



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

Sandra Rivera
Interim Agency Director

Agenda Item _____ December 6, 2022

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November 22, 2022

Honorable Board of Supervisors
Administration Building
1221 Oak Street, Suite 536
Oakland, California 94612

Dear Board Members:

**SUBJECT: FIRST READING OF THREE (3) ORDINANCES TO PROVIDE
TENANT PROTECTIONS IN THE UNINCORPORATED COUNTY**

RECOMMENDATIONS:

- A. Adopt and approve the Rental Registration and Tenant Protection Ordinance;
- B. Adopt and approve the Just Cause Ordinance; and
- C. Adopt and approve the Fair Chance Ordinance.

BACKGROUND:

In 2018, your Board directed the Community Development Agency's (CDA) Housing and Community Development Department (HCD) to investigate tenant protections in the Unincorporated County. HCD applied for and received an award under the San Francisco Foundation's Partnership for the Bay's Future Challenge Grant in 2019 to staff and fund research and analyze options for possible protections, including the formation of a Steering Committee.

The Steering Committee recommended eight protections, including Rent Stabilization, expansion of Statewide Just Cause for Eviction (Just Cause), anti-harassment measures, anti-discrimination measures and pro-active rental inspection programs. The recommendations, which resulted from staff research and input from 19 stakeholder meetings, required a three-phased approach over multiple years to implement. The first phase would include Just Cause, Fair Chance and Rental Registration ordinances. Future phases could include review and development of Rent Stabilization Ordinance, the implementation of a Rent Board and revisions to the Mandatory Rent Mediation Notification Ordinance. To implement these programs, additional staffing and resources would be needed, and therefore the adoption of fees was included from the beginning of the process.

The three ordinances in the first phase of this Tenant Protection Program were brought to the Unincorporated Services Committee on September 22, 2021 and January 24, 2022, and to the Joint Health and Social Services Committee in January 2022. The

program was also discussed at each of the Unincorporated Area Municipal Advisory Councils (MACs) in the Fall of 2021. Draft ordinances were taken to the Unincorporated Services Committee on June 22, 2022, and July 27, 2022, and the Transportation and Planning Committee on May 9, 2022 and July 13, 2022.

The three ordinances before you today have received significant public comment and edits reflect important aspects from all perspectives on this issue.

RENTAL HOUSING REGISTRY AND TENANT ANTI-HARASSMENT:

Originally proposed as a proactive rental inspection and rental registry ordinance in March 2022 at the Transportation and Planning Committee, this ordinance no longer includes proactive rental inspection based on the comments received at the Transportation and Planning Committee; staff will subsequently propose a pilot complaint-based rental inspection program. A rent registry is a database that allows a jurisdiction to compile key data on rental units and is used as an enforcement tool for Rent Stabilization and Just Cause for Eviction ordinances.

In September 2022, the Turner Center for Housing Innovation published a study that found rents had increased statewide more than allowed in the Tenant Protection Act of 2019 (AB 1482) and rent registries administered by local jurisdictions are necessary to determine where landlords are exceeding AB 1482 or local Rent Stabilization rent limits. In October 2022, University of California, Riverside published a rebuttal to the Turner Center's assertion regarding rents, but conceded that the most recent primary data available, the yearly U.S. Census's American Community Survey, "does not allow for tracking of individual households over time so we cannot perform a direct check on whether there are widespread violations of AB 1482."¹

A rental registry is also an evidence-backed tool for efficiently tracking and enforcing code violations in rental properties. Rental registration programs require that rental properties are registered with the local government by submitting basic information about the property, such as how to reach the property owners in the event of an emergency, the rents charged, and prior instances of code violations.

The current version of this ordinance, Exhibit A-1, includes essential tenant protections that were added to the ordinance in advance of the Unincorporated Services Committee meeting held on July 27, 2022. In response to tenant testimony at multiple community meetings, additional items include anti-harassment language modeled after the City of Emeryville's ordinance and a requirement to offer a written lease, similar to San Mateo County's ordinance. These two sections were new to the Ordinance from the Transportation and Planning Committee. Community input from Unincorporated Services prompted additional clarifying edits to this section after the public meeting. Community concerns regarding the proposed ordinance are presented in Exhibit A-2.

JUST CAUSE:

Just Cause for Eviction (Just Cause) ordinances provide a protective legal framework to govern when and how a landlord can evict a tenant. In jurisdictions with Just Cause ordinances, a tenant

cannot be evicted unless a landlord can show one of the enumerated “just causes.” Just Cause ordinances are enforced in court and provide a tenant with a defense against arbitrary eviction. Attorneys use the ordinance to protect tenants from unlawful evictions. Many jurisdictions in California fund legal services programs to assist tenants in obtaining legal representation in eviction matters, allowing them to fully access their rights under a local Just Cause ordinance. Your Board provides some of these services under its countywide AC Housing Secure Program and has funded an expanded short-term program in the Unincorporated County with American Rescue Act Plan (ARPA) funds, though those resources will end in December 2024.

In 2019, the State of California passed AB 1482. This law caps the amount that can be charged for annual rent increases annually and requires “just cause” for termination of the lease for tenants who live in some properties, not all.

The current version of this ordinance, Exhibit B-1, includes several key differences from State AB 1482. The State law does not include protections for tenants in single-family homes (with a difficult-to-implement exception for tenants living in Real Estate Investment Trust-owned single-family homes), in units built in the last 15 years, and for tenants who have lived in the unit for less than a year. Additionally, school year protections for educators and students are included in this proposed ordinance. The current version of the ordinance protects tenants in all these situations, which makes the ordinance more protective than State law and therefore allows the local ordinance to supplant AB 1482. Community concerns regarding the proposed ordinance are presented in Exhibit B-2.

FAIR CHANCE:

Fair Chance legislation regulates when and how a landlord may ask about and use arrest and conviction records in evaluating a potential tenant. The legislation prohibits the use of criminal histories for most offenses in determining access to housing and ban the use of advertising language that excludes or discriminates against individuals with criminal histories, including arrest and conviction records.

State law offers limited protection for renters with criminal histories. Landlords are banned from categorically denying housing to those who were formerly incarcerated but may deny housing to individuals convicted of a “specific crime that is a demonstratable risk to other residents or the property.” Under State law, local jurisdictions may create a more protective framework and many cities throughout California, including Berkeley, Oakland and Richmond, have adopted their own Fair Chance laws and regulations.

The purposes of the Fair Chance ordinance are to:

- Create local enforcement/recourse for tenants who have experienced discrimination based on past involvement with the criminal justice system.
- Increase housing access for formerly incarcerated individuals and their family.
- Reduce homelessness and family separation that results from blanket exclusion of housing applicants based solely on criminal background checks.

- Reduce recidivism by removing structural barriers to stable housing.
- Provide formerly incarcerated people a fair opportunity to reclaim their lives and effectively reintegrate into the Unincorporated County.

The key aspects of the draft Fair Chance ordinance are outlined below:

- **Disclosure of Criminal History.** Housing providers cannot ask about an applicant's criminal history or require disclosure of criminal history.
- **State Lifetime Sex Offender Registry.** Housing providers can comply with federal or state laws that require automatic exclusion based on certain types of criminal history. Housing providers may review the State Registry of Lifetime Sex Offenders, only the provider informs the applicant of this review, has determined that the applicant is qualified to rent the housing based on all other criteria, provided the applicant a conditional rental agreement, and informed the applicant that the provider will be checking the registry.
- **Family Members.** Close family members of an occupying tenant must be allowed to occupy a rental unit, regardless of criminal history. Close family members who are residing with affected individuals in the same household and close family members who have financial responsibility for the affected individuals are allowed to bring actions under this ordinance.
- **Advertisements.** Housing providers cannot advertise that applicants with criminal history may not apply for housing.

The current version of this ordinance, Exhibit C-1, includes all of these protections. Community concerns regarding this ordinance are attached as Exhibit C-2.

Generally, there are two models of how to approach regulation of the property owner-tenant relationship: passive enforcement and active enforcement. The passive enforcement approach enforces regulations only in response to complaints, which usually find their way to the regulatory agency only in egregious cases or where tenants have contact with an advocacy organization. The active enforcement approach uses extensive outreach to inform tenants and owners about their rights and obligations under the law and program regulations, maintains full and accurate records through reporting requirements for initial rents and eviction proceedings, provides mediation and dispute resolution services, and actively enforces the law and regulations when it finds violations.

Research has indicated that an active enforcement model is a best practice, especially for low-income communities and those with language barriers. Property owner comments have largely hinged on the County adopting a passive enforcement model, while tenants want the County to adopt an active enforcement model. The unincorporated county has a high proportion of low-income tenants with language barriers who are less likely to make complaints in fear of retaliation and who have difficulty navigating support systems. While staff have attempted to address property owner concerns where possible within this framework, the recommended approach remains an active enforcement model.

FINANCING:

The Just Cause and Rental Housing Registry Ordinances propose a fee be established after a Fee Study is conducted. At that point, staff will return to the Board with a proposed fee schedule for review and possible adoption. There is no Net County Cost as a result of this action.

VISION 2026 GOAL:

The approval of these Ordinances meets the 10X goal pathway of **Eliminate Homelessness** in support of our shared visions of **Thriving and Resilient Populations** and **Safe and Livable Communities**.

Very truly yours,

DocuSigned by:
Sandra Rivera

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Sandra Rivera, Interim Director
Community Development Agency

cc: Susan S. Muranishi, County Administrator
Donna R. Ziegler, County Counsel
Melissa Wilk, Auditor-Controller
Laura Lloyd, County Administrator's Office
Heather Littlejohn Goodman, Office of the County Counsel
Lucy Romo, Community Development Agency

Exhibit A-2 – Rental Registration Concerns

Tenant Concerns:

- Tenants are concerned that property owners are not held accountable and local government does not have the right tools available to enforce requirements.
- Having access to a single place where information is kept and stored for each property, so that issues by property or by owner can be tracked and trends and data can be analyzed is an important tool.
- Tenants have a power imbalance in their relationship with their property owners, and without a tracking system, they are by default, held responsible for policing bad actor landlords by a complaint driven system.
- Tracking information provides accountability.

Property Owner Concerns:

- The main argument put forth by opponents of rental registration is that a registration system is unnecessary, and that local government already has access to this information.
- Property owners are concerned about the data that a registration system creates and tracks. The California Apartment Association has concerns about overreach of government and that this information is invasive.
- It is an expensive brand-new bureaucracy, which should not be instituted to oversee property owners.

Exhibit B-2 – Just Cause Concerns

Tenant Concerns:

- Just cause should cover all tenants, regardless of type of housing, how old the property is or length of tenancy.
- Landlords should be responsible for enumerating the “Just Cause” in writing to ensure that evictions are not arbitrary.
- Tenants who are evicted for substantial rehabilitation should be allowed first right of return to the unit at the same rent, otherwise owners are incentivized to evict tenants for a disproportionate rent increase.
- Tenant advocates do not consider AB 1482 a balanced compromise between tenants and property owners and continued to object to several key provisions of AB 1482 which this ordinance addresses.
- Tenants who lose their housing due to a no-fault eviction, are entitled to monetary compensation sufficient for them to find a new unit. State AB 1482 provides for one month’s rent, which is not sufficient in the high-cost Bay Area.

Property Owner Concerns:

- State law AB 1482 specifically excludes most single-family homes from Just Cause protections. Property owners and advocates are concerned that including single-family rentals will drive housing providers out of the market.
- Fair dealing and good faith are a two-way street and tenants should be required to also be held to standards in this type of ordinance.
- Just Cause creates a lifetime tenancy, and for bad-acting tenants, this ordinance makes it difficult for property owners to evict them. Reducing the 12-month limitation on inclusion makes it that much more difficult for property owners to evict bad actor tenants.
- The California Apartment Association considers AB 1482 an agreed-upon balance between tenants and property owners.
- Additional protections for seniors and families with children constitutes a taking.
- The ordinance should not have criminal penalties, criminalizing what should be a civil matter. *(County staff note: All violations of County Ordinances are a misdemeanor, not just this one.)*
- Tenants should not be allowed to sue the property owner for damages for an illegal eviction attempt.

Exhibit C-2 – Fair Chance Concerns

Tenant Concerns:

- The ordinance should allow close family members, regardless of location, to have a claim under the ordinance even when they do not reside at the unit. This is critical to tenants because it empowers families to help in situations where the formerly incarcerated person may have lost hope in navigating the application process. This is the way the law is already structured in the Cities of Berkeley and Oakland.
- Entities receiving funding from Alameda County should also be required to participate in the Fair Chance ordinance requirements.

Property Owner Concerns:

- Properties with four units or less should be exempt. (*County Staff note: Properties with four units or less where an owner lives in the property as their primary residence, have been exempted*).
- Fair Chance results in unlimited subletting. (*County Staff note: Edits were made to address this issue*).
- This ordinance opens the housing providers to minimal control and significant liability.

ORDINANCE NO. _____

AN ORDINANCE ADDING CHAPTER 6.64 OF THE ALAMEDA COUNTY ORDINANCE CODE TO ESTABLISH A RENTAL HOUSING REGISTRY AND TENANT ANTI-HARASSMENT PROVISIONS

The Board of Supervisors of the County of Alameda, State of California, does ordain as follows:

SECTION I

1. The Board of Supervisors of the County recognizes that rental housing is of tremendous importance and that establishing a Rental Registration Ordinance is necessary to protect the health, safety and welfare of the public. One of the ways this shall be accomplished by requiring rental housing to be registered with the County.
2. Rental housing provides needed, affordable housing for more than 50% of the residents of unincorporated area of Alameda County and is a valuable asset that should be preserved and maintained.
3. According to the 2020 American Community Survey Census, there are almost 19,000 rental units within the unincorporated area of Alameda County. A rental registry is needed to ensure proper information is recorded regarding available rental housing resources. Establishing a Rental Registration system provides important information for the County, including how to contact property owners or their agents, and ensures that all units are subject to the same standards, creating a level playing field for all property owners.
4. According to the Turner Center for Housing Innovation September 22, 2022 Collaborative Brief on Tenant Protection Act of 2019 (AB 1482), rent registries administered by local jurisdictions are necessary to determine where landlords are exceeding AB 1482 rent limits.
5. To promote public health, safety, and welfare, tenants should be free from discrimination, harassment, and retaliation by landlords and property managers.
6. The Board of Supervisors recognizes there must be an adequate funding source to implement this program. To provide adequate funding for the program under this chapter, the Board of Supervisors will assess an annual fee.

SECTION II

Chapter 6.64 is hereby added to the Alameda County Ordinance Code and reads as follows:

Chapter 6.64 Rental Housing Registry

6.64.010 Findings and Purpose

The purpose of this Chapter is to establish a registry of all rental housing units in the unincorporated area of Alameda County, including, among other things, information about rental rates and eviction notices.

The administration of this program is delegated to the Housing and Community Development Department.

6.64.020 Director Authority to Establish Procedures, Implement and Enforce Program

Except as otherwise provided in this Chapter, the Director of the Housing and Community Development Department shall administer and enforce this Chapter. The Director may adopt such rules, regulations, procedures, and forms as may be required to implement this Chapter.

6.64.030 Definitions

Unless otherwise defined by this code or clearly required by its context, the following terms when used by this code shall have the meanings set forth in this chapter.

“Bad Faith” means willful, reckless, or grossly negligent conduct in disregard for legal requirements. The scope and effect of the conduct will be taken into account in determining whether it is in Bad Faith.

“Contact Representative” means a representative of the Property Owner who will be the contact for the Rental Registration Program, as detailed in Section 6.64.110.

“Director” means the Director of the Housing and Community Development Department, responsible for implementing and overseeing the Rental Registration Program.

“Engage in the Business of Rental Housing” means renting or offering to rent a Rental Housing Unit or Mobile Home Park Space to a resident.

“Mobile Home” means a structure designed for human habitation and for being moved on a street or highway under permit pursuant to California Vehicle Code Section 35790, including but not limited to a manufactured home, as defined in the California Health and Safety Code, a recreational vehicle, as defined in California Civil Code Section 799.24, a commercial coach, as defined in California Health & Safety Code Section 18001.8, or factory-built housing as defined in California Health & Safety Code Section 19971.

“Mobile Home Park Space” is the property upon which a Mobile Home is parked and for which money or other consideration is charged to the occupant of that space.

“Property Owner” means the person, persons, or entity holding fee title to a Rental Housing Unit, Property, Mobile Home that is rented to a Tenant, or Mobile Home Park and their agent, representative, or successor.

“Person” means an individual, corporation, partnership, association, or other entity.

“Registration Fee” is the fee that is payable each year by Property Owners in the unincorporated area of Alameda County.

“Rental Housing Unit” means a single unit providing living facilities for one or more persons regardless of zoning or permitting status that is rented or available for rent to one or more residents, together with all Common Areas.

“Property” means any real property with one or more Rental Housing Units or Mobile Home Park Spaces. The term “Property” shall also include tracts, lots, easements or parcels of land and any and all improvements thereon.

“Tenant” means a residential tenant, subtenant, lessee, sublessee, or any other person entitled by written or oral rental agreement, or by sufferance, to the use or occupancy of a Rental Housing Unit. Use of the singular “tenant” includes the plural “tenants” and vice versa.

“Termination Notice” means the notice informing a tenant household of the termination of its tenancy which includes but is not limited to notices governed by California Civil Code Sections 1946, 1946.1, 1946.2, 1954.535, and California Code of Civil Procedure Section 1161.

6.64.040 Applicability

All Rental Housing Units and Mobile Home Park Spaces in the unincorporated area of Alameda County are subject to the registration requirements of this Chapter, including transitory residential units in hotels, motels, inns, and vacation rentals, including individual rooms or portions of rooms in short-term or vacation rentals. Group homes, transitional living facilities, and other businesses that provide shared housing must also register. The space that a Mobile Home sits on, if that space is rented from the Property Owner in a Mobile Home Park, must also register. A room or a portion of a room in an unlicensed facility or group home must also register.

