

Apartment Rent Ordinance Meeting  
August 24<sup>th</sup> 6:30 pm – 8:30 pm  
Educational Park Library  
(Community Input Notes from Meeting)

**Annual Allowable Increase (option A)**

- 5% yearly increase is a hardship for very low income families. 5% of \$2,000.00 is \$100.00 per month. Changing the CPI gives relief ☺.
- 12 months increased based on CPI with no pass throughs to tenants.
- CPI is a bad idea. It will unfairly put mom and pop's out of business.
- CPI causes huge increases on tenant turnover. Choice of tenant with bad credit score. No more renting to people with bad credit.
- CPI is a bad idea! Why do we keep suggesting the property owners?
- Rental units are owner's retirement. Would you like your retirement cut in half?
- Option A is a bad idea. Owners cannot catch after a bad economic downturn.
- Option A is a bad idea. Vacancy de-control does not help. Tenants stay much longer.
- Option A is a bad idea. If a tenant leaves during a downturn the owner loses banking.
- Option A is a bad idea. If the city goes to CPI it will destroy the tenant / landlord relationship.

**Annual Allowable Increase (option B)**

- This is straight forward why spend more money on housing maintenance CPI in their database.
- Option B is the best for the tenant and owners. Please don't create a reason for more abuse.
- Stay at 5% owner have many expenses for old apartment buildings.
- Stay at 5% try it with JIC. JIC was not in place when CPI was first proposed.
- 5% eliminate all this other houses.
- \*5 was better 5% is barely do abele. The problem is tenants who are way below market don't mouse with strict no cause limit rent increase landlords will become conservative and tighter in who they rent to.

**Banking (option A)**

- Landlord feels banking option A is unfair to renters
- In slide 10 page 5 option a a \$152.00 increase in year 4 is like a shock to the system. The \$152.00 is not fair banking. \$152.00 from one month to the next is a lot. Landlords shall use all CPI available every year to avoid the shock or no CPI %% is best.

**Banking (option B)**

- No increase for banking with CPI. Option B is best with 5% for the market.

### **Capital Improvements Pass Throughs (option B)**

- Balcony replacement should be in category A (safety) we cannot afford to have a balcony collapse like in Berkeley.
- Stair wells should be in category A (safety)

### **Shared fees (option A)**

- The word shared fees is the wrong term. As it is only a new fee. One line in a new permit.

### **Shared fees (option B)**

- Some portion should be paid by tenants. How much will the fee's be?
- How can we comment on the fee when we don't know how much they are?
- The fee structure is unfair why should a unit rent for 1150.00 pay the same fee as a unit that pays 2700.00

### **Rent Increase for Additional Occupants (option A)**

- There should be a 30 day waiting period from the initial lease to move in new occupants.
- Landlords should be able to determine based on qualifying criteria who nis added to the lease.

### **Rent Registry**

- Waste of time educate tenants about their rights + educate landlords.
- All it does create employment for the housing department.
- Do like the rent registry it's expensive. Post notices + educating tenants & landlords. Too much regulation.
- Expensive San Francisco gets by without it.
- There is a serious concern in providing tenant's information.