the application they explained that they own rental property outside of Union City.

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5	Madeline	Cornblum	Union City	Renter	N/A	N/A	Impartial Community Member	Having been a homeowner, landlord and currently a renter, I fell that I am in a position to assess issues that may arise in a non-partisan manner.	Morning Afternoon	Afternoon	Afternoon	Afternoon	Morning Afternoon
6	Remy	Fortier	Union City	Homeowner	N/A	Real Estate Agent	Impartial Community Member	I am a resident of Union City. I think I bring a unique perspective as I have been a renter in Union City and I am now a home owner. Also I am a real estate agent so I have a lot of experience with both sides of these issues, I understand different viewpoints and the impact of both tenants and landlord needs. Finally I am host of a local podcast where I interview local leaders on topics that matter to our community. Being involved in our city is important to me and my family. My fiancé, Michael Delao, is third generation in Union City and we love our town.	Afternoon Evening	Afternoon Evening	Afternoon	Afternoon Evening	Afternoon
7	Annie	He	Union City	Homeowner	N/A	N/A	Impartial Community Member	I want to be included of what is going on in our community.	Evening	Evening	Evening		
8	William	Jacobs	Union City	Landlord	No	N/A	Impartial Community Member	I have been interested for some time to be a part of City Council and this would give me an opportunity to see if this type of committee is the right fit. I also have multiple years experience as a landlord. In all of our properties we have purchased, completely remodeled and rented out to qualified tenants. I have retired from Juvenile Corrections/Probation Department as well as from teaching.	Morning Afternoon	Morning Afternoon	Morning Afternoon	Morning Afternoon	Morning Afternoon
9	Eva	Kamakea	Union City	Landlord	No	N/A	Impartial Community Member	I care about what happens in my city, both with renters and landlords.	Morning Afternoon Evening	Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening
10	Anna	Nunez	Union City	Homeowner	N/A	N/A	Impartial Community Member	As a homeowner in Union City, I feel fortunate to be part of this community. I am aware of the some of the struggles renters have had recently due to increase in rents, and at times abuse from the landlords. However, in my community I have also seen how renters mistreat properties and don't abide by rental agreements. As an impartial community member, I feel I could offer an unbiased perspective. I understand that housing is the most expensive expense families have. However, housing is part of our community. And in order for our community to continue to thrive we need to ensure an equal balance.	Evening	Evening	Evening	Evening	Evening

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11	Kripa	Rao	Union City	Landlord*	No	N/A	Impartial Community Member	I am keenly interested in real estate and policy matters and looking for a venue. I have opinions but no venue to express and my daily job as a scientist is very different. I do own 2 rental properties in Sacramento but none in bay area so I represent an impartial community member here.					Evening
12	Marjorie	Rocha	Hayward	Homeowner	N/A	ECHO Housing	Impartial Community Member	I am representing ECHO Housing. ECHO is funded by the City of Union City, and provides fair housing services, information and counseling regarding rental rights and responsibilities, and mediation to tenants and landlords in Union City. We are very interested in rental issues, how they impact the community and housing affordability, and would like to contribute, wherever possible, our expertise in tenant/landlord and fair housing counseling to members of the Taskforce and the Council.	Morning Afternoon Evening	Morning Afternoon Evening		Morning Afternoon Evening	Morning Afternoon
13	Stephen	Ung	Union City	Homeowner	N/A	N/A	Impartial Community Member**	I am a home owner that has been living in Union City for the past 10 years. The rent control will drastically affect the home prices & drive away other landlord/home owners. This will create additional negative downstream affects to reduce revenue collected. Consequently with less revenue, it will negatively impact education budgets & such.	Evening	Evening	Evening	Evening	Evening
14	Chung	Wu	Fremont	Landlord	Yes	N/A	Impartial Community Member	housing is a very important issue and I want to help define the right policy. I happen to be both a tenant (renting for my primary residence) and a landlord right now, so I can see both sides of the issues. I have strong economic and policy research background, and I can share information about research that have been done in the past 50+ years on rent control and other related policies.	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening	Morning Afternoon Evening

\*Kripa Rao marked themselves as a homeowner however in the narrative of the application they explained that they own rental property outside of Union City.

\*\* Based on the narrative provided by Stephen Ung, it does not appear that he is impartial.