6.64.050 Registration Required for all Rental Housing Units and Mobile Home Park Spaces

- A. It is unlawful for any Property Owner to Engage in the Business of Rental Housing, unless:
 - 1. Each Rental Housing Unit and Mobile Home Park Space is registered with the County;
 - 2. The Property Owner has paid the annual Registration Fee; and
 - 3. The Property Owner has obtained an annual business license, if required under Chapter 3.04.030 of this Code.

- B. A Rental Housing Unit or Mobile Home Park Space is registered with the County when the Property Owner submits to the County’s Community Development Agency a completed registration form, in a form determined by the Director, that is signed under penalty of perjury. The registration, which may be in electronic form and may

be part of an online database system, must contain, at minimum, the following information:

1. Description of the Property, including the street address and Assessor's Parcel Number, and whether or not it is a Single Family, Multi-family or Mobile Home Park Space;
 2. Rental Housing Unit number and address or, if none, other description of all housing units and Mobile Home Park Spaces on the Property, including the size and amenities of the unit and the names and contact information of the tenants;
 3. Name and current contact information for all Owners of the Rental Housing Unit or the Mobile Home Park, which shall include the legal name of the beneficial owner or ownership entity for each property, including limited partners, general partners, limited liability company members and shareholders with ten percent (10%) or more ownership of the entity;
 4. Name and current contact information for the Contact Representative, as described in section 6.64.110, below;
 5. Name, address, email address, and telephone number of the person or entity that a Tenant is to contact when requesting repairs be made to their Rental Housing Unit and the contact person or entity's business relationship to the Property Owner;
 6. The month and year that the most current occupancy began for each Rental Housing unit or Mobile Home Park Space, the rent charged for each Rental Housing Unit or Mobile Home Park Space, which information is to be updated each year;
 7. Property Owner confirmation that it has provided all required written notices to tenants of their rights, including rights under this ordinance, other local ordinances, and any rights conveyed by California Civil Code section 1946.2 (the Tenant Protection Act of 2019).
 8. Any other information reasonably required by the Director to carry out the terms of this Chapter, which will be described on the registration form.
- C. The initial registration requirement established by this Chapter shall be effective as of January 1, 2024. After the initial registration, the Property Owner must update their registration for each Rental Housing Unit annually by January 1, or within 30 days of a change of ownership.

- D. A Landlord's failure to register a rental unit can be raised by a Tenant as a defense to an Unlawful Detainer action, until the Unit is registered. All termination notices shall include language to that effect.
- E. All contact information provided to the County is confidential and exempt from disclosure to the fullest extent allowable by law, including California Civil Code section 1947.7(g).

6.64.060 Anti-Harassment and Other Prohibited Activities.

- A. No Property Owner, or such Property Owner's agent, contractor, subcontractor or employee, may harass Tenants, or do any of the following in Bad Faith:
 - 1. Interrupt, terminate, reduce or fail to provide, or threaten to interrupt, terminate, reduce or fail to provide any housing services required by law or under the rental agreement, including utility services and other amenities and services;
 - 2. Fail to perform repairs or maintenance required by contract or by State, County, or local housing, health, or safety laws;
 - 3. Fail to exercise due diligence to complete repairs and maintenance once undertaken, including the failure to follow industry-appropriate safety standards and protocols;
 - 4. Abuse or otherwise improperly use Property Owner's right to access the Property or Rental Housing Unit, including conducting excessive entries, unauthorized entries, or entries that are not authorized by Civil Code section 1954;
 - 5. Remove personal property of the Tenant from the Rental Housing Unit;
 - 6. Influence or attempt to influence the Tenant to vacate the Rental Housing Unit by means of fraud, intimidation, or coercion (including threats based on immigration status);
 - 7. Offer payment or any other consideration, in return for the Tenant vacating the Rental Housing Unit, more often than once every six (6) months;
 - 8. Attempt to coerce a Tenant to vacate a unit, including with offers of payment which are accompanied with threats or intimidation;
 - 9. Threaten the Tenant by word or gesture with physical harm;
 - 10. Refuse to accept or acknowledge receipt of lawful rent from the Tenant;
 - 11. Interfere with the Tenant's right to privacy;

12. Request information that violates the Tenant's right to privacy;
 13. Other acts or omissions that are repeated or are of such significance as to substantially interfere with or disturb the Tenant's comfort, repose, peace, or quiet enjoyment, and that cause, are likely to cause, or are intended to cause the Tenant to vacate the Rental Housing Unit;
 14. Retaliate against the Tenant for the Tenant's exercise of rights under this chapter or under State or Federal law; or
 15. Discriminate against the Tenant.
- B. Nothing in this section prohibits the lawful eviction of a Tenant by legal means.
 - C. A Property Owner must provide a written notification of these prohibitions to a Tenant with the Tenant's initial written lease and post the notice in a conspicuous place in a common area on the Property. A County-approved notice will be made available on the Housing and Community Development Department website.
 - D. A Tenant may bring a civil action for any combination of equitable relief, actual or statutory damages, and restitution for any violation of this section 6.64.060(A).

6.64.070 Requirement to Offer Written Rental Agreement

- A. New Tenancies. Property Owners must, if requested in writing, offer new Tenants a written agreement, or lease, for the rental of the Rental Housing Unit. The agreement must cover the rights and responsibilities of both the Property Owner and the Tenant or Mobile Homeowner and what services and utilities are included in the lease.
- B. Existing Tenancies. Within 90 days of the effective date of this chapter, any existing Tenant renting residential real property or a Mobile Home may request a written lease from their Property Owner. The Tenant shall make the written request for a lease by written notice to the Property Owner. The Property Owner shall, upon receipt of such notice, offer the Tenant a written lease on terms substantially similar to those of the existing rental arrangement within 90 days.

6.64.080 Fees

- A. Rental Registration Program Fee. Each Property Owner subject to this Chapter must pay a registration fee for each Rental Housing Unit. The registration fee may be established by the board of supervisors to cover costs of the rental registration enforcement program under this Chapter. After the fee is established by the Board of Supervisors, the registration fee must be paid annually by January 31st of each calendar year.

B. Payment of Rental Registration Fee.

1. The annual registration fee must be paid online, by mail, or in person, pursuant to such forms and procedures as may be established by the Director.
2. The registration fee is payable by the Property Owner to the County. The Property Owner may charge the Tenant up to one half (50%) of the annual fee on a reimbursement basis. The portion of the registration fee paid by the Tenant to the Property Owner is not “rent” and cannot form the basis of an eviction for non-payment.

6.64.090 Penalties for Late or Unpaid Fee

Penalties for late payment or nonpayment of the rental registration fee may be established by the Board of Supervisors. No portion of late payment penalties may be passed on to Tenants.

6.64.100 Registering Notice of Terminating Tenancy

- A. The notice of termination given to Tenant by the Property Owner or Agent must contain the reason for the termination of tenancy.
- B. The Property Owner must provide a copy of the notice of termination to the Housing and Community Development Department (HCD) within ten (10) days of delivery to the Tenant. The Property Owner must attach a copy of the applicable rental agreement or contract to the notice of termination when submitting the notice of termination to HCD.

6.64.110 Contact Representative

- A. Each Property Owner must designate a Contact Representative with full authority to act on behalf of the Property Owner for all purposes under this Chapter, including the acceptance of service of notices from the County. The Property Owner of the Rental Housing Unit or Rental Housing Property may act as the Contact Representative.
- B. All official notices served on the Contact Representative shall be deemed to have been served on the Property Owner.

6.64.120 Enforcement

- A. Nothing in this Chapter shall limit or prohibit the authority of County officers, agents or employees from enforcing any other provision of this Code or any state or federal law under their jurisdiction.
- B. Any Tenant may bring a civil action to enforce their rights under this Chapter, including a determination of whether the Property Owner has violated section 6.64.060.

SECTION III

This ordinance shall take effect and be in force thirty (30) days after its adoption. Before the expiration of fifteen (15) days after its passage it shall be published once with the names of the members voting for and against the same in the Inter-City Express, a newspaper published in the County of Alameda.

Adopted by the Board of Supervisors of the County of Alameda, State of California, on the 6th day of December 2022, by the following called vote:

AYES:

NOES:

EXCUSED:

ABSTAINED:

KEITH CARSON
President of the Board of Supervisors

ATTEST:
Clerk of the Board of Supervisors,

By: _____
Deputy Clerk

APPROVED AS TO FORM:
DONNA R. ZIEGLER, COUNTY COUNSEL

By: 
4F16CF9B888B421...
Heather Littlejohn Goodman
Deputy County Counsel

ORDINANCE NO. _____

AN ORDINANCE ADDING CHAPTER 6.25 TO THE ALAMEDA COUNTY
ORDINANCE CODE PROHIBITING CONSIDERATION OF CRIMINAL HISTORIES IN
SCREENING APPLICATIONS FOR RENTAL HOUSING IN THE UNINCORPORATED
AREA OF ALAMEDA COUNTY

The Board of Supervisors of the County of Alameda, State of California, does ordain as follows:

SECTION I

1. The Board of Supervisors of the County recognizes that mass incarceration is a national and local crisis and restoring the rights of people affected by mass incarceration is a national priority and local priority.
2. The U.S. Department of Justice (DOJ) has estimated one in every three adults in the United States has either an arrest or conviction record.
3. Studies have found that private criminal databases source information from inadequate records and lack accountability procedures to ensure that the database records provided to Housing Providers are accurate. Housing Providers in conducting criminal background checks are relying on such inaccurate information in evaluating housing applications.
4. In 2006, the DOJ found that an estimated 50% of FBI arrest records, which are used by many background check companies, were missing information on the final disposition of the cases in question.
5. In 2016, the DOJ found that an estimated 32% of records in state criminal history repositories were missing final disposition data. This lack of final disposition data results in misleading reports because, for example, arrests are routinely listed even when the charges were eventually dropped, reduced, or disproven in court.
6. Formerly incarcerated persons face barriers to access to both private rental and publicly subsidized affordable housing. A 2019 Goldman School of Public Policy and Just Cities survey which interviewed formerly incarcerated persons in Alameda County found that many were denied rental housing due to their incarceration record and could not stay in public housing with a relative or family member due to public housing rules.
7. Homelessness is a critical issue in Alameda County and formerly incarcerated people are disproportionately affected by homelessness, which can prevent a formerly incarcerated person from getting a job, from visiting with their children, and from fulfilling other needs that are fundamental to reintegrating with the community after incarceration.
8. A local survey project co-led by Just Cities Institute, The Village in Oakland, and the Goldman School of Public Policy found that 73% of unhoused residents interviewed in Oakland encampments were formerly incarcerated. According to a

2018 Prison Policy Initiative report, at the national level, formerly incarcerated people are 10 times more likely to experience homelessness than the general public.

9. The unmet housing needs of formerly incarcerated people in Alameda County are an acute challenge to the dignity, public health and safety, and equal opportunity for this population and the broader community.
10. Research has found that access to housing reduces recidivism, and the lack of housing can be a significant barrier to successful reintegration after incarceration. A 2012 Urban Institute study in Ohio, and a 2017 study published in the Journal of Experimental Criminology in Maryland found that providing housing subsidies to recently released persons significantly reduced the chance of re-arrest during the first year after release in these jurisdictions. A 2002 government study conducted in the United Kingdom by the U.K Office of the Prime Minister found that stable housing was associated with a 20% reduction in the reconviction rate in the first year after release.
11. Reliance on criminal history to select tenants impedes formerly incarcerated persons from gaining access to housing in Alameda County, to the detriment of health, welfare, and public safety of the County's residents.

SECTION II

Chapter 6.25 is hereby added to the Alameda County Ordinance Code and reads as follows:

6.25.010 Title and Purpose

This chapter shall be known as the "Fair Chance Housing Ordinance".

The purpose of this chapter is to create a Fair Chance Housing Ordinance to serve the residents of the unincorporated areas of Alameda County by providing fair opportunity to formerly incarcerated people seeking housing.

6.25.020 Definitions

Unless the particular provision or the context otherwise requires, the following definitions shall govern the interpretation and application of this chapter:

"Adverse Action" means any one of the following:

1. Failing or refusing to rent or lease Housing to a Covered Individual;
2. Failing or refusing to continue to rent or lease Housing to a Covered Individual;
3. Reducing the amount or term of any Covered Individual subsidy for Housing;
4. ~~Treating an Applicant or tenant differently from other applicants or tenants, including , for example, requiring a higher security deposit or rent;~~

5. Treating a Covered Individual as ineligible for a tenant-based rental assistance program, including the Section 8 Housing Choice Voucher Program (42 U.S.C. Section 1437f); or
6. Failing to permit a tenant's Close Family Member to occupy a rental unit while the occupying tenant remains in occupancy.

"Affordable Housing" means any Housing that (1) has received or is receiving County, State, or Federal funding, tax credits, or other subsidies connected in whole or in part to developing, rehabilitating, restricting rents, subsidizing ownership, or otherwise providing rental housing for extremely low income, very low income, low income, or moderate income households (Public Funding), with the exception of Housing where the only Public Funding received is in the form of a Local, State or Federal tenant-based voucher, such as through the Section 8 Housing Choice Voucher Program (42 U.S.C. Section 1437f); or (2) is subject to affordability and related requirements pursuant to any County below market-rate rental housing programs, including the State Density Bonuses law (California Government Code Sections 65915-65918).

"Affordable Housing Provider" means any Housing Provider that owns, master leases, manages, or develops Affordable Housing in the County. Any agent, such as a property management company, that makes tenancy decisions on behalf of the above-described Housing Providers."

"Aggrieved Person" means any of the following:

1. An Applicant who believes they were subject to a Noncompliant Action;
2. A tenant who believes they or their Close Family Member was subject to a Noncompliant Action based on the application of an Applicant to reside in such family member's rental unit;
3. A tenant who believes they were subject to a Noncompliant Action based on the failure or refusal to permit a person to reside in such tenant's rental unit to replace an existing tenant, or add a new tenant.
4. A Close Family Member who resides or intends to reside in an Applicant's or tenant's household.
5. A Close Family Member who would be materially financially impacted by a Noncompliant Action, including but not limited to, by sharing a household with the tenant or Applicant due to the Noncompliant Action.

"Applicant" means a person who seeks information about or applies or attempts to apply to rent or lease Housing; who applies for a tenant-based rental assistance program, including the Section 8 Housing Choice Voucher Program (42 U.S.C. Section 1437f); who seeks to be added as a household member to an existing lease for Housing; or, with respect to any Criminal History that occurred prior to the beginning of the person's tenancy, who currently rents or has a lease for Housing.

“Arrest” means an arrest record from any jurisdiction that does not result in a Conviction and includes information indicating that a person has been questioned, apprehended, taken into custody or detained, or held for investigation by a law enforcement, police, or prosecutorial agency or charged with, indicted, or tried and acquitted for any felony, misdemeanor, or other criminal offense.

“Background Check Report” means any report regarding an Applicant’s Criminal History, including those produced by the California Department of Justice, the Federal Bureau of Investigation, other law enforcement agencies, courts, or any consumer reporting or tenant screening agency.

“Close Family Member” means a spouse, registered domestic partner, child, sibling, half-sibling, parent, stepparent, foster parent, grandparent, or grandchild.

“Conviction” means a record from any jurisdiction that includes information indicating that a person has been convicted of a felony or misdemeanor or other criminal offense and for which the person was placed on probation, fined, imprisoned, or paroled.

“Covered Individual” means a residential tenant or an Applicant to become a residential tenant who has a Criminal History or who has a Close Family Member with a Criminal History who resides or intends to reside in the same residential unit.

“Criminal History” means information transmitted orally or in writing or by any other means, and obtained from any source, including the person to whom the information pertains, a government agency, a Background Check Report, or a reference from a former Housing Provider regarding one or more Convictions or Arrests; a Conviction that has been sealed, dismissed, vacated, expunged, voided, invalidated, or otherwise rendered inoperative by judicial action or by statute (for example, under California Penal Code Sections 1203.1 or 1203.4); a determination or adjudication in the juvenile justice system; a matter considered in or processed through the juvenile justice system; or participation in or completion of a diversion or a deferral of judgment program.

“Housing” means any residential rental housing, building, or unit, including permitted and unpermitted units, in the unincorporated areas of Alameda County, with the exception of the following:

1. Single family dwellings where one or more owners occupy the dwelling as their principal residence;
2. Single family dwellings with Accessory Dwelling Units, as defined in section 17.04.010 of the County Zoning Ordinance, where either the main or an accessory dwelling unit is occupied by one or more owners as their principal residence;
3. Properties with four units or fewer where at least one of the units is occupied by one or more owners as their principal residence;

4. A tenant-occupied unit where an occupying tenant seeks to replace an existing co-tenant, add an additional co-tenant, or sublet the unit, provided that the occupying tenant remains in occupancy.

“Housing Provider” means any Person that owns, master leases, manages, or develops Housing in the unincorporated area of Alameda County. In addition, any agent, such as a property management company, that makes tenancy decisions on behalf of the Housing Provider, including the Section 8 Housing Choice Voucher Program (42 U.S.C. Section 1437f), shall also be considered a Housing Provider.

“Noncompliant Action” means an Adverse Action taken in violation of this chapter.

“Person” means one or more individuals, partnerships, organizations, trade or professional associations, corporations, legal representatives, trustees, trustees in bankruptcy, and receivers..

