

Honorable Board of Supervisors:

The Alameda County Community Development Agency falsely claims to have heard all parties in their proposal of three ordinances to prove tenant protections in the unincorporated parts of Alameda County. Perhaps they heard the words, but they didn't really listen to the small business owners in the community; that is, the housing providers in the community.

Opposing Rental Housing Registry

AOA members strongly oppose the proposed rent registry. The reason given for increasing the cost of rental housing by creating a bureaucratic rent registry is that there are landlords who exceed the state or local limits on rent increases. If you conduct a study, you will find that this is rare.

The Alameda County Community Development Agency says that the rent registry is an "evidence-backed tool". The evidence shows that it tracks code violations in rental properties. Big deal! It does nothing but track. It does nothing to make housing more affordable.

It **does** increase the cost of housing for tenants. So, **you have hundreds of thousands of renters paying fees** (or expenses for the rent registry passed on to renters from owners) to track violations of a minute number of illegal rent increases? **The overall impact is more harmful to more tenants than it helps**; therefore, it's not worth it!

The Alameda County Community Development Agency needs to go back to school and study mathematics! The reason rent rates increased beyond the limitations set by AB 1482 is because as tenants moved, the new rent rates were much higher than staying in a lease. When someone who paid below market rate leaves, the new rent amount paid by the new tenant will far exceed rent increase caps. The math is simple.

Additionally, the rent registry is not needed because there is recourse for tenants who received unlawful rent increases. The law is already on the tenant's side. There are also organizations that help tenants determine whether or not the rent increase is legal. All rental agreements include an AB 1482 declaration, so tenants know how they are protected.

Regarding Criminal Records

AOA members strongly oppose the proposed "Fair Chance" ordinance. This "renter protection" is the opposite of what it is advertised to be! This ordinance would

compromise all innocent renters, especially the weak and elderly. Below are some points you may want to consider.

Instead of protecting potential victims, these bills would protect convicted criminals. That is totally backwards! Do you care about children? Did you imagine how this might impact families? Have you thought at all about the kind of danger to which the weak or elderly might be exposed? Those are the renters that you need to consider and protect! These proposals do a great disservice to everyone in the community.

Support Programs are Already in Place

This proposed legislation ignores the fact that there are programs already in place for those with a criminal history. How about spending your time and money developing those programs? People with a criminal history need individualized help; simply covering over their records is not the answer. At the county level, that type of policy has done nothing in San Francisco to help house the homeless. Zero impact on the homeless situation!

Federal Protections are Already in Place

Are you not aware of the "[Individualized Assessment](#)" already provided by HUD? Housing providers already have **FAIR** procedures in place that take the nature and severity of the criminal offense into consideration, along with reviewing evidence of rehabilitation. These are complex issues that have multiple stakeholders - renters and owners along with those who have criminal records.

Put on a Blindfold, Really?

Blindfolding housing providers to the total strangers that are literally coming to live in their homes, ADU's, or other rentals is creepy! The writers of this proposed legislation are obviously not rental property owners nor have they put themselves in the shoes of a housing provider. I doubt there will ever be a blindfold put on banks. This proposal will drive homelessness!

Small Businesses are the Backbone of Communities

Surely, you realize that opportunity zones were created to help struggling communities. What was the thought behind that strategy? As you know, when there are healthy, small businesses in the community, the community thrives. This proposal would be putting mom-and-pop housing providers at a great disadvantage by blindfolding them in the uplease process. These small-scale businesses are more likely to fail when blindfolded. One failed business impacts the other businesses in that specific community. I don't think you really want to kill jobs, tax revenue, and weaken communities like that.

Anti-landlord regulations end up increasing the cost of providing housing which, in turn, increases rent. Unfortunately, you may have been blinded to the correlation between your policies and the declining health of the housing market in our state. Taxes and fees are a real burden that renters end up being stuck with.

Please Vote “NO”

Please vote “NO” on this dangerous proposal. Instead of banning and restricting, work on developing specific programs that effectively meet the needs of homeless people or those with criminal records. Take a lesson from the policies and the literal billions of dollars that San Francisco spent on the homeless over the last ten years.

Opposing Just Cause Protections

AOA members also strongly oppose “Just Cause Protections”. Wanting to move your ailing parent into one of your own single family homes is not “arbitrary” to the person who owns the property. The proposed tenant protections overstep the rights of the owner. The CDA states, “Just Cause for Eviction (Just Cause) ordinances provide a protective legal framework to govern when and how a landlord can evict a tenant”. We already have a legal framework.

It is amusing that the Alameda County CDA speaks of “unlawful evictions”! There is no such thing! An eviction is performed by a judge according to the law. Anyone who talks of “unlawful evictions” is immediately discredited; they do not acknowledge or understand that there are laws in place to protect everyone. Will you follow their every whim? Vote “No!” on these get-you-nowhere policies. Vote “Yes” and you will leave office like so many over the last ten years - leaving with housing less affordable than when you arrived.

Best regards,

Your Name Here