## Exhibit B

### Taskforce Application Narratives

**Question #4 – I am interested in participating because:**

**Applicant Name:** Nwokoro (Duru) Ahanotu

**Status:** Landlord

**Membership Type:** Impartial Community Member

**Response:** Housing is one of the most pressing economic issues in the SF Bay Area. I have long looked for a way to contribute to solutions and am excited by this opportunity to help right in my own community. For the last 7 or 8 years, I have written numerous article about housing from an economic, social and investment perspective on my blog (archive of articles here: <http://drduru.com/onetwentytwo/tag/housing/>). I am deeply interested in the topic and understand how getting housing "right" is vital to the health of a community.

Note that while I am a landlord, I never intended to be one. In 2010/11, my family left behind homes in Georgia and decided to rent them out rather than sell at firesale prices. When I moved back to the Bay Area (I grew up in Berkeley), I rented a small one-bedroom apartment in San Jose. When my wife and children joined me 7 months later, we rented a home in Fremont. We bought our current home in Union City in early 2014. Before I moved to Georgia in 2005, I rented small apartments in Mountain View and San Carlos from 1993 to 2005.

In other words, I am intimately familiar with housing issues from a multitude of perspectives.

Finally, I am an Engineer by training and professionally I have worked doing price optimization and now data science and engineering. I am a "data nerd" and consider myself a data-driven decision-maker. I was particularly interested in taking on this challenge as the charter seems to be a genuine attempt to bring data and analysis to bear on this very important issue.

I have led several organizations in the past, am active in the Kitayama Elementary School PTA, enjoy public speaking, and am comfortable analyzing tough issues. I look forward to leveraging my interest, skills, and experience in helping Union City manage through this challenge.

(FYI - on meeting times, I have a strong preference for the evenings starting at 7pm. I included morning times where I can make myself available, if needed, after 8am and before 10am).

**Applicant Name:** Michael Chapman

**Status:** Renter

**Membership Type:** Tenant Representative

**Response:** How would you feel if you got evicted from your apartment where you lived for your whole life? You probably wouldn't like it. You will probably be mad and also sad. There are more people that are going to become homeless and that are going to live on the streets or in their cars because they want to build Better condos or apartments in places where people been living for a bargain price. In my opinion I am against this. I think if this happens that it will make more people homeless, rent money will go up to \$2,500-\$10,000 dollars, and it will also change our community if we allow this to go on. Wouldn't you love to help these families get off the streets and into a affordable apartment or home instead of having them sleeping in there cars or on the streets , because I know I would much rather have them in a nice, comfortable, warm cozy bed, having a roof over their head instead of them living on the cold streets or living in there cold cars at night with their children because they can not afford the rent. In Union City right now there is a hundred families homeless and about twenty families that live in car. Do you want this in your beautiful city that you love and care about? It is a terrible crisis that we even have this here in our own city that we all love and care about. There are families that work 2 jobs in order to survive and feed their family. People who are low-income, disabled, and/or Senior Citizens do not have the income to pay these high rents.

In Conclusion, I currently help out at the Union City Kids Zone as a volunteer and as a Community Council member with them, I love serving my community and the community members that it includes. I am very interested in participating in the Union City Rent and Tenant Taskforce because I love my community and my community members. There is a HUGE crisis within this City with affordable housing and the homeless population. I see and hear about Landlord's that evict their tenants without them causing a problem, just because the water bill has gone up or another bill that the tenants never paid has gone up and that is not right at all that they do that and get away with it. I've been fighting for almost 3 years for Affordable housing, rent control, homeless people, and rent stabilization in San Francisco. In San Francisco they built this same type of Task Force and I watched them mess up that beautiful city that I love and care about. During that time from the start of the taskforce I watched that city turn into a Techie/ Hipster city. It does not look or feel like a mixed cultural city anymore like it used to be. I went to so many different rallies, protests, marches all for affordable housing and nobody listened to us in San Francisco, not the Mayor, City Council, Supervisors, Task Force, not anybody at all. That hurts me and everybody else from the community. I want to see change in this community and world. I want people off of the streets and into houses where they can raise a family properly instead of on the streets or in their cars. I believe that here in Union City, we can do better, we can listen to each other and come up with better solutions for the problem of affordable housing