6.25.030 Use of Criminal History in Housing Decisions

- A. Except as provided in Paragraphs B and C of this Section, a Housing Provider shall not, at any time or by any means, whether direct or indirect, inquire about an Applicant’s Criminal History, require an Applicant to disclose their Criminal History, require an Applicant to authorize the release of their Criminal History or, if such information is received, base an Adverse Action in whole or in part on an Applicant’s Criminal History.
- B. It shall not be a violation of this chapter for a Housing Provider to comply with federal or state laws that require the Housing Provider to automatically exclude tenants based on certain types of criminal history (for example Ineligibility of Dangerous Sex Offenders for Admission to Public Housing (42 U.S.C. Section 13663(a) or Ineligibility of Individuals Convicted for Manufacturing Methamphetamine on Premises of Federally Assisted Housing for Admission to Public Housing and Housing Choice Voucher Programs (24 C.F.R. Section 982.553)).
 1. However, if an automatic exclusion requirement applies, the Housing Provider shall not inquire about, require disclosure of, or, if such information is received, review an Applicant’s Criminal History until the Housing Provider first does the following: (a) informs the Applicant in advance that the Housing Provider will check for certain types of criminal history; (b) requests and obtains written consent, or if the Applicant objects, provides the applicant the opportunity to withdraw their application; and (c) complies with the requirements in subsections D and E of this Section.
 2. Any Adverse Action based on Criminal History obtained pursuant to this Paragraph B shall be limited to actions required to comply with state or federal law.
- C. In compliance with state law, to protect persons at risk pursuant to Penal Code Section 290.46(j)(1), the Housing Provider may review the State registry of lifetime sex offenders operated by the State of California Department of Justice; provided that (1) the

Housing Provider has listed the lifetime sex offender screening requirement in writing in the rental application; and (2) the Housing Provider may not inquire about, require disclosure of, or, if such information is received, review an Applicant's Criminal History until the Housing Provider has first:

1. Determined that the Applicant is qualified to rent the Housing under all of the Housing Provider's criteria for assessing Applicants, except for any criteria related to Criminal History;
2. Provided to the Applicant a conditional rental agreement that commits the Housing to the Applicant as long as the Applicant meets the Housing Provider's Criminal History and other qualifying criteria; and
3. Informed the Applicant in advance that the Housing Provider will be checking the sex offender registry and obtained the written consent of the Applicant to obtain such information. The Applicant may elect to withhold such consent and thereby be deemed to have withdrawn their application. Any use of information obtained by a Housing Provider pursuant to this Paragraph C shall comply with California Penal Code Section 290.46(l).

D. If any Adverse Action is based in whole or in part on the Applicant's Criminal History, the Housing Provider shall provide a written notice to the Applicant regarding the Adverse Action that includes, at a minimum, the reasons for the Adverse Action and a copy of any Background Check Report or other information related to the Applicant's Criminal History that served as a basis for the Adverse Action. The Housing Provider shall provide the Applicant a reasonable opportunity to respond with rebutting or mitigating information prior to the denial of the Applicant's housing application. The Housing Provider shall not require reimbursement or payment from the Applicant for the cost of providing any information required under this Paragraph D.

6.25.040 Requirements for Housing Providers

- A. Except as required by state or federal law, it shall be unlawful for any Housing Provider, subject to the requirements of this chapter, to produce or disseminate any advertisement related to Housing that expresses, directly or indirectly, that any person with a Criminal History will not be considered for the rental or lease of real property or may not apply for the rental or lease of real property,.
- B. The County shall publish and make available to Housing Providers, in English, Spanish, and all languages spoken by more than five percent (5%) of the current population of the unincorporated area of Alameda County, a notice that informs Applicants for Housing of their rights under this chapter. The notice shall contain the following information:
 1. A brief description of the restrictions and requirements of this chapter; and
 2. Information about community resources available to assist an Applicant in connection with a violation of this chapter.

- C. Housing Providers subject to the requirements of this chapter shall prominently display the notice made available pursuant to Section 6.25.040 (B) in their application materials, on their websites, if any, and at any rental or leasing offices.
- D. In addition to the requirements in Paragraphs A and C of this section, Affordable Housing Providers shall:
 - 1. Provide any Applicant subject to an Adverse Action a written notice regarding the Adverse Action that includes, at a minimum, the reasons for the Adverse Action; a list of local low or no-cost legal services providers, including contact information as listed on the County HCD website; and a copy of any Background Check Report or other Criminal History obtained by the Affordable Housing Provider; and
 - 2. Submit to the County an annual certificate of compliance with the requirements of this chapter in the form provided by the County.

6.25.050 Retaliation Prohibited

It shall be a violation of this chapter for any Housing Provider to interfere with, restrain, or deny the exercise of, or the attempt to exercise, any right protected under this chapter, or to take any Adverse Action against any Person because the Person exercised or attempted in good faith to exercise any right protected under this chapter.

6.25.060 Recordkeeping and Confidentiality

- A. Housing Providers shall maintain a record of any Criminal History obtained for any Applicant for Housing for a period of three (3) years. To the maximum extent permitted by law, any information obtained regarding an Applicant's Criminal History shall remain confidential.
- B. Nothing in this section shall prohibit a Housing Provider from complying with a request by the County to provide records for purposes of enforcing the requirements of this chapter.

6.25.070 Implementation

The County Housing and Community Development Department is authorized to take all necessary steps to implement this chapter, including the following:

- A. Developing any notice required for purposes of implementing the requirements of this chapter, the annual compliance certification form, and other implementation documents, including written materials for Housing Providers and Applicants.
- B. Conducting outreach to and preparing a plan to provide training about the requirements chapter for Housing Providers.
- C. Adopting administrative procedures and forms to implement the requirements of this chapter.

6.25.080 Enforcement

- A. The County Counsel may bring an action on behalf of the County seeking injunctive relief to restrain or enjoin any violation of this chapter.
- B. Any Aggrieved Person who believes that the provisions of this chapter have been violated shall have a private right of action for injunctive relief, and general or special damages, or statutory damages up to three times the amount of one month's rent that the Housing Provider charged for the unit in question at the time of the violation.. In any action brought under this chapter, the court may award reasonable attorneys' fees and cost of action to the prevailing party.
- C. In an action brought by the County Counsel pursuant to this Section, a court of competent jurisdiction may order that a civil penalty be assessed against the Housing Provider to vindicate the public interest, which penalty shall be payable to the County. The civil penalty assessed against a Housing Provider shall be up to one thousand dollars (\$1,000) for each violation of this chapter. Each day a violation continues uncorrected is a separate violation to a maximum of ten days. A defendant shall be liable for an additional civil penalty of up to one thousand (\$1,000) for each violation of this chapter committed against a person who is disabled within the meaning of California Government Code section 12926 et seq., or is aged sixty-five (65) or over.
- D. An attorney who represents an Applicant in litigation against a Housing Provider brought under this chapter shall provide notice to the County Housing Director within ten (10) days of filing court action against the Housing Provider and inform the Housing Director of the outcome of the court action within ten (10) days of any final judgment.

6.25.090 No Conflict with State or Federal Law

This chapter is not intended to conflict with state or federal law. If there is a conflict between the provisions of federal or state law and this chapter, federal or state law shall control.

6.25.100 Severability

If any word, phrase, sentence, part, section, subsection, or other portion of this chapter, or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the proscribed application thereof, shall be severable, and the remaining provisions of this chapter, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The County of Alameda Board of Supervisors hereby declares that it would have passed this chapter, and each section, subsection, sentence, clause and phrase thereof,

irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases had been declared invalid or unconstitutional.

6.25.110 Enforcement Date

A Housing Provider shall not be liable for a violation of this chapter that occurs within the first 180 days after final adoption of this chapter unless the Housing Provider has first received a warning letter from the County regarding a violation of the Ordinance.

6.25.120 Notice to Housing Providers

The Housing Director is directed to cause notice of this Ordinance to be mailed to all residential rental property owners subject to this chapter within 90 days of final adoption of this Ordinance. Not receiving a notice does not constitute a defense against violation of this chapter.

SECTION III

This ordinance shall be in force thirty (30) days after its passage and before the expiration of fifteen (15) days after its passage it shall be published once with the names of the members voting for and against the same in the Inter-City Express, a newspaper published in the County of Alameda.

Adopted by the Board of Supervisors of the County of Alameda, State of California, on the 6th day of December 2022 by the following called vote:

AYES:

NOES:

EXCUSED:

ABSTAINED:

KEITH CARSON
President of the Board of Supervisors

ATTEST:
Clerk of the Board of Supervisors,

By: _____
Deputy Clerk

APPROVED AS TO FORM:
DONNA R. ZIEGLER, COUNTY COUNSEL

By:  _____
Heather Littlejohn Goodman
Deputy County Counsel

ORDINANCE NO. _____

AN ORDINANCE ADDING CHAPTER 3.70 TO THE ALAMEDA COUNTY ORDINANCE
CODE REGARDING JUST CAUSE FOR EVICTIONS IN THE
UNINCORPORATED AREAS OF ALAMEDA COUNTY

The Board of Supervisors of the County of Alameda, State of California, does ordain as follows:

SECTION I

The Board of Supervisors makes the following findings in support of this Ordinance:

- A. The State of California adopted AB 1482 enacting the Tenant Protection Act of 2019, effective January 2, 2020. This Tenant Protection Act provided just cause tenant protections to some, but not all, tenants in the state.
- B. The Tenant Protection Act does not apply to tenants residing in single family homes or tenants who have lived in their home for less than 12 months.
- C. Just cause protections should be expanded to ensure the County is extending protections equally to all tenants in the unincorporated area of Alameda County.
- D. There is a shortage of decent, safe, affordable, and sanitary housing in the unincorporated areas of the County of Alameda.
- E. The prolonged affordable housing crisis in the unincorporated areas of Alameda County impacts low income and working-class households, senior citizens, people of color, immigrants, and people with disabilities, and thereby has a disproportionate impact on certain classes of people, and evictions without cause increases homelessness, crime, and harms neighborhood stability and cohesion.
- F. Residential tenants, who constitute over 50% of the residents of unincorporated areas of Alameda County, often suffer great and serious hardship when forced to move from their homes.
- G. Protections against unjust evictions are needed in the unincorporated areas of the County of Alameda to protect residents from circumvention of rent stabilization laws.
- H. Given the increased housing cost burden faced by many residents of the unincorporated areas of Alameda County, excessive rent increases threaten the public health, safety, and welfare of over 10,000 households, including seniors, people with disabilities, those on fixed incomes, those with low and moderate income levels, and those with other special needs, to the extent that such persons may be forced to choose between paying rent and providing food, clothing, and medical care for themselves and their families.
- I. According to the 2019 American Community Survey, 50% of tenant households

are "rent-burdened households," meaning the household pays 30% or more of its income on housing costs and 27% of tenant household are "extremely rent-burdened households," meaning the household pays 50% or more of its income on housing costs.

- J. Without sufficient and long-term eviction protections, many tenants move out even without adequate replacement housing rather than face future legal eviction that could impact their ability to find new housing.
- K. Given these numerous concerns, including the current and immediate threat to the health, safety, and welfare of unincorporated areas of Alameda County residents and the adverse impacts that would result from a substantial decrease of affordable housing within the unincorporated areas of Alameda County, the Board of Supervisors determines that it is in the interest of immediately preserving the public health, safety and general welfare to enact this ordinance adopting just cause eviction protections.

SECTION II

Chapter 3.70 is hereby added to the Alameda County Ordinance Code and reads as follows:

Chapter 3.70 – JUST CAUSE EVICTION

3.70.010 Findings and Purpose

- A. The purpose of this Chapter is to promote neighborhood and community stability, healthy housing, and affordability for renters in the unincorporated areas of Alameda County by controlling arbitrary evictions to the greatest extent allowable under California law, while ensuring landlords a fair and reasonable return on their investment.

The Board of Supervisors finds that: (i) the just cause for termination of a residential tenancy under this Chapter is consistent with Civil Code section 1946.2; (ii) this Chapter further limits the reasons for termination of a residential tenancy, provides for higher relocation assistance amounts, and provides additional tenant protections that are not prohibited by any other provision of law; and (iii) this Chapter is more protective than the provisions of Civil Code section 1946.2.

3.70.020 Director Authority to Establish Procedures, Implement and Enforce Program

Except as otherwise provided herein, the provisions of this Chapter shall be administered and enforced by the Director of the Housing and Community Development Department of the Community Development Agency or their designee. The Director may adopt such rules, regulations, procedures, and forms as may be required to implement this chapter.

3.70.030 Definitions

Unless the particular provision or the context otherwise requires, the following definitions shall govern the interpretation and application of this Chapter:

- A. “Elderly Tenant” means a tenant who is 62 years of age or older.
- B. “Housing Department” means the Housing and Community Development Department of the County of Alameda.
- C. “Housing Director” means the director of the Housing Department of the County of Alameda or their designated representative, acting either directly or through their assigned deputies and employees.
- D. “Landlord” means an owner, lessor, or sublessor who receives or is entitled to receive rent for the use and occupancy of any Rental Unit, and the agent, representative, or successor of any of the foregoing.
- E. “No-Fault Eviction” means evictions brought under paragraph F, G and H of Section 3.70.060.
- F. “Reasonable Time to Cure” means not less than fourteen (14) calendar days after receipt of Warning Notice.
- G. “Rental Unit” means any unit in any real property (regardless of zoning status), including the land appurtenant thereto and spaces for mobile home dwelling units, that is rented or available for rent for residential use or occupancy (regardless of whether the unit is also used for other purposes), together with all housing-related services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the tenant, including parking facilities.
- H. “School Employee” means any person who works at a school in Alameda County as an employee of the school or the school district, including all teachers, classroom aides, administrators, administrative staff, counselors, social workers, school nurses, speech pathologists, custodians, security guards, cafeteria workers, community relations specialists, child welfare and attendance liaisons, and learning support consultants.
- I. “Tenant” means a residential tenant, subtenant, lessee, sublessee, or any other person entitled by written or oral rental agreement, or by sufferance, to the use or occupancy of a Rental Unit.
- J. “Tenant Household” means one or more Tenants who occupy any individual Rental Unit, including each dependent of any Tenant whose primary residence is the Rental Unit.
- K. “Termination Notice” shall have the meaning provided in Section 3.70.080.
- L. “Unreasonably Withheld Consent to Subtenancy” means consent to subtenancy that is unreasonably withheld by a Landlord as set forth in Section 3.70.090.

M. “Warning Notice” means the notice described in paragraphs A, B, C, D, or E of Section 3.70.060. A Warning Notice must be delivered in writing to the Rental Unit. The notice shall also include sufficient details allowing a reasonable person to comply. The notice shall also include any information necessary to determine the date, time, place, witnesses present and other circumstances concerning the reason for the notice.

3.70.040 Applicability and Exemptions

- A. Applicability. The provisions of this Chapter shall apply to (1) all Tenants who have rented a subject Rental Unit in the unincorporated area of Alameda County, and (2) to all Rental Units, in whole or in part, located in the unincorporated area of Alameda County, subject to the exemptions in paragraph B below.
- B. Exemptions. This Chapter shall not apply to the following types of Rental Units:
1. Rental Units described in California Civil Code Section 1940(b) (1) and (2).
 2. Rental Units in a residential property of four or fewer units where the owner occupies a unit in the same property as their principal residence.
 3. Rental Units in a residential property where the owner occupies a unit in the same property as their principal residence and regularly shares in the use of kitchen or bath facilities with the tenants of such Rental Units and has done so since the inception of the tenancy.
 4. Rental Units in any hospital, skilled nursing facility, or health facility.
 5. Rental Units in a facility that has the primary purpose of providing short term housing for treatment, assistance, or therapy; including for alcohol, drug or other substance abuse issues and the housing is provided incident to the services program, and where the client has been informed in writing of the temporary or transitional nature of the housing at its inception.
 6. Rental Units or housing provided by a nonprofit, a hospital or a church that is a licensed care facility for special needs populations.
- C. This Chapter shall not apply to an unlawful detainer action solely for nonpayment of rent originally due from March 1, 2020 through June 30, 2022, to the extent prohibited by California Code of Civil Procedure Section 1179.05 or any successor statute.
- D. If a Landlord claims the Rental Unit is exempt from this Chapter based upon the provisions in this Section, the Landlord must list the applicable exemption in the Termination Notice.

3.70.050 Just Cause Protections

- A. A Landlord may not take any action to terminate any tenancy, including making a demand for possession of a Rental Unit, threatening to terminate a tenancy verbally or in

writing, serving any notice to quit or other eviction notice, bringing any action to recover possession or be granted recovery of possession of a Rental Unit, including by seeking the entry of an eviction judgment or by causing or permitting a writ of possession to be entered unless the Landlord can demonstrate:

1. That the Landlord served a Termination Notice to the Tenant Household and delivered a copy of the Termination Notice to the Housing and Community Development Department in accordance with Section 3.70.080; and
2. That the termination qualifies as a just cause termination in compliance with Section 3.70.060.

B. In any action to recover possession of a Rental Unit pursuant to this Chapter, a Landlord must allege and prove that the Landlord seeks to recover possession of the unit with good faith.

3.70.060 Just Causes For Termination

The following constitute the only just causes for eviction pursuant to Section 3.70.050:

A. *Non-Payment of Rent.* After being provided with the identity and mailing address of the Landlord, and the amount of rent due, and all other requirements in accordance with state law, the Tenant, following a Warning Notice setting forth the amount of rent then due and requiring it to be paid and Reasonable Time to Cure, has failed to pay rent to which the Landlord is legally entitled pursuant to any written or oral rental agreement and under the provisions of state or local law, unless the Tenant has withheld rent pursuant to applicable law.

1. In any action to recover possession of a Rental Unit filed under this paragraph it shall be a defense if the Landlord impeded the Tenant's effort to pay rent by refusing to accept rent paid on behalf of the Tenant from a third party or refusing to provide a W-9 form or other necessary documentation for the Tenant to receive rental assistance from a government agency, non-profit organization, or other third party.

2. Acceptance of rental payments made on behalf of the Tenant by a third party shall not create a tenancy between the Landlord and the third party as long as either the Landlord or the Tenant provide written notice that no new tenancy is intended.

B. *Material Violation of the Lease.*

1. The Tenant, after receiving a Warning Notice and Reasonable Time to Cure, has failed to cure a violation of any material term of the rental agreement but only if either clause (a) or (b) in this subparagraph applies:

- a. The Warning Notice is based on terms that are legal and have been accepted in writing by the Tenant at the inception of the tenancy; or

- b. The Warning Notice is based on terms that were accepted by the Tenant in writing after the initial creation of the tenancy, so long as the Landlord first notified the Tenant in writing that they need not accept such terms or agree to their being made part of the rental agreement.
- 2. The following potential violations of a tenancy can never be considered material violations of the lease:
 - a. An obligation to surrender possession on proper notice as required by law; or
 - b. Subletting or assignment, where the Landlord has unreasonably withheld consent to the subtenancy as defined in Section 3.70.090; the Tenant remains an actual occupant of the rental unit; and the number of Tenants and subtenants actually occupying the rental unit does not exceed the number of occupants allowed by the applicable State or County building or housing codes. This section shall apply regardless of any lease term to the contrary; or
 - c. Violation of Alameda County Code Chapter 6.65, Unincorporated Alameda County Real Property Nuisances in the area surrounding the unit, where no other violation is alleged.
- C. *Substantial Damage to Rental Unit.* The Tenant, after a Warning Notice to cease and Reasonable Time to Cure, has caused or allowed substantial damage to the premises or common areas shared by the premises beyond normal wear and tear and has refused to pay the reasonable costs of repairing such damage and cease damaging the premises. Substantial damage caused during a domestic violence event by a third party shall not be considered just cause under this paragraph.
- D. *Waste.* Committing waste as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure. E. The Tenant had a written lease that terminated on or after January 1, 2020, and after a written request or demand from the Landlord, the Tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate this section or any other provision of law. F. *Criminal Activity.* Criminal activity by the Tenant on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the California Penal Code, on or off the residential real property, that is directed at any Landlord.
- G. *Assignment.* Assigning or subletting the premises in violation of the Tenant's lease, as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure. The Tenant's refusal to allow the Landlord to enter the residential real property as authorized by Sections 1101.5 and 1954 of the California Code of Civil Procedure, and Sections 13113.7 and 17926.1 of the California Health and Safety Code.
- H. *Unlawful Purpose.* Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.

- I. The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in paragraph (1) of Section 1161 of the California Code of Civil Procedure.
- J. When the Tenant fails to deliver possession of the residential real property after providing the owner written notice of the Tenant's intention to terminate the rental or lease of the real property, or makes a written offer to surrender that is accepted in writing by the Landlord, but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the California Code of Civil Procedure.
- K. *Nuisance.* The Tenant has continued, following a Warning Notice to cease and Reasonable Time to Cure, to be so disorderly as to destroy the peace and quiet of other tenants at the property or neighbors. The fact that a Landlord has received a complaint about a Tenant, or that a Tenant has been arrested or convicted of a crime, been the victim of a crime, or contacted the police, in and of itself, is not evidence of nuisance for purposes of this paragraph. Nuisance caused during a domestic violence event by a third party shall not be considered just cause under this paragraph.
- L. *Refusal to Grant Access to the Unit.* The Tenant, after a Warning Notice to cease and Reasonable Time to Cure, continues to refuse the Landlord reasonable access to the Rental Unit required by law, so long as the violation is not based on events constituting the Landlord's abuse of the right of access under California Civil Code section 1954.
- M. *Substantial Rehabilitation of the Unit.* The Landlord, after having obtained all necessary building, demolition, grading, and similar permits from the County, seeks in good faith to undertake substantial repairs which are necessary to bring the property into compliance with applicable codes and laws affecting the health and safety of tenants, provided that all of the conditions below exist and the actions below are taken:
 - 1. The repairs necessitate the relocation of the Tenant Household because the work will render the rental unit uninhabitable for a period of sixty (60) calendar days or more.
 - 2. Upon completion of the needed repairs, the Landlord offers the Tenant the first right to return to the unit at the same rent or, the same rent plus an increase up to the amount required to provide the owner a reasonable rate of return.
 - 3. Any rent increases must be approved by rent review officers designated by the Housing Director.
 - 4. The rent review officer shall investigate and make findings and decisions regarding the requests for rent adjustment (reasonable rate of return) pursuant to this subparagraph based on policies and procedures promulgated by the Housing Director and approved by the Board of Supervisors.
 - 5. Decisions of the rent review officer shall be in writing and shall be final.

6. Upon recovery of possession of the Rental Unit, the owner of record shall proceed without unreasonable delay to affect the needed repairs.
 7. Upon recovery of possession of the Rental Unit, the Landlord shall make all remaining relocation payments to the Tenant in the amounts specified in paragraph C of Section 3.70.070 within fifteen (15) calendar days.
 8. Where the Landlord seeks in good faith to recover possession under this paragraph F, prior to the entry of an unlawful detainer judgment, the Landlord must give the Tenant the right of first refusal to re-occupy the Rental Unit. The Landlord shall notify the Tenant Household at least sixty (60) days in advance of the availability of the unit or room. Within thirty (30) days of receipt of the notice of availability, a Tenant Household must notify the Landlord if it wishes to reoccupy the unit or room. The Landlord must hold the unit or room vacant at no cost to the Tenant for thirty (30) days from the date the Tenant Household's Warning Notice of its intent to reoccupy the rental unit or room is received.
- N. Owner Move-In.* The Landlord seeks in good faith to recover possession for his or her own use and occupancy as his or her principal residence, or for the use and occupancy as a principal residence for not less than a five (5) year period by the Landlord's spouse, domestic partner, child, parent, or grandparent. Landlords eligible for an owner move-in eviction pursuant to this paragraph G are limited to (i) natural persons with at least a 33% ownership interest in the Rental Unit; (ii) for properties held in trust, natural persons with at least a 33% beneficial interest in the Rental Unit; or (iii) for properties owned by corporation, company, or other similar entity, natural persons who have at least a 33% ownership or membership interest in the entity, or the assets of the entity, that holds title to the property.
1. The Landlord shall provide the Tenant Household not less than three (3) months' notice to vacate the Rental Unit.
 2. The Landlord must move into the unit or commence rehabilitation or repair of the unit within ninety (90) days of the Tenant's vacation of the unit.
 3. If the Landlord or the Landlord's relative specified on the notice terminating tenancy fails to occupy or commence rehabilitation or repair of the unit within ninety (90) days after the Tenant vacates, the Landlord shall:
 - a. Offer the unit to the Tenant who vacated it at the same rent in effect at the time the Tenant vacated; and
 - b. Pay to that Tenant all reasonable expenses incurred in moving to and from the unit, include lease termination fees. This paragraph (4) does not limit any other remedies a Tenant may have under this Chapter or applicable law.
 - c. The Landlord may request an extension to the ninety (90) day period from the Housing Director, if through no fault of their own, the time frame cannot be

met. The Housing Director may grant a reasonable extension.

- d. If the Landlord or enumerated relative fails to occupy or commence rehabilitation or repair of the unit within ninety (90) days, or the extension granted by the Housing Director, after the Tenant vacates or does not occupy the unit as a primary residence for at least thirty-six (36) months,

O. *Ellis Act Removal*. The Landlord seeks in good faith to recover possession to withdraw all Rental Units of an entire property in compliance with the Ellis Act (Government Code sections 7060, *et seq.*).

P. All evictions must be registered with the Alameda County Rental Registry System to ensure compliance with this Chapter. Failure to do so is a complete defense against an unlawful detainer action; provided however that the failure to register may be cured by registration.

3.70.070 Relocation Assistance

A. Each Tenant who receives a Termination Notice for a No-Fault Eviction, in addition to all rights under any other provision of law, shall be entitled to receive relocation expenses from the Landlord, in the amounts specified in paragraph C of Section 3.70.070.

B. A Landlord who pays relocation expenses once, as required by this Section, in conjunction with a Termination Notice, is not obligated to pay subsequent relocation expenses for that same eviction under Section 3.70.060 for the same unit within 180 days of the notice that included the required relocation payment. The relocation expenses required by this Section 3.70.070 are separate from any security or other refundable deposits as defined in California Civil Code Section 1950.5. Further, payment or acceptance of relocation expenses shall not operate as a waiver of any rights a Tenant may have under law.

C. Pursuant to this Section, a Landlord shall pay relocation expenses as follows:

1. Each Tenant receiving a No-Fault Eviction Notice shall receive a sum equal to the value of three (3) months of the current rent amount, or three (3) months of Fair Market Rent for the size of the unit as established by the U.S. Department of Housing and Urban Development for the Oakland Fremont Alameda County Statistical Area, whichever is higher, half of which shall be paid at the time of the service of the notice to quit, and half of which shall be paid when the unit is vacated. In no case, however, shall the Landlord be obligated under this paragraph C.1 to provide more than \$28,000 in relocation expenses to all Tenants in the same unit under this paragraph and paragraph 2 below. If any members of the Tenant Household fail to vacate the unit after the expiration of the notice to terminate the tenancy, all relocation expenses shall be repaid by the Tenant to the Landlord and the Landlord may take all actions necessary to recover any unpaid relocation expenses if not repaid within sixty (60) days, including recovery of relocation expenses as damages in an action to recover possession.

2. In addition to the sum required by paragraph 1 above, each Household with at least one Tenant and one or more of the following: one child under the age of eighteen (18) years, one person who is disabled, one Elderly Tenant, or one person who is lower income, as defined by Health and Safety Code section 50079.5, shall be entitled to receive an additional payment of one month of the current rent, half of which shall be paid within fifteen (15) calendar days of the Landlord's receipt of written notice from the Tenant of entitlement to the relocation payment along with supporting evidence of each claimed entitlement. Within thirty (30) days after notification to the Landlord of a claim of entitlement to additional relocation expenses because of disability, age, lower income status or having minor children in the household, the Landlord shall give a Warning Notice to the Tenant of the claim for additional relocation assistance indicating whether or not the Landlord disputes the claim. Either party may initiate a legal action to resolve the dispute.

3.70.080 Notice Terminating Tenancy

- A. A Termination Notice means the notice informing a Tenant Household of the termination of its tenancy in accordance with this Section and California Civil Code Section 1946.1 or California Code of Civil Procedure Section 1161.
- B. Termination Notices provided to Tenants must contain the following:
 1. The reason for the termination of tenancy in accordance with Section 3.70.060; and
 2. If the notice is for a No-Fault Eviction, an explanation of the right to and amount of relocation payments pursuant to Section 3.70.070; and
 3. If the notice is for an eviction under paragraph F of Section 3.70.060, the statement:

“When the needed repairs are completed on your unit, the Landlord must offer you the opportunity to return to your unit with a rental agreement containing similar terms as your original agreement, subject to an increase in rent if needed to afford the owner a reasonable rate of return, as determined by the Rent Review Officer”,

a description of the right of first refusal, a description of all repairs to be performed, and an estimate of the time required to complete the repairs and the date upon which it is expected that the unit will be ready for habitation; and
 4. If the Termination Notice is for an eviction under paragraphs A through E of Section 3.70.060, the notice must state specific facts to permit a determination of the date, place, witnesses, and circumstances concerning the reason for the eviction. All Warning Notices described in Section 3.70.060 paragraphs A, B, C, D, or E, shall be attached to any corresponding Termination Notice.
- C. A copy of Termination Notice issued to a Tenant shall be filed by the Landlord with the Housing Director within three (3) days after the service of the Termination Notice on the Tenant.

3.70.75 Rules, Regulations, Procedures and Forms

The Housing Director shall adopt rules, regulations, and forms to implement the procedures required in this Chapter, including a registration system.

3.70.80 Rental Units Withdrawn from the Rental Market

The Ellis Act (Government Code sections 7060, *et seq.*) governs a Landlords withdrawal of Rental Units from the rental market. This Chapter shall be interpreted and applied in a manner that does not conflict or interfere with the Ellis Act.

3.70.090 Subtenancy

A. *Unreasonably Withheld Consent to Subtenancy.* A Landlord's consent to subtenancy is unreasonably withheld for the purposes of paragraph B of Section 3.70.060 when:

1. The Tenant's written or verbal request for consent was approved by the Landlord and the Landlord subsequently withholds consent to the previously approved request; or
2. The proposed new subtenant has agreed to the Landlord's request to be bound by the terms of the current rental agreement between the Landlord and the Tenant and upon the Landlord's written request, completed the Landlord's standard application process, which may include completing a form application or providing sufficient information to allow the Landlord to conduct their standard background check, including references and credit, income and other reasonable background information; or
3. The Landlord has not articulated in writing a reasonable basis for refusing consent. A Landlord's refusal of a subtenant must state the reason for the refusal. If the Landlord fails to respond to the Tenant's request to sublease in writing within thirty (30) days of receipt of the Tenant's request, the Tenant's request shall be deemed approved by the Landlord.

B. A Landlord's reasonable refusal of the Tenant's written request may not be based on the proposed additional subtenant's lack of creditworthiness or income if the subtenant will not be legally obligated to pay some or all rent directly to the Landlord.

C. A Landlord's reasonable refusal may not be based on application requirements that are more stringent than those imposed by the Landlord on other applicants.

3.70.100 Additional Protections

A. *Right of Return and First Right of Refusal.* All Tenants that are displaced based on termination of tenancy under paragraph F or G of Section 3.70.060 shall have the first right of refusal to return to the unit if it should be returned to the rental market by the Landlord or successor Landlord within five (5) years of displacement. All notices of termination of tenancy served under paragraphs F or G of Section 3.70.060 shall state the current rent in effect at the time of termination of tenancy.

B. *School Year Protections for Students and School Employees.* It shall be a defense to an

eviction under paragraphs F and G of Section 3.70.060, if a child under the age of eighteen (18) resides in the unit, or the School Employee is a Tenant in the unit, and the expiration date of the Notice of Termination of tenancy falls during the regular school year (excluding any summer sessions).

- C. *Protections for Families.* Notwithstanding any contrary provision in this Section, a Landlord shall not be permitted to recover possession of a Rental Unit as a result of the addition to the Rental Unit of a Tenant's child, parent, grandchild, grandparent, sibling, or spouse or domestic partner (as defined in California Family Code section 297) of such relatives, so long as the number of occupants does not exceed the maximum number of occupants determined by applicable County building, housing or fire codes.
- D. *Retaliation is Barred.* It shall be an affirmative defense to an action to recover possession of the Rental Unit that the eviction is knowingly or intentionally in retaliation for the Tenant reporting violations of this Chapter or other law, for exercising rights granted under this Chapter or other law, or for forming or participating in a Tenant organization.
 - 1. *Retaliatory Eviction.* It shall be unlawful for a Landlord to recover possession of a Rental Unit in retaliation of a Tenant exercising his or her right to file a complaint with the County advising that a building, housing, nuisance Code or ordinance violation or permit violation may exist on the property.
 - 2. *Rent Increase or other Retaliatory Actions.* The Landlord shall not engage in retaliatory conduct, including depriving the Tenants of use of the premises, decreasing services, or otherwise improperly interfering with the Tenants' rights under the lease agreement.
- E. *Protections for the Elderly.* A Landlord shall not to refuse to rent or lease or otherwise deny to or withhold from any person any Rental Unit because the age of a prospective Elderly Tenant would result in the Tenant acquiring rights under this Chapter.

3.70.110 Fees

The Board of Supervisors may establish a Fee for services under this Chapter for each Rental Unit to fund the reasonable regulatory and administrative enforcement costs of the Just Cause program. This fee may be established under a separate ordinance or resolution and may be assessed and collected with other similar fees (for example, a rental unit registration fee) from Landlords. The fee is payable by the Landlord to the County. The Landlord may charge the Tenant up to one half (50%) of the fee on a reimbursement basis. While the Landlord may recover 50% of the fee from the Tenant, the fee is not "rent" and cannot form the basis of an eviction for non-payment.

3.70.120 Defenses, Penalties, and Remedies

- A. *Affirmative Defense.* Each Landlord that seeks to terminate a tenancy of a Tenant must comply with this Chapter. Non-compliance with any applicable provision of this Chapter may be asserted by a Tenant as a defense in an unlawful detainer action.
- B. *Civil Remedies.* Whenever a Landlord or anyone assisting a Landlord wrongfully recovers

possession of a Rental Unit in violation of this Chapter, the Tenant or the County may institute a civil proceeding for injunctive relief, actual damages, and other relief deemed appropriate by the court.

- C. *Landlord Rights.* Nothing in this Chapter shall be deemed to interfere with the right of a Landlord to file an action against a Tenant or non-Tenant third party for the damage done to the Landlord's property. Nothing in this Chapter is intended to limit the damages recoverable by any party through a private action.

3.70.130 No Waiver

The provisions of this Chapter may not be waived, and any term of any lease, contract, or other agreement which purports to waive or limit a Tenant's substantive or procedural rights under this Chapter are contrary to public policy, unenforceable, and void.

SECTION III

If any provision of this article is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this chapter which can be implemented without the invalid provisions, and to this end, the provisions of this chapter are declared to be severable, the Board of Supervisors hereby declares that it would have adopted this chapter and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

SECTION IV

This ordinance shall take effect and be in force thirty (30) days from and after the date of passage and before the expiration of fifteen (15) days after its passage it shall be published once with the names of the members voting for and against the same in the Inter-City Express, a newspaper published in the County of Alameda.

Adopted by the Board of Supervisors of the County of Alameda, State of California, on the 6th day of December 2022, by the following called vote:

AYES:

NOES:

EXCUSED:

ABSTAINED:

KEITH CARSON
President of the Board of Supervisors

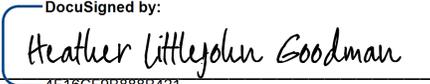
ATTEST:

Anika Campbell-Belton,
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:

DONNA R. ZIEGLER, COUNTY COUNSEL

By: 
Heather Littlejohn Goodman
Deputy County Counsel

December 6, 2022

Tenant Protections in the Unincorporated County



Recommendation

- Introduction
- Public Process
- Rental Registration & Tenant Protection Ordinance
- Just Cause Ordinance
- Fair Chance Ordinance
- Concerns and Comments for each Ordinance

Extensive Public Process

19 Stakeholder
Meetings

4 Municipal
Advisory
Committee
Meetings + Sunol
CAC + Livermore
Townhalls

Joint Health and
Social Services
Committee

5
Unincorporated
Services
Committee
Meetings

2 Health
Committee
Meetings

3 Transportation and
Planning Meetings

Board Member- Hosted Meetings

- Town Hall in July
- Facilitated conversation between landlords and tenant advocates in August
- One-on-one meetings with landlord advocates and tenant advocates

Finding Middle Ground

Landlords

Ordinances

Tenants

Rent Registry



Rent Registry Ordinance

Purposes:

- Allows County to better understand the current rental environment
- Ensures that recurring issues can be monitored and tracked
- Provides accurate contact information
- Ensures that County has access to rental data the Board has requested
- Provides baseline rental data to enforce AB 1482 or more restrictive local ordinance if adopted later

Proposed Rent Registry Ordinance

- Covers all rental units, including single family homes
- Requires annual data updates
- Tracks rent amount, contact information
- Charges a fee
- Includes Anti-Harassment Language
- Requires Landlords to offer a written lease

Proposed Rental Registration Ordinance – Anti Harassment Language

- *Landlord concern:* Anti-harassment language does not belong in this ordinance.
 - Solution: Elimination of 6.64.060: Anti-Harassment and Other Prohibited Activities
- *Renter concern:* Anti-harassment language is meaningless without stronger remedies
 - Solution: Addition of remedies into a new subsection “E” in 6.64.040:

Proposed Rental Registration Ordinance – Confidentiality

- *Renter concern:* CA Civil Code section 1947.7(g) only protects tenant information when there is a local system of rent control.
 - Solution: 6.64.050(B)(2) should eliminate “*and the names and contact information of the tenants*”
- *Landlord concern:* Distribution of specific rent information will negatively impact the rental market.
 - Solution: Staff believe that that ordinance is as strong as allowed.

Proposed Rental Registration Ordinance – Four or Fewer Units

- *Landlord concern:* Properties with four or fewer units should be eliminated from registry.
 - Solution: 6.64.030 Definition of “*Property*” changed to remove properties with four or fewer units
- *Tenant concern:* All properties should be registered.
 - Solution: No changes are needed to the proposed ordinance.

Fair Chance
Housing
Ordinance

REQUEST FOR CRIMINAL BACKGROUND CHECK

Personal Information

Name (Last)	(First)	(Middle Initial)	Home Telephone
Address (Mailing Address)	(City)	(State)	(Zip)
E-Mail Address			Other Telephone

Services needed

(FEN) Test Passed?	Yes	No
--------------------	-----	----

Fair Chance Housing Ordinance

Purpose:

- “Provide fair opportunity for formerly incarcerated people seeking housing by restricting requests for criminal background for residential rental units.

Key Provisions:

- Background checks generally prohibited
- Applies to all forms of housing
- Can consider factors directly related to being a good tenant
- May review sex offender registry with parameters
- SFH, duplexes, triplexes and ADU’s are not included if owner lives on site
- Property owners renting rooms, and current tenants who sublease may run background check

Proposed Fair Chance Ordinance – 1-4 Unit Properties

- *Just Cities concern:* The ordinance should cover all units.
 - Solution: Eliminate 6.25.030 (3) from the exceptions contained within the definition of “Housing”: ~~“Properties with four units or fewer, where at least one of the units is occupied by one or more owners as their principal residence.”~~
- *Landlord concern:* Properties of 1-4 units should be exempt regardless of owner residency.
 - Solution: Modify 6.25,030 (3) in the exceptions contained within the definition of “Housing” to read, ~~“Properties with four units or fewer, where at least one of the units is occupied by one or more owners as their principal residence.”~~

Proposed Fair Chance Ordinance – Attorney's Fees

- *Tenant concern: Attorney's fees should be required to be awarded.*
 - Solution: Replace “*may*” with “*will*” in the last sentence of 6.25.080(B)
 - “*In any action brought under this chapter, the court will award reasonable attorneys’ fees and cost of action to the prevailing party.*”

Proposed Fair Chance Ordinance – County Funded Projects

- *Just Cities concern:* All Alameda County-funded properties should be included.
 - Solution: Reference this ordinance in the Measure A1 Implementation Policies and future A1 regulatory agreements.

Just Cause Ordinance

Board of Supervisors
December 6, 2022



Just Cause Ordinance

Purpose: Provides tenants with protections from eviction unless there is a cause

- Uses the State's AB1482 13 justifying causes
- Increases access to Just Cause protections for the majority of tenants
- Treats tenants equitably regardless of housing type
- How County draft ordinance differs from AB 1482:
 - Treats tenants living in single-family and multi-family housing units equally
 - Includes all units regardless of the age of the unit, treating all tenants equally
 - Provides protection from first day of tenancy, rather than after 12 months
 - Includes 3 months of relocation rather than 1 month, and an additional month for each child under 18

Proposed Just Cause Ordinance

One to Four Units

- *Landlord concern:* Properties of 1-4 units should be **exempt** regardless of owner residency
 - Solution: Modify Exemption section 3.070.040(b)(2) to strike language and read, "*Rental Units in a residential property of four or fewer units ~~where the owner occupies a unit in the same property as their principal residence.~~*"
- *Renter concern:* Properties of 1-4 units should be **included** regardless of owner residency
 - Solution: Eliminate 3.070.040(b)(2) to completely remove the exemption of a residential property of 4 or fewer units: *~~Rental Units in a residential property of four or fewer units where the owner occupies a unit in the same property as their principal residence.~~*"

Proposed Just Cause Ordinance – Units Built in last 15 Years

- *Landlord concern:* Units built in the last 15 years should be exempt.
 - Solution: Add subsection (7) to 3.70.040: *“Units built in the last 15 years are exempt.”*
- *Tenant concern:* All properties should be included.
 - Solution: No changes are needed to the proposed ordinance.

Proposed Just Cause Ordinance – Length of Tenancy

- *Landlord concern:* Tenants who have lived in the unit less than 12 months should not be protected under Just Cause.
 - Solution: Add a new sentence to 3.70.040(A): “*Tenants with less than 12 months of tenure are exempted from this Ordinance*”.
- *Tenant concern:* All tenants should be protected from the first day of residency.
 - Solution: No changes are needed to the proposed ordinance.

Proposed Just Cause Ordinance – Rent upon Tenant Return

- *Tenant concern:* Tenant should be offered the same rent after substantial rehabilitation unless landlord seeks a constitutional fair return increase from County.
 - Solution: Modify sections of 3.70.060(M) to reference a change to the procedure and reference “Constitutional Fair Return” rather than “Reasonable Rate of Return”:

Conflict between Rental Registration and Just Cause

When Eviction Notice Filings Need to be Sent to HCD

- *Tenant concern:*

The Rental Registration and the Just Cause Ordinances contain different standards for when a landlord needs to file an eviction notice with HCD:

- (1) 10 days: Rental Registration Ordinance 6.64.100(B)
- (2) 3 days: Just Cause Ordinance 3.70.080(C)
- (3) no timeframe: Just Cause ordinance 3.70.060(P)

Questions



Board of Supervisors
December 6, 2022



Additional Details



Board Direction from 2018

Investigate and bring forward possible tenant protection recommendations for the Unincorporated County

- In order to staff this effort, CDA/HCD applied for and received a grant from the Partnership for the Bay Area's Future in late 2019
- The grant provided a Fellow to provide research and staff the required Steering Committee
- The Committee met regularly February 2020 through December 2021
- Committee consisted of County staff and required Fellowship partner RCD

Committee Recommendations

- Steering Committee recommendations made to Housing Director were expansive and were organized into a three-phase process
- February 2021 – three–phase process brought to Unincorporated Area Board offices for direction and input was received for the public process

Extensive Public
Process

Community
Outreach

19 Stakeholder Meetings

Eden Area Service Providers

- Ashland & Cherryland Basic Needs Coordination
- Eden United Church of Christ
- Castro Valley/Eden Area Chamber of Commerce
- REACH Ashland Youth Center
- La Familia
- Cherryland Elementary / Hayward Unified School District
- San Lorenzo School District
- Mandela Partners
- Tiburcio Vazquez Health Clinic Promotoras

Grassroots Base-Building Groups

- My Eden Voice Grassroots Groups
- Padres Guerreros
- Padres Unidos de Cherryland
- Ashland Community Association
- San Lorenzo Hayward Acres Mobilize
- Cherryland Community Association
- Grove Way Neighborhood Association
- REACH – Youth ERA

Landlord and Realtors

- Bay East Association of Realtors
- California Apartment Association
- Rental Housing Association of Southern Alameda

Spring/Summer, 2021

Public Process

First Unincorporated Services Committee

- September 2021 – Unincorporated Services Committee
- HCD presented stakeholder feedback
- Committee directed HCD to bring tenant protection package to Municipal Advisory Councils

Public Process
Municipal
Advisory Councils

Castro Valley MAC – 10/18/21

Sunol Citizen's Advisory Council – 10/30/21

Fairview MAC – 12/7/21

Livermore-Pleasanton Town Hall – 12/8/21

Eden Area MAC – 12/14/21

Public Process

BOS

Committees

Jt Health and Social Services Committee

- January 24, 2022

Unincorporated Services

- 9/21 – Fair Chance and Tenant Protections
- 3/23/22 - Rental Registration and Proactive Rental Inspection
- 5/25/22 - Fair Chance
- 6/22/22 - Just Cause
- 7/27/22 - Rental Registration and early draft Rent Stabilization

Transportation and Planning

- 5/9/22- Rental Registration and Proactive Rental Inspection
- 7/13/22 – Fair Chance and Just Cause

Agenda 12/6/21
69.1

Campbell-Belton, Anika, CBS

From: Brandi Howard <bhoward@eastbaycf.org>
Sent: Thursday, December 1, 2022 4:42 PM
To: Brown, Dave, BOS Dist 3; Carson, Keith, Supv BOS Dist 5; Haubert, David, Supv BOS Dist 1; BOS District 4; Valle, Richard, Supv BOS Dist 2
Cc: Amy Fitzgerald; Wilson, Shawn, BOS Dist 1; Henninger, Tona, BOS Dist4; Cedeno, Vanessa, BOS3; Miley, Christopher, BOS Dist 2; Shrago, Amy, BOS Dist 5; Clerk of the Board; Starratt, Michelle, CDA; Pearce, Jennifer, CDA
Subject: Pass the Phase I tenant protection package

Dear President Carson and Supervisors Miley, Brown, Haubert, and Valle:

Thank you for your prior support of tenant protection policies proposed by grassroots leaders through My Eden Voice and dozens of allied organizations. As my colleague Amy Fitzgerald shared with you in her September 26 email, East Bay Community Foundation has supported My Eden Voice as a core partner and grantee since 2019.

I am writing today to urge you to **pass the Phase I tenant protection package** at the December 6 meeting of the Board of Supervisors and to bring rent stabilization to a vote before the end of 2022. The County has studied these issues for more than three years and the time to act is now.

Passing and implementing these policies *prior to the end of the County eviction moratorium* is critical to **prevent a wave of evictions and drastic rent increases** in unincorporated Alameda County that would leave thousands of families at risk of homelessness. Evictions and rent increases are among the top reasons individuals became homeless, according to the [2022 Alameda County Homeless Count and Survey](#). Further, it is critical that the Board pass both Phase I and Phase II protections as the [Urban Displacement Project at U.C. Berkeley](#) has found that each of these tenant protections works best in conjunction with others.

Creating an environment that allows for a tsunami of evictions once the moratorium ends and returning to the status quo of 4,000 evictions per year is not acceptable for unincorporated Alameda County residents.

My Eden Voice (MEV), along with allied organizations has been fighting for tenant protections for four years. Yet, displacement in the Eden Area is getting worse. Despite the eviction moratorium, legal advocates are witnessing an increase in illegal evictions. Unincorporated residents are more likely to receive a 60-day eviction notice than their incorporated neighbors. There is deep concern that this will get worse with the end of the moratorium in the Spring of 2023 as nearby cities who lifted eviction protections are already seeing higher pre-pandemic rates of eviction.

The data is clear: **Tenant protections keep families in their homes.** By prioritizing these effective policies, the Board has an opportunity to reverse the tide of homelessness and displacement while promoting racial and economic justice for our future generations.

As a foundation dedicated to supporting residents throughout the East Bay, including the unincorporated areas, we back the leadership of MEV and their constituents. Now is the time to take bold leadership and pass strong local tenant protections to protect all Alameda County families. I hope renters in the Eden Area can count on your support.

Sincerely,



BUS, CAO, CDA, CCO



Brandi Howard (she/her)
President & CEO
EAST BAY COMMUNITY FOUNDATION
200 Frank H. Ogawa Plaza, Oakland, CA 94612
Muwekma Ohlone Homelands
MAIN 510-836-3223 | bhoward@eastbaycf.org

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Campbell-Belton, Anika, CBS

From: Paola Laverde <plaverde64@gmail.com>
Sent: Monday, December 5, 2022 7:10 AM
To: Carson, Keith, Supv BOS Dist 5; Haubert, David, Supv BOS Dist 1; Valle, Richard, Supv BOS Dist 2; Brown, Dave, BOS Dist 3; BOS District 4; Clerk of the Board
Subject: Subject: PASS FULL tenant protections for unincorporated Alameda County!

Dear Alameda County Board of Supervisors,

My name is Paola Laverde and I live in District 5. I am in full support of a strong tenant protection package for tenants living in the unincorporated area of Alameda County. Over 60,000 people in the unincorporated area are at risk to be displaced today, and we are asking the Supervisor to help us avoid the COUNTY EVICTION TSUNAMI of 2023.

- **Please pass Phase 1 tenant protections with the strongest language**, Just Cause eviction protections are needed to include over 5000 households who do not have state eviction protections; we need to expand housing for formerly incarcerated residents and we need public transparency for landlords and tenants to establish a rent registry.
- **Families need stable rents now**, and need to be protected from illegal evictions, we need to have a vote before 2023 begins.
- **WE NEED A TIMELINE FOR BOLD ACTION. VOTE ON ALL Phase 2 PROTECTIONS BEFORE THE EVICTION MORATORIUM LIFTS.**
- Residents in the unincorporated area have experienced higher rates of harassment and receive eviction notices more than incorporated neighbors
- The area is home to the County's highest poverty rates and unincorporated families deserve fair, strong protections as enjoyed throughout the County.

I hope Supervisor Brown, Supervisor Valle, Supervisor Carson, Supervisor Miley, and Supervisor Haubert move forward all the tenant protections for a Board vote as soon as possible. Can we count on the Supervisor's support to **VOTE for renting families Tuesday** and support a TIMELINE for bold action?

Sincerely,

Paola Laverde

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

Campbell-Belton, Anika, CBS

From: Sandra Smith <sandysmithjd7@gmail.com>
Sent: Monday, December 5, 2022 7:18 AM
To: Haubert, David, Supv BOS Dist 1; Valle, Richard, Supv BOS Dist 2; Brown, Dave, BOS Dist 3; BOS District 4; Carson, Keith, Supv BOS Dist 5; Clerk of the Board
Subject: Pass FULL Tenant Protections!

Dear Alameda County Board of Supervisors, I am writing in full support of a strong tenant protection package for tenants living in the unincorporated area of Alameda County. Over 60,000 people in the unincorporated area are at risk to be displaced today, and we are asking the Supervisor to help us avoid the COUNTY EVICTION TSUNAMI of 2023. • Please pass Phase 1 tenant protections with the strongest language, Just Cause eviction protections are needed to include over 5000 households who do not have state eviction protections; we need to expand housing for formerly incarcerated residents and we need public transparency for landlords and tenants to establish a rent registry. • Families need stable rents now, and need to be protected from illegal evictions, we need to have a vote before 2023 begins. • WE NEED A TIMELINE FOR BOLD ACTION, VOTE ON ALL Phase 2 PROTECTIONS BEFORE THE EVICTION MORATORIUM LIFTS. • Residents in the unincorporated area have experienced higher rates of harassment and receive eviction notices more than incorporated neighbors • The area is home to the County's highest poverty rates and unincorporated families deserve fair, strong protections as enjoyed throughout the County. I hope Supervisor Brown, Supervisor Valle, Supervisor Carson, Supervisor Miley, and Supervisor Haubert move forward all the tenant protections for a Board vote as soon as possible. Can we count on the Supervisor's support to VOTE for renting families Tuesday and support a TIMELINE for bold action? Sandra A. Smith, 1416 Eighth St. #4, Berkeley, CA 94710

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

Campbell-Belton, Anika, CBS

From: Judy MacLean <judymac@igc.org>
Sent: Monday, December 5, 2022 12:51 PM
To: judymac@igc.org
Subject: PASS FULL tenant protections for unincorporated Alameda County!

Hello,

Please pass a strong tenant protection package for tenants living in Alameda County's unincorporated area, including:

- Just cause eviction protections;
- A rent registry to establish transparency for landlords and tenants;
- Expanded housing for formerly incarcerated Alameda County residents.

I urge you to **VOTE for renting families Tuesday** and support a **TIMELINE** of action before the current eviction moratorium lifts.

Judy MacLean

2610 Regent St. Apt 201

Berkeley 94704

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

Campbell-Belton, Anika, CBS

From: Candice Schott <cschott9@yahoo.com>
Sent: Monday, December 5, 2022 9:33 AM
To: Carson, Keith, Supv BOS Dist 5; Haubert, David, Supv BOS Dist 1; Valle, Richard, Supv BOS Dist 2; Brown, Dave, BOS Dist 3; BOS District 4; Clerk of the Board
Subject: PASS FULL tenant protections for unincorporated Alameda County!

Dear Alameda County Board of Supervisors,

My name is Candice Schott and I live in District 5. I am in full support of a strong tenant protection package for tenants living in the unincorporated area of Alameda County. Over 60,000 people in the unincorporated area are at risk to be displaced today, and we are asking the Supervisor to help us avoid the COUNTY EVICTION TSUNAMI of 2023.

- **Please pass Phase 1 tenant protections with the strongest language**, Just Cause eviction protections are needed to include over 5000 households who do not have state eviction protections; we need to expand housing for formerly incarcerated residents and we need public transparency for landlords and tenants to establish a rent registry.
- **Families need stable rents now**, and need to be protected from illegal evictions, we need to have a vote before 2023 begins.
- **WE NEED A TIMELINE FOR BOLD ACTION. VOTE ON ALL Phase 2 PROTECTIONS BEFORE THE EVICTION MORATORIUM LIFTS.**
- Residents in the unincorporated area have experienced higher rates of harassment and receive eviction notices more than incorporated neighbors
- The area is home to the County's highest poverty rates and unincorporated families deserve fair, strong protections as enjoyed throughout the County.

I hope Supervisor Brown, Supervisor Valle, Supervisor Carson, Supervisor Miley, and Supervisor Haubert move forward all the tenant protections for a Board vote as soon as possible. Can we count on the Supervisor's support to **VOTE for renting families Tuesday** and support a **TIMELINE** for bold action?

Candice Schott

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

Campbell-Belton, Anika, CBS

From: Summer Brenner <summerbrenner@gmail.com>
Sent: Monday, December 5, 2022 9:54 AM
To: Carson, Keith, Supv BOS Dist 5; Haubert, David; Supv BOS Dist 1; Valle, Richard, Supv BOS Dist 2; Brown, Dave, BOS Dist 3; BOS District 4; Clerk of the Board
Subject: PASS FULL tenant protections for unincorporated Alameda County!

Dear Alameda County Board of Supervisors,

My name is Summer Brenner and I live in District 5. I'm a homeowner now, but I was a renter for two decades. As a single mother with two children, I know how precarious it can be to rent.

I am in full support of a strong tenant protection package for tenants living in the unincorporated area of Alameda County. Over 60,000 people in the unincorporated area are at risk to be displaced today, and we are asking the Supervisor to help us avoid the COUNTY EVICTION TSUNAMI of 2023. I hope Supervisor Brown, Supervisor Valle, Supervisor Carson, Supervisor Miley, and Supervisor Haubert move forward all the tenant protections for a Board vote as soon as possible.

Can we count on the Supervisor's support to **VOTE for renting families Tuesday** and support a **TIMELINE** for bold action?

- Just Cause eviction protections are needed to include over 5,000 households who do not have state eviction protections; we need to expand housing for formerly incarcerated residents and we need public transparency for landlords and tenants to establish a rent registry.
- **Please pass Phase 1 tenant protections with the strongest language.** The area is home to the County's highest poverty rates and unincorporated families deserve fair, strong protections as enjoyed throughout the County.
- **Residents in the unincorporated area** have experienced higher rates of harassment and receive eviction notices more than incorporated neighbors.
- Families need to be protected from illegal evictions, we need to have a vote before 2023 begins. **Families need stable rents now.**
- **VOTE ON ALL PROTECTIONS BEFORE THE EVICTION MORATORIUM LIFTS.**

Sincerely,

Summer Brenner

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

Campbell-Belton, Anika, CBS

From: Alfred Twu <alfredtwu@gmail.com>
Sent: Monday, December 5, 2022 11:34 AM
To: Carson, Keith, Supv BOS Dist 5; Haubert, David, Supv BOS Dist 1; Valle, Richard, Supv BOS Dist 2; Brown, Dave, BOS Dist 3; BOS District 4; Clerk of the Board
Subject: Protect Tenants - Pass Phase 1 of the Tenant Protection ordinance

Dear Alameda County Board of Supervisors,

My name is Alfred Twu and I'm a resident of District 5. I am in full support of a strong tenant protection package for tenants living in the unincorporated area of Alameda County to protect the over 60,000 people in the unincorporated area at risk of evictions.

- **Please pass Phase 1 tenant protections with the strongest language**, Just Cause eviction protections are needed to include over 5000 households who do not have state eviction protections; we need to expand housing for formerly incarcerated residents and we need public transparency for landlords and tenants to establish a rent registry.
- **Families need stable rents now**, and need to be protected from illegal evictions, we need to have a vote before 2023 begins.
- **We also need a timeline for a vote on all Phase 2 protections before the moratorium ends.**
- Residents in the unincorporated area have experienced higher rates of harassment and receive eviction notices more than incorporated neighbors
- The area is home to the County's highest poverty rates and unincorporated families deserve fair, strong protections as enjoyed throughout the County.

I hope Supervisor Brown, Supervisor Valle, Supervisor Carson, Supervisor Miley, and Supervisor Haubert move forward all the tenant protections for a Board vote as soon as possible. Can we count on the Supervisor's support to **VOTE for renting families Tuesday** and support a **TIMELINE** for bold action?

Thanks,
Alfred

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

From: LUCY RAMOS <lucy@ramosregroup.com>
Sent: Tuesday, December 6, 2022 12:33 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

LUCY RAMOS
2387 High Castle Ct
Livermore, CA 94550
lucy@ramosregroup.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sean Leggat <sean@seanleggat.com>
Sent: Tuesday, December 6, 2022 12:32 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sean Leggat
453 Ridgecrest Cir
Livermore, CA 94551
sean@seanleggat.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: TED RAMOS <ted@ramosregroup.com>
Sent: Tuesday, December 6, 2022 12:35 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

TED RAMOS
2387 High Castle Ct
Livermore, CA 94550
ted@ramosregroup.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: daniel schaefer <dan_schaefer@comcast.net>
Sent: Tuesday, December 6, 2022 12:32 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

daniel schaefer
313 Ray St
Pleasanton, CA 94566
dan_schaefer@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ming Kin Chan <mchannook@gmail.com>
Sent: Tuesday, December 6, 2022 11:18 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ming Kin Chan
24036 Myrtle St
Hayward, CA 94541
mchannook@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robert Lewis <lewisbobrealtor@gmail.com>
Sent: Tuesday, December 6, 2022 11:10 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Robert Lewis
4170 Perkins Ct
Fremont, CA 94536
lewisbobrealtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Trang Dunlap <trangsf@gmail.com>
Sent: Tuesday, December 6, 2022 10:54 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Trang Dunlap
38 Castlewood Dr
Pleasanton, CA 94566
trangsf@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Olga Lopez <olopez@realtyexperts.com>
Sent: Tuesday, December 6, 2022 9:55 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Olga Lopez
34313 Eucalyptus Ter
Fremont, CA 94555
olopez@realtyexperts.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Steve Fernandes <user@votervoice.net>
Sent: Tuesday, December 6, 2022 9:34 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Steve Fernandes
4165 Amberwood Cir
Pleasanton, CA 94588
sfsilvercreek@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: John Miller <user@votervoice.net>
Sent: Tuesday, December 6, 2022 9:31 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

John Miller
32261 Devonshire St
Union City, CA 94587
millertime777@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Debi Bodan <homes@debibodan.com>
Sent: Tuesday, December 6, 2022 9:15 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Debi Bodan
728 Polaris Way
Livermore, CA 94550
homes@debibodan.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dennis Huang <yungyee84@gmail.com>
Sent: Tuesday, December 6, 2022 7:05 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dennis Huang
39665 Catamaran Ct
Fremont, CA 94538
yungyee84@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bhupiinder Singh <user@votervoice.net>
Sent: Tuesday, December 6, 2022 7:00 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Bhupiinder Singh
349 Valle Vista Ave
Hayward, CA 94544
gagan925@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patricia Rivas <user@votervoice.net>
Sent: Tuesday, December 6, 2022 4:24 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Patricia Rivas
5227 Mohican Way
Antioch, CA 94531
privas1018@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nancy SUTORIUS <nancy@nancysutorius.com>
Sent: Tuesday, December 6, 2022 3:55 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Nancy SUTORIUS
3006 Tonopah Cir Apt Pleasanton
Pleasanton, CA 94588
nancy@nancysutorius.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Soumendra Jhingon <sumijhingon@gmail.com>
Sent: Tuesday, December 6, 2022 2:39 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Soumendra Jhingon
41051 Mission Blvd
Fremont, CA 94539
sumijhingon@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Junxiao Liu <longdiwell@gmail.com>
Sent: Monday, December 5, 2022 11:39 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Junxiao Liu
2341 W AVENUE 133RD
SAN LEANDRO, CA 94577
longdiwell@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Junhua Wang <user@votervoice.net>
Sent: Monday, December 5, 2022 11:21 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Junhua Wang
631 Aztec Ct
Fremont, CA 94539
andywangjh@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Steve Mok <ssmok@pacbell.net>
Sent: Monday, December 5, 2022 11:04 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Steve Mok
4150 Krolop Rd
Castro Valley, CA 94546
ssmok@pacbell.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Belinda Zhu <user@votervoice.net>
Sent: Monday, December 5, 2022 11:08 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Belinda Zhu
5745 Hanifen Way
Pleasanton, CA 94566
belinda_zhu@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alvaro Reynoso <user@votervoice.net>
Sent: Monday, December 5, 2022 10:57 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Alvaro Reynoso
4787 Griffith Ave
Fremont, CA 94538
alreynoso23@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rita Kuo <rckuo@intero.com>
Sent: Monday, December 5, 2022 10:46 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Rita Kuo
951 Mingoia St
Pleasanton, CA 94566
rckuo@intero.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Susan Gao <user@votervoice.net>
Sent: Monday, December 5, 2022 10:29 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Susan Gao
2524 Craneford Way
San Ramon, CA 94582
xz1130@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Wayne Yee <user@votervoice.net>
Sent: Monday, December 5, 2022 9:40 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Wayne Yee
4976 Romeo Pl Apt Fremont
Fremont, CA 94555
wyee11@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Charlene Yip <user@votervoice.net>
Sent: Monday, December 5, 2022 9:39 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Charlene Yip
3 Moss Ln
Emeryville, CA 94608
yohkas@me.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [Gina Mckay](#)
Sent: Monday, December 5, 2022 9:25 PM
To: [Supervisor Nate Miley](#); [Bruckner, Austin, BOS Dist 4](#); [Haubert, David, Supv BOS Dist 1](#); [Wilson, Shawn, BOS Dist 1](#); [dave.brown@acgov.org](#); [Valle, Richard, Supv BOS Dist 2](#); [Carson, Keith, Supv BOS Dist 5](#); Ishii, Emma, BOS Dist5; [Starratt, Michelle, CDA](#); [Pearce, Jennifer, CDA](#); [Miley, Christopher, BOS Dist 2](#); [Shrago, Amy, BOS Dist 5](#); [Wilson, Shawn, BOS Dist 1](#); [Henninger, Tona, BOS Dist4](#)
Cc: leo; [Maria Miranda](#); [Julio Contreras](#)
Subject: PASS FULL tenant protections for the Eden Area

Dear Alameda County Board of Supervisors,

My name is Gina and I live in District 4 in unincorporated Alameda County. The Board of Supervisors publicly stated that they'll consider the numerous testimony that tenants have shared regarding stronger tenant protections for over three years. On or about November 9, 2022, I emailed The Board of Supervisors to address my concerns as a Castro Valley tenant. To reiterate, there are no solid protections of legal defense for tenants except a ***voluntary information organization***, Echo Housing and Centro Legal who specialize in evictions. I recently received a 10% rent increase I cannot afford effective January 2023, ***after I exercised my rights***. Christina Manalo, Housing Counselor with Echo Housing was eager to deny services until I explained my landlord had failed to service my kitchen stove and toilet. Furthermore, Ms. Manalo explained she is unable to negotiate a lower rent increase and suggested I contact Legal Aid. While there are state protections like California Tenant Protections Act (Cal. Civ. Code §§ 1946.2 and 1947.12) and AB832, tenants have ***no legal safeguard***. In other words, ***guaranteed*** legal representation against rapacious landlords and help with negotiating rent increases and enforcing retaliation laws. The statutes and statutory interpretations are complex which is why tenants need support.

In addition, Castro Valley tenant Carlos Gonzalez contacted me for help because he was unlawfully harassed by his landlord for rent debt resulting in a landlord-tenant dispute and restraining order. Echo Housing and Central Legal were unable to assist the tenant because he has not received an eviction. Mr. Gonzalez needs rental assistance and legal support to enforce the rules set forth under The Alameda County Eviction Moratorium to prevent further harassment and to hold his landlord accountable for violating the existing laws. Mr. Gonzalez's landlord has destroyed his personal property, threatened his guests, and constantly harassed about rent debt. Without a ***reliable legal safeguard***, tenants will become displaced and contribute to the housing crisis.

Mr. Gonzalez and I are two of over 60,000 people in the unincorporated area at risk to be displaced TODAY, and we are asking all Supervisors to help us avoid the COUNTY EVICTION TSUNAMI of 2023. We need to VOTE TODAY to help families stay housed.

- **Please PASS Phase 1 tenant protections AS SOON AS POSSIBLE,**
 - Just Cause eviction protections need to be expanded for the **majority of housing in the unincorporated area**: that includes 81% of unincorporated housing where families live in four units or less, local protections are needed for single family home renters who are *currently left out of State protections*, amend this change and **VOTE to protect all our families.**
 - We support additional Just Cause protections that protects families and school employees in being evicted within the school year

- We need Fair Chance: expand housing for formerly incarcerated residents and families
- We need public transparency for landlords and tenants to establish a rent registry.
- **Families need stable rents now** and need to be protected from illegal evictions. We need to have a vote for rent stabilization before 2023 begins.
- **WE NEED A TIMELINE FOR BOLD ACTION, VOTE ON ALL PHASE 2 PROTECTIONS BEFORE THE EVICTION MORATORIUM ENDS, we cannot go back to County's rate of 4000 evictions per year..**
- Eden residents have experienced higher rates of harassment and receive more eviction notices than incorporated neighbors
- The Eden Area is home to the County's highest poverty rates and unincorporated families deserve **fair, strong** protections as enjoyed throughout the County.

I urge Supervisor Brown, Supervisor Valle, Supervisor Carson, Supervisor Miley, and Supervisor Haubert to move forward with PHASE 1 for a Board **vote now**. Vulnerable low-income tenants like myself cannot wait as the eviction moratorium will end in 2023. Please **VOTE for renting families today** and support a **TIMELINE** for bold action.

Thank you for The Board of Supervisors accountability and honoring your promise to tenants!

Sincerely,

Gina M.
 District #4
 2494 Grove Way, Apt. 34
 Castro Valley, Ca. 94546
 Email: ginamckay866@yahoo.com

PRIVILEGED AND CONFIDENTIAL COMMUNICATION This e-mail transmission, and any documents, files or previous e-mail messages attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please: (1) immediately notify me by reply e-mail, or by collect telephone call; and (2) destroy the original transmission and its attachments without reading or saving in any manner.

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

From: Candy Chan <user@votervoice.net>
Sent: Monday, December 5, 2022 8:09 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Candy Chan
4976 Romeo Pl Apt Fremont
Fremont, CA 94555
candy2233@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sarah Henrie <sarah.henrie@avenue8.com>
Sent: Monday, December 5, 2022 7:59 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sarah Henrie
969 Karol Way
San Leandro, CA 94577
sarah.henrie@avenue8.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Armando Navas <realtor@navas21.com>
Sent: Monday, December 5, 2022 7:47 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Armando Navas
1409 Elliott Cir
Pleasanton, CA 94566
realtor@navas21.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alessandra Imanabadi <alessandra@123nationwide.com>
Sent: Monday, December 5, 2022 6:19 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Alessandra Imanabadi
PO Box 192262
San Francisco, CA 94119
alessandra@123nationwide.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Charles Tost <user@votervoice.net>
Sent: Monday, December 5, 2022 6:11 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Charles Tost
57 Valais Ct
Fremont, CA 94539
pilot2chef@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Madeline Dutra <user@votervoice.net>
Sent: Monday, December 5, 2022 6:03 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Madeline Dutra
3373 Decoto Rd
Fremont, CA 94555
MCDUTRA@AOL.COM

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jay Zhang <user@votervoice.net>
Sent: Monday, December 5, 2022 5:50 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jay Zhang
6183 Lakeview Cir
San Ramon, CA 94582
jzhang001@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Charlie Chiou <charliebchiou@gmail.com>
Sent: Monday, December 5, 2022 5:50 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Charlie Chiou
804 Polaris Ave
Foster City, CA 94404
charliebchiou@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Paramvir Atwal <paramvira@gmail.com>
Sent: Monday, December 5, 2022 5:42 PM
To: Starratt, Michelle, CDA
Subject: Protect landlords rights

Dear Ms. Starratt,

Landlords should have the option to choose the best tenant possible. If your kids buy rental properties would you want them to deal with a career criminal with a history of violence?

Sincerely,

Paramvir Atwal
3039 Summit Dr
Fremont, CA 94555
paramvira@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kwan Cheung <user@votervoice.net>
Sent: Monday, December 5, 2022 4:50 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kwan Cheung
1912 Via Natal
San Lorenzo, CA 94580
kwanlingcheung@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lannie Mok <lannie.mok@gmail.com>
Sent: Monday, December 5, 2022 4:38 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Lannie Mok
4150 Krolop Rd
Castro Valley, CA 94546
lannie.mok@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: mike chow <user@votervoice.net>
Sent: Monday, December 5, 2022 4:32 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

mike chow
4069 Rosehill Pl
Dublin, CA 94568
datunlu@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Harish Reddy <user@votervoice.net>
Sent: Monday, December 5, 2022 4:27 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Harish Reddy
29050 Logan Way
Hayward, CA 94544
deepsoccer@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mary Florio <mary@maryflorio.com>
Sent: Monday, December 5, 2022 4:24 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Mary Florio
6057 Moores Ave
Newark, CA 94560
mary@maryflorio.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kim Trieu <user@votervoice.net>
Sent: Monday, December 5, 2022 4:17 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kim Trieu
333 W Garvey Ave Apt 1028
Monterey Park, CA 91754
kimtrieu7@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Viviana Cherman <viviana@vivianacherman.com>
Sent: Monday, December 5, 2022 4:14 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Viviana Cherman
127 Spring St
Pleasanton, CA 94566
viviana@vivianacherman.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kay Khan <user@votervoice.net>
Sent: Monday, December 5, 2022 4:01 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kay Khan
34876 Herringbone Way
Union City, CA 94587
kaykhan01@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robert Pace <robertkpace@gmail.com>
Sent: Monday, December 5, 2022 3:41 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Robert Pace
1 Medinah Ct
San Ramon, CA 94583
robertkpace@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Clara Wong <sasa888@hitmail.com>
Sent: Monday, December 5, 2022 3:37 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Clara Wong
39 Hahn St
San Francisco, CA 94134
sasa888@hitmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Heidi Williams <loansbyheidi@gmail.com>
Sent: Monday, December 5, 2022 3:29 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Heidi Williams
3707 Woodruff Ave
Oakland, CA 94602
loansbyheidi@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kenneth Chan <user@votervoice.net>
Sent: Monday, December 5, 2022 3:25 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kenneth Chan
2715 Sulphur Dr
Hayward, CA 94541
kennethchan1@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sandi Gomes <sandigomes1@gmail.com>
Sent: Monday, December 5, 2022 3:27 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Sandi Gomes
5719 Arlene Way
Livermore, CA 94550
sandigomes1@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Catherine Butera <cathybutera@comcast.net>
Sent: Monday, December 5, 2022 2:48 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Catherine Butera
2905 Calle de la Mesa
Pleasanton, CA 94566
cathybutera@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ted Ramos <TedRamos72@gmail.com>
Sent: Monday, December 5, 2022 2:25 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a single family home rental. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Ted Ramos
2387 High Castle Ct
Livermore, CA 94550
TedRamos72@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bruce Baldwin <bruce@brucebaldwin.com>
Sent: Monday, December 5, 2022 2:04 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Bruce Baldwin
803 Saint George Rd
Danville, CA 94526
bruce@brucebaldwin.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marina Rombakh <user@votervoice.net>
Sent: Monday, December 5, 2022 2:00 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

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This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Marina Rombakh
136 Lansberry Ct
Los Gatos, CA 95032
marinarombakh@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ralph Martin <ralph@pmasvcs.com>
Sent: Monday, December 5, 2022 1:31 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ralph Martin
5506 Sunol Blvd Ste 200
Pleasanton, CA 94566
ralph@pmasvcs.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jessica Beebe <jjackson.realestate@gmail.com>
Sent: Monday, December 5, 2022 1:21 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Jessica Beebe
1251 Aster Ln
Livermore, CA 94551
jjackson.realestate@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Stacie Logan <Stacie@genemorganinsurance.com>
Sent: Monday, December 5, 2022 1:17 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Stacie Logan
535 Debra St
Livermore, CA 94550
Stacie@genemorganinsurance.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [Ethan Silverstein](#)
Sent: Monday, December 5, 2022 1:01 PM
To: [Pearce, Jennifer, CDA](#); [Starratt, Michelle, CDA](#); [Valle, Richard, Supy BOS Dist 2](#); [Brown, Dave, BOS Dist 3](#); [Carson, Keith, Supy BOS Dist 5](#)
Subject: Tenant Protection Package
Attachments: 2022-12-05 - Letter to Supervisors re tenant protections.pdf

Dear Supervisors,

Please find the attached letter from ACCE, My Eden Voice, the East Bay Community Law Center, Centro Legal de la Raza, and Eviction Defense Center.

We urge you to pass phase one of the tenant protection package tomorrow. While several small amendments must be made, this should not be a barrier to passing a strong ordinance tomorrow. We thank you for your continued support of tenants.

Please feel free to reach out if you have any questions,

--

Ethan Silverstein (he/him)
Staff Attorney
ACCE Institute

CONFIDENTIALITY NOTICE: This message may contain information that is confidential and/or subject to attorney-client privilege. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy or disclose this message (or any information contained herein or attached hereto). If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message.

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

From: David Cerruti <ddcerruti@gmail.com>
Sent: Monday, December 5, 2022 12:44 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

David Cerruti
1635 Highland Blvd
Hayward, CA 94542
ddcerruti@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Wanda Del Conte <wandadelconte@gmail.com>
Sent: Monday, December 5, 2022 12:46 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Wanda Del Conte
561 Rhea Way
Livermore, CA 94550
wandadelconte@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Manjeet Singh <s.manjeet0609@gmail.com>
Sent: Monday, December 5, 2022 12:16 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Manjeet Singh
15830 Via Marlin
San Lorenzo, CA 94580
s.manjeet0609@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Barry Ly <user@votervoice.net>
Sent: Monday, December 5, 2022 12:17 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Barry Ly
177 Winged Foot Pl
San Ramon, CA 94583
barryly999@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: DeeDee French <user@votervoice.net>
Sent: Monday, December 5, 2022 12:08 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

DeeDee French
1496 N Vasco Rd
Livermore, CA 94551
dfr7930050@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Melrose Forde <melrosehomes@gmail.com>
Sent: Monday, December 5, 2022 12:01 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Melrose Forde
33062 Brockway St
Union City, CA 94587
melrosehomes@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rebecca Jackson <rebeccaj.realestate@gmail.com>
Sent: Monday, December 5, 2022 11:58 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rebecca Jackson
561 Rhea Way
Livermore, CA 94550
rebeccaj.realestate@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Charles Huang <user@votervoice.net>
Sent: Monday, December 5, 2022 11:53 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Charles Huang
3958 Valley Ave Ste B
Pleasanton, CA 94566
z.huang@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ryan Alter <ryanalter@bestproperty4u.com>
Sent: Monday, December 5, 2022 11:51 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Ryan Alter
37222 Towers Way
Fremont, CA 94536
ryanalter@bestproperty4u.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michelle Silva <silvatime59@gmail.com>
Sent: Monday, December 5, 2022 11:22 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Michelle Silva
5308 Franco Ct
Union City, CA 94587
silvatime59@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alyssa Gonzalez <alyssa@hbrteam.com>
Sent: Monday, December 5, 2022 11:23 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Alyssa Gonzalez
347 Sea Wolf Way
Livermore, CA 94550
alyssa@hbrteam.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cameron Bierwith <cbierwith@gmail.com>
Sent: Monday, December 5, 2022 11:12 AM
To: Starratt, Michelle, CDA
Subject: Your making it to expensive to own rental units

Dear Ms. Starratt,

I rely on criminal background checks to ensure the safety of those living near my rental property. .

The Rent Registry ordinance is just too burdensome as well as adding an additional cost to owning the property. All of these laws do is make it more costly to own rental units which makes landlords like myself increase rents, even more, to keep up with the cost.

your goal of affordable housing gets further and fourth way with every new oversight program you add.

If you actually wanted to solve the housing problem you would start to deregulate the market.

Try taking an Econ 101 class this might help your understanding of what policies would actually help.

Sincerely,

Cameron Bierwith
915 Lafayette St Apt Alameda
Alameda, CA 94501
cbierwith@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nancy Terpening <nterpening@earthlink.net>
Sent: Monday, December 5, 2022 11:07 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Nancy Terpening
577 N I St
Livermore, CA 94551
nterpening@earthlink.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judy Rose <judy@judyrose.com>
Sent: Monday, December 5, 2022 11:06 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Judy Rose
1634 Halsey Ave
San Leandro, CA 94578
judy@judyrose.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Johnson Mathews <johnxmat@gmail.com>
Sent: Monday, December 5, 2022 11:06 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Johnson Mathews
34764 Swain Cmn
Fremont, CA 94555
johnxmat@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Xiumei Chen <user@votervoice.net>
Sent: Monday, December 5, 2022 11:01 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord. I saved each penny to invest. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Xiumei Chen
4432 Sargent Ave
Castro Valley, CA 94546
xmchen@rocketmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Norman Bud Cornett <bud@rosspropmgt.com>
Sent: Monday, December 5, 2022 10:57 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Norman Bud Cornett
1811 Santa Rita Rd Ste 100
Pleasanton, CA 94566
bud@rosspropmgt.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marilyn Schumacher <marilynschu@gmail.com>
Sent: Monday, December 5, 2022 10:56 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Marilyn Schumacher
1829 Clinton Ave
Alameda, CA 94501
marilynschu@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: joanna letizia <aapm525@gmail.com>
Sent: Monday, December 5, 2022 10:57 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

joanna letizia
965 Shorepoint Ct
Alameda, CA 94501
aapm525@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Suhas Gandhi <user@votervoice.net>
Sent: Monday, December 5, 2022 10:48 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Suhas Gandhi
6521 Bantry Bay St
Dublin, CA 94568
ajs2jz@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mustafa Khan <bestHomes2019@gmail.com>
Sent: Monday, December 5, 2022 10:31 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Mustafa Khan
902 G St
Union City, CA 94587
bestHomes2019@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Fred Rosales <FredCRosales@gmail.com>
Sent: Monday, December 5, 2022 10:36 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Fred Rosales
4616 Niland St
Union City, CA 94587
FredCRosales@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Raymond Ojeda <user@votervoice.net>
Sent: Monday, December 5, 2022 10:23 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Raymond Ojeda
35722 Dering Pl
Fremont, CA 94536
Raymomd.Ojeda@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judy Liu <user@votervoice.net>
Sent: Monday, December 5, 2022 10:14 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Judy Liu
3918 Boulder Canyon Dr
Castro Valley, CA 94552
judyliu2008@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michelle Lai <user@votervoice.net>
Sent: Monday, December 5, 2022 10:19 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Michelle Lai
1170 Silva Ln
Alameda, CA 94502
michellelai2012@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dorothy Jackson <dorothyjacksonPCI@gmail.com>
Sent: Monday, December 5, 2022 10:17 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Dorothy Jackson
2337 Royal Ann Dr
Union City, CA 94587
dorothyjacksonPCI@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Barbara Duterte <user@votervoice.net>
Sent: Monday, December 5, 2022 10:18 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Barbara Duterte
1163 Lomas Ave
Livermore, CA 94550
bduterte@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Matthew Roe <user@votervoice.net>
Sent: Monday, December 5, 2022 10:17 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Matthew Roe
17943 Vintner Ct
Plymouth, CA 95669
matthewroe@live.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Delores Dee Johnson <user@votervoice.net>
Sent: Monday, December 5, 2022 10:08 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Delores Dee Johnson
816 43rd St
Emeryville, CA 94608
djohnson33@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Anabelle Janik <joyfuljeanius@gmail.com>
Sent: Monday, December 5, 2022 10:09 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Anabelle Janik
24579 Eden Ave
Hayward, CA 94545
joyfuljeanius@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michele Nicol <michelenicol203@gmail.com>
Sent: Monday, December 5, 2022 10:04 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Michele Nicol
18497 Milmar Blvd
Castro Valley, CA 94546
michelenicol203@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mark Kotch <mark@markkotch.com>
Sent: Monday, December 5, 2022 10:00 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mark Kotch
1646 Valley of the Moon Pl
Livermore, CA 94550
mark@markkotch.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mitch Candler <Realtor52mdc@gmail.com>
Sent: Monday, December 5, 2022 9:56 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Mitch Candler
2369 Woodthrush Way
Pleasanton, CA 94566
Realtor52mdc@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Justin Fujikawa <justin.fujikawa@gmail.com>
Sent: Monday, December 5, 2022 9:58 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Justin Fujikawa
220 Helen Way
Livermore, CA 94550
justin.fujikawa@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mitch Candler <Realtor52mdc@gmail.com>
Sent: Monday, December 5, 2022 9:57 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mitch Candler
2369 Woodthrush Way
Pleasanton, CA 94566
Realtor52mdc@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Shelley Stone <dublin.realtor@gmail.com>
Sent: Monday, December 5, 2022 9:52 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

I have several clients who own rental properties. They are very concerned about the latest proposals on the measures that you are looking to attempt to pass in favor of tenants.

If I am unable to check somebody's credit in order to qualify them for one of these rentals then I'm not able to do much. I'm not able to guarantee to the owner that I've done everything I can to make sure I get a qualified tenant in their property. I have already informed all these people that if these proposals pass, I cannot rent their property. For myself, I don't care about losing this business but I do care about my clients and their welfare.

These people want to pass these properties on to their family but they have all indicated they're going to sell their properties rather than try and work with the new framework that is being proposed. I certainly hope that everybody puts their thinking cap on and reconsiders the ramifications of these proposals.

Shelley Stone, Realtor, license number 01404493.

Sincerely,

Shelley Stone
8514 Newry Pl
Dublin, CA 94568
dublin.realtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Paul Ko <user@votervoice.net>
Sent: Monday, December 5, 2022 9:52 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Paul Ko
2446 Humboldt Ave
Oakland, CA 94601
ppaulk105@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Willie Muir <user@votervoice.net>
Sent: Monday, December 5, 2022 9:47 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Willie Muir
PO Box 1217
Vallejo, CA 94590
tonymuirlms@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bhavna Manning <b.manning@kw.com>
Sent: Monday, December 5, 2022 9:46 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Bhavna Manning
417 Amaral Cir
Pleasanton, CA 94566
b.manning@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Allison Brinkerhoff <allison.brinkerhoff@gmail.com>
Sent: Monday, December 5, 2022 9:41 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Allison Brinkerhoff
4939 Elrod Dr
Castro Valley, CA 94546
allison.brinkerhoff@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Otto Catrina <ocatrina@gmail.com>
Sent: Monday, December 5, 2022 9:37 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Otto Catrina
4484 Hillsborough Dr
Castro Valley, CA 94546
ocatrina@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: June Burckhardt <user@votervoice.net>
Sent: Monday, December 5, 2022 9:35 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

June Burckhardt
3172 Trafalgar Rd
Fremont, CA 94555
june.b@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robert Jones <user@votervoice.net>
Sent: Monday, December 5, 2022 9:31 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Robert Jones
142 Joaquin Ave
San Leandro, CA 94577
rbtjonesco@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jocelyn Espejo <jocelynespejo5@gmail.com>
Sent: Monday, December 5, 2022 9:28 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jocelyn Espejo
7501 Sheridan Rd
Sunol, CA 94586
jocelynespejo5@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dianne Richmond, M <dianne888@comcast.net>
Sent: Monday, December 5, 2022 9:20 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Dianne Richmond
1300 Encinal Ave
Alameda, CA 94501
dianne888@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Stephanie Chen <StephanieChenRealEstate@gmail.com>
Sent: Monday, December 5, 2022 9:22 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Stephanie Chen
1022 S Delaware St
San Mateo, CA 94402
StephanieChenRealEstate@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ramez Bahu <ramez@baycrt.com>
Sent: Monday, December 5, 2022 9:18 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Ramez Bahu
3051 Bertolli Dr
Livermore, CA 94550
ramez@baycrt.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mike Mendoza <mike.mendoza@gmail.com>
Sent: Monday, December 5, 2022 9:18 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

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Sincerely,

Mike Mendoza
2062 Halo Ln
Alameda, CA 94501
mike.mendoza@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Silesh Maharaj <silesh4loans@gmail.com>
Sent: Monday, December 5, 2022 9:15 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Silesh Maharaj
24002 Monument Blvd
Hayward, CA 94545
silesh4loans@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marco Pena <marco@keysandhome.com>
Sent: Monday, December 5, 2022 9:18 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Marco Pena
22240 Center St
Castro Valley, CA 94546
marco@keysandhome.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jameel Batshon <jameel@baycrt.com>
Sent: Monday, December 5, 2022 9:14 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jameel Batshon
3583 Milbridge Ct
Dublin, CA 94568
jameel@baycrt.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patrick Jefferis <pj360@comcast.net>
Sent: Monday, December 5, 2022 9:14 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Patrick Jefferis
2172 McLean Pl
Livermore, CA 94550
pj360@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jameel Batshon <jameel@baycrt.com>
Sent: Monday, December 5, 2022 9:14 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

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Sincerely,

Jameel Batshon
3583 Milbridge Ct
Dublin, CA 94568
jameel@baycrt.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lois Cox <user@votervoice.net>
Sent: Monday, December 5, 2022 9:17 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Lois Cox
57 Valais Ct
Fremont, CA 94539
bestcrs@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Harmit S Toor <hdtoor@gmail.com>
Sent: Monday, December 5, 2022 9:15 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Harmit S Toor
872 Chateau Heights Ct
Pleasanton, CA 94566
hdtoor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Andy Knuth <user@votervoice.net>
Sent: Monday, December 5, 2022 9:12 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Andy Knuth
1098 Touriga Pl
Pleasanton, CA 94566
andyknuth@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sunil Deo <sunilrdeo@gmail.com>
Sent: Monday, December 5, 2022 9:14 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sunil Deo
9912 Mangos Dr
San Ramon, CA 94583
sunilrdeo@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ellen Goold <homes@ellengoold.com>
Sent: Monday, December 5, 2022 9:13 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ellen Goold
1326 Hampton Pl
Livermore, CA 94550
homes@ellengoold.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Fabian Moreno <fabian@talk2fabian.com>
Sent: Monday, December 5, 2022 9:07 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Fabian Moreno
915 Old Oak Rd
Livermore, CA 94550
fabian@talk2fabian.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Diane Johansen <djohansen33@gmail.com>
Sent: Monday, December 5, 2022 9:09 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Diane Johansen
16087 Paseo Largavista
San Lorenzo, CA 94580
djohansen33@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lorie Kiser <loriekiser@earthlink.net>
Sent: Monday, December 5, 2022 9:07 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Lorie Kiser
4206 Aberfoil Ave
Oakland, CA 94605
loriekiser@earthlink.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lala Shapona <lalaf@comcast.net>
Sent: Monday, December 5, 2022 9:01 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Lala Shapona
101 Clay St Apt A
San Francisco, CA 94111
lalaf@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nicholas Solis <nick@realnicksolis.com>
Sent: Monday, December 5, 2022 8:46 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Nicholas Solis
6418 Laurel Creek Pl
Livermore, CA 94551
nick@realnicksolis.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Janet Cheung <janetycheung@gmail.com>
Sent: Monday, December 5, 2022 8:46 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Janet Cheung
1122 Admiralty Ln
Alameda, CA 94502
janetycheung@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kenneth Er <ken@youreastbayhome.com>
Sent: Monday, December 5, 2022 8:47 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kenneth Er
5221 Reedley Way
Castro Valley, CA 94546
ken@youreastbayhome.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jill Denton <jill@jilldenton.com>
Sent: Monday, December 5, 2022 8:41 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jill Denton
1520 Oxsen St
Pleasanton, CA 94566
jill@jilldenton.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mike Shaughnessy <mike@rockandassoc.com>
Sent: Monday, December 5, 2022 8:32 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Mike Shaughnessy
1093 River Rock Ln
Danville, CA 94526
mike@rockandassoc.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Joanne McIntyre <user@votervoice.net>
Sent: Monday, December 5, 2022 8:32 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Joanne McIntyre
579 Hagemann Dr
Livermore, CA 94551
jldmcc@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Evelyn Bello-Grant <evelynsbg@gmail.com>
Sent: Monday, December 5, 2022 8:37 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Evelyn Bello-Grant
2237 Pomar Vista St
San Leandro, CA 94578
evelynsbg@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: gerald halligan <user@votervoice.net>
Sent: Monday, December 5, 2022 8:30 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

gerald halligan
41620 Beatrice St
Fremont, CA 94539
ghalligan@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Amanda Goldt <acgoldtpm@prodigy.net>
Sent: Monday, December 5, 2022 8:29 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Amanda Goldt
756 Citrus Ave
Concord, CA 94518
acgoldtpm@prodigy.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Melinda Lane <melinda.lane14@gmail.com>
Sent: Monday, December 5, 2022 8:28 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Melinda Lane
712 Marcella St
Livermore, CA 94550
melinda.lane14@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sandi Ohms <sandi@bayarea-homes.com>
Sent: Monday, December 5, 2022 8:27 AM
To: Starratt, Michelle, CDA
Subject: Want to keep single family homes available to rent? Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sandi Ohms
38120 Lansing Ct
Fremont, CA 94536
sandi@bayarea-homes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Pam Winterbauer <user@votervoice.net>
Sent: Monday, December 5, 2022 8:23 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Pam Winterbauer
425 Marble Canyon Ct
San Ramon, CA 94582
winterpam@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michelle Ward <user@votervoice.net>
Sent: Monday, December 5, 2022 8:19 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Michelle Ward
1045 Sherry Way
Livermore, CA 94550
sasybrneys2@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ash Kumar <user@votervoice.net>
Sent: Monday, December 5, 2022 8:17 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Ash Kumar
41111 Mission Blvd
Fremont, CA 94539
kumarrealtor@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jeanie Reitzell <jr@jrhome11.com>
Sent: Monday, December 5, 2022 8:15 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Jeanie Reitzell
7819 Honors Ct
Pleasanton, CA 94588
jr@jrhome11.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jody Stowers <jody@stowersrealestate.com>
Sent: Monday, December 5, 2022 8:10 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jody Stowers
205 Sycamore Valley Rd W
Danville, CA 94526
jody@stowersrealestate.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Margie Lupo <margielupo@gmail.com>
Sent: Monday, December 5, 2022 8:14 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Margie Lupo
1739 Chardonnay Ln
Brentwood, CA 94513
margielupo@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bill Ghiringhelli <billgman@comcast.net>
Sent: Monday, December 5, 2022 8:10 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Bill Ghiringhelli
8269 Brittany Dr
Dublin, CA 94568
billgman@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: David Weiss <soldbydavidweiss@gmail.com>
Sent: Monday, December 5, 2022 8:08 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

David Weiss
9000 Crow Canyon Rd
Danville, CA 94506
soldbydavidweiss@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Angela Liang <angliangrealtor@gmail.com>
Sent: Monday, December 5, 2022 8:03 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Angela Liang
790 Elsie Ave
San Leandro, CA 94577
angliangrealtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Subramanian Ragavan <user@votervoice.net>
Sent: Monday, December 5, 2022 8:02 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Subramanian Ragavan
35637 Dante Pl
Fremont, CA 94536
fmntguy@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Leah Tounger <leah@leahtounger.com>
Sent: Monday, December 5, 2022 7:52 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Leah Tounger
22064 E Lyndon Loop
Castro Valley, CA 94552
leah@leahtounger.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kathleen Fulmore <4kathleensopinion@gmail.com>
Sent: Monday, December 5, 2022 7:47 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kathleen Fulmore
560 White Fir Dr
San Leandro, CA 94577
4kathleensopinion@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lam Tran <lamtran.akt@gmail.com>
Sent: Monday, December 5, 2022 7:43 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Lam Tran
9310 Benzon Dr
Pleasanton, CA 94588
lamtran.akt@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gina Adamson <gina@adamson.biz>
Sent: Monday, December 5, 2022 7:39 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gina Adamson
1248 Regent St
Alameda, CA 94501
gina@adamson.biz

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Hosein Pedramfard <hpf@pmicontracosta.com>
Sent: Monday, December 5, 2022 7:36 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Hosein Pedramfard
39 Quail Ct
Walnut Creek, CA 94596
hpf@pmicontracosta.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judi Irwin <judi.irwin@gmail.com>
Sent: Monday, December 5, 2022 7:35 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Judi Irwin
5878 Tesla Rd
Livermore, CA 94550
judi.irwin@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jennifer Johnson <Jennifer@jjpm.net>
Sent: Monday, December 5, 2022 7:32 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jennifer Johnson
101 Mills Pl
San Ramon, CA 94583
Jennifer@jjpm.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Christina Trucks <user@votervoice.net>
Sent: Monday, December 5, 2022 7:23 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Christina Trucks
3733 Northridge Dr
Concord, CA 94518
christina_trucks@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nichole Clarkson <ncolerealestate@gmail.com>
Sent: Monday, December 5, 2022 7:29 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property or deciding not to offer it as housing for anyone in the community... Stop penalizing people for working hard and having a business... Start initiating action and funding for actual housing

Sincerely,

Nichole Clarkson
449 Diehl Ave
San Leandro, CA 94577
ncolerealestate@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judy Holthe <jholthe33@gmail.com>
Sent: Monday, December 5, 2022 7:29 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Judy Holthe
3440 W Las Positas Blvd
Pleasanton, CA 94588
jholthe33@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Veera Chandu <agentveerachandu@gmail.com>
Sent: Monday, December 5, 2022 7:26 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Veera Chandu
4812 Cabello Ct
Union City, CA 94587
agentveerachandu@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mike Fracisco <mike@FraciscoRealty.com>
Sent: Monday, December 5, 2022 7:22 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Mike Fracisco
PO Box 472
Pleasanton, CA 94566
mike@FraciscoRealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gordon Corsie <Gordon@thescotsman.com>
Sent: Monday, December 5, 2022 7:10 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gordon Corsie
2587 Skimmer Ct
Pleasanton, CA 94566
Gordon@thescotsman.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tabetha Burklin <tabetha@realestatedepot.biz>
Sent: Monday, December 5, 2022 7:13 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Tabetha Burklin
4749 Bennett Dr
Livermore, CA 94551
tabetha@realestatedepot.biz

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rosalyn Simon <rosalyn@castlewoodinc.com>
Sent: Monday, December 5, 2022 7:18 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Rosalyn Simon
5428 Pleasant Hill Rd
Pleasanton, CA 94588
rosalyn@castlewoodinc.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Meng Wu Moser <4HousesAndLoans@gmail.com>
Sent: Monday, December 5, 2022 7:16 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Meng Wu Moser
3620 Annis Cir
Pleasanton, CA 94588
4HousesAndLoans@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kevin McCallum <Kevin@4YouRealty.com>
Sent: Monday, December 5, 2022 7:19 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Kevin McCallum
214 Windward Cmn
Livermore, CA 94551
Kevin@4YouRealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gauri Kohli <gauri@kohlihomes.com>
Sent: Monday, December 5, 2022 7:07 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gauri Kohli
22 Lava Falls Ct
San Ramon, CA 94582
gauri@kohlihomes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alexander Kiani <Alex@Oak-Realty.com>
Sent: Monday, December 5, 2022 7:05 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Alexander Kiani
PO Box 27503
Oakland, CA 94602
Alex@Oak-Realty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dania R. Alvarez <info@homesbyDania.com>
Sent: Monday, December 5, 2022 7:09 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Dania R. Alvarez
885 Laurel St
Alameda, CA 94501
info@homesbyDania.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Roy Cavellini <royc@roycavellini.com>
Sent: Monday, December 5, 2022 7:08 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Roy Cavellini
1748 College Ave
Livermore, CA 94550
royc@roycavellini.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: DJ Chimpky <DJChimpky@PMDCO.com>
Sent: Monday, December 5, 2022 7:07 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

DJ Chimpky
430 Kingston Dr
Danville, CA 94506
DJChimpky@PMDCO.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jing Zhou <user@votervoice.net>
Sent: Monday, December 5, 2022 3:28 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jing Zhou
784 Sunshine Ct
Fremont, CA 94539
Zhoujf@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Deb Bhattacharjee <dbhattac@gmail.com>
Sent: Monday, December 5, 2022 2:20 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Deb Bhattacharjee
40625 Ladero St
Fremont, CA 94539
dbhattac@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: William Pape <user@votervoice.net>
Sent: Sunday, December 4, 2022 9:49 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

William Pape
906 Neil Way
Hayward, CA 94545
wrpape@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Datta Prasanna Natekar <prn1982@gmail.com>
Sent: Sunday, December 4, 2022 8:53 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw

I am a owner of a property and feel these laws will severely hamper my plans to give it out for rent in future

Sincerely,

Datta Prasanna Natekar
41555 Patton Ter
Fremont, CA 94538
prn1982@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Trish Radovich <calltrish@comcast.net>
Sent: Sunday, December 4, 2022 7:33 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Trish Radovich
4735 Sorani Way
Castro Valley, CA 94546
calltrish@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kumar rao <krao010@gmail.com>
Sent: Sunday, December 4, 2022 7:31 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Kumar rao
PO Box 3071
Fremont, CA 94539
krao010@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Prasad Tadimeti <ptadimeti@gmail.com>
Sent: Sunday, December 4, 2022 6:24 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Prasad Tadimeti
5015 Macarthur Blvd Apt Oakland
Oakland, CA 94619
ptadimeti@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Victoria Colgin <victoria@vcolgin.com>
Sent: Sunday, December 4, 2022 5:00 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Victoria Colgin
5445 Kathy Way
Livermore, CA 94550
victoria@vcolgin.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [App Store](#)
Sent: Sunday, December 4, 2022 3:58 PM
To: [Starratt, Michelle, CDA](#)
Subject: Games so fun, you won't want to be done

 **App Store**

Find it on 

It's game time.

Here are 10 games we recommend.



Triple Tile: Match Puzzle Game
Puzzle
[Get the game >](#)



Dice Craft - 3D Merge Puzzle
Puzzle
[Get the game >](#)



Tilescaping: Zen Tile Matching
Puzzle
[Get the game >](#)



Closet Sort - Sort the goods
Puzzle
[Get the game >](#)



Cross Logic Puzzle Game
Puzzle
[Get the game >](#)



Match Master 3D!
Board
[Get the game >](#)



Ball Sort - Color Puzzle Games
Board
[Get the game >](#)



Mahjong Club - Solitaire Game
Board
[Get the game >](#)



Block Blast-Block Puzzle Games
Puzzle
[Get the game >](#)



Wood Block Puzzle Sudoku
Puzzle
[Get the game >](#)



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**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

From: Gurmukh Maude <gsmaude@usa.net>
Sent: Sunday, December 4, 2022 3:11 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gurmukh Maude
32151 Amelia Ave
Hayward, CA 94544
gsmaude@usa.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kevin Yip <kevin.optima@gmail.com>
Sent: Sunday, December 4, 2022 9:55 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kevin Yip
24225 Santa Clara St
Hayward, CA 94541
kevin.optima@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Shawn Aini <user@votervoice.net>
Sent: Sunday, December 4, 2022 8:32 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Shawn Aini
2440 Camino Ramon
San Ramon, CA 94583
shawnaini@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: becky simpson <simpsonbg@comcast.net>
Sent: Sunday, December 4, 2022 8:21 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords will reduce housing supply

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is going to have the effect of reducing the rental housing supply.

Sincerely,

becky simpson
1428 Lexington Way
Livermore, CA 94550
simpsonbg@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michael Chu <michael.chu@exprealty.com>
Sent: Sunday, December 4, 2022 8:06 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Michael Chu
4523 Meyer Park Cir
Fremont, CA 94536
michael.chu@exprealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Carrie Holden-Griggs <cgriggs@kw.com>
Sent: Saturday, December 3, 2022 9:51 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Carrie Holden-Griggs
340 Riverside Ave
Fremont, CA 94536
cgriggs@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bor Lin <linzpropmanage@gmail.com>
Sent: Saturday, December 3, 2022 8:24 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Bor Lin
39791 Paseo Padre Pkwy # B
Fremont, CA 94538
linzpropmanage@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Carrie Miles <user@votervoice.net>
Sent: Saturday, December 3, 2022 8:14 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Carrie Miles
750 Bancroft Ave
San Leandro, CA 94577
miles Carrie@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Joanne L. Gardiner <joanne@joannegardiner.com>
Sent: Saturday, December 3, 2022 6:41 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Joanne L. Gardiner
2533 Kirkwood Dr
Hayward, CA 94545
joanne@joannegardiner.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Steve Medeiros <stevemedeiros2@gmail.com>
Sent: Saturday, December 3, 2022 5:48 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Steve Medeiros
1181 Old Canyon Rd
Fremont, CA 94536
stevemedeiros2@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kathleen Acton <kathy.acton@bhghome.com>
Sent: Saturday, December 3, 2022 5:06 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Kathleen Acton
65 Wagner Ave
Watsonville, CA 95076
kathy.acton@bhghome.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Manny Daluz <user@votervoice.net>
Sent: Saturday, December 3, 2022 2:51 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Manny Daluz
13502 NE 83rd Cir
Vancouver, WA 98682
mannyroda@me.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [eden realty](#)
Sent: Saturday, December 3, 2022 2:47 PM
To: telldist1@acgov.org; [Wilson, Shawn, BOS Dist 1](#); [Haubert, David, Supv BOS Dist 1](#); [Henninger, Tona, BOS Dist4](#); [Strasburg, Ashley, BOS Dist. 4](#); [BOS District 4](#); [Joshua Howard](#); [Rhovy Lyn Antonio](#); [john sullivan](#); davids@bayeast.org
Cc: [Rivera, Sandra, CDA](#); [Starratt, Michelle, CDA](#); [Pearce, Jennifer, CDA](#); [Labayog, Edward, CDA](#); [Brooks, Larry, CDA](#)
Subject: comments and request for complaint driven rental inspection program to be held in the T&P for further discussion
Attachments: SKMBT_C36022120315000.pdf

g'day everyone

im writing today to submit comments on the proposed rental inspection ordinance on the monday 12-5-22 T&P agenda

unfortunately i cannot attend due to standing staff commitments

in brief...i am suportative of the broad concepts and intent of the ordinance and with having a fair and equitable program for all parties in our community

this takes time and further discussion which is in short supply during the crush of the holidays and year end business

i respectfully request that T&P accept public comments and then hold over the item in committee to allow for further refinement of the pilot program

i repectfully request that folks take notice of supervisor's Haubert's friday 12-2-22 request to hold over the three tenant protections that are on the tuesday 12-6-22 1.00 pm set agenda

in addition i respectfully request that supervisor miley and his staff discuss his request for the redlines amendments requested for the rental housing community on the three tenant protections for possible last minute revisions to the presented final ordinances from the dais on tuesday 12-6-22

in that spirit attached are my redlines on the complaint driven inspection program slidedeck

these are similar to the redlines i submitted to caa staff after last weeks visit about the 12-6 agenda items

thank you for the oppotunity to present my comments to you

i look forward to working with everyone in the new year to further define confirm and implement a program that fair and equitable for all

onward together

tom silva

Thomas R. Silva CPM
Eden Realty / Eden Rehab Corp.
POB 126
San Lorenzo, Ca 94580-0126
voice 510-537-8181
fax 510-537-8338
tom@edenrealty.org
edenrealty@sbcglobal.net
www.edenrealty.org

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

From: Alvaro Duenas <al.duenas.real@gmail.com>
Sent: Saturday, December 3, 2022 2:31 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Alvaro Duenas
2785 8th St
Livermore, CA 94550
al.duenas.real@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Brian LeBow <brianlebow@gmail.com>
Sent: Saturday, December 3, 2022 2:08 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Brian LeBow
4242 E 18th St
Oakland, CA 94601
brianlebow@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mark Hirsch <mark@ntlg.us>
Sent: Saturday, December 3, 2022 1:00 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mark Hirsch
3984 Washington Blvd Unit 332
Fremont, CA 94538
mark@ntlg.us

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Amit Sharma <asish2829@gmail.com>
Sent: Saturday, December 3, 2022 12:53 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Amit Sharma
25840 Scripps St
Hayward, CA 94545
asish2829@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Timothy A Weaver <user@votervoice.net>
Sent: Saturday, December 3, 2022 11:30 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Timothy A Weaver
271 S Sea Way
Livermore, CA 94550
tawcpa2005@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patrick J. Fracisco <user@votervoice.net>
Sent: Saturday, December 3, 2022 11:19 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Patrick J. Fracisco
2604 Lylewood Dr
Pleasanton, CA 94588
pfracisco@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robert Gibbons <rob@rubyhillsales.com>
Sent: Saturday, December 3, 2022 10:33 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Robert Gibbons
2381 Romano Cir
Pleasanton, CA 94566
rob@rubyhillsales.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Navi Dhillon <info@homesbynavi.com>
Sent: Saturday, December 3, 2022 9:35 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Navi Dhillon
874 Rodney Dr
San Leandro, CA 94577
info@homesbynavi.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Junhui Mao <user@votervoice.net>
Sent: Saturday, December 3, 2022 9:00 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Junhui Mao
4680 Woodrose Cir
Dublin, CA 94568
kevin.mao@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Thomas Silva <tom@edenrealty.org>
Sent: Saturday, December 3, 2022 8:48 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Thomas Silva
318 Sunset Blvd
Hayward, CA 94541
tom@edenrealty.org

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patty Watkins <paty@watkinsre.com>
Sent: Saturday, December 3, 2022 8:16 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Patty Watkins
2811 Castro Valley Blvd
Castro Valley, CA 94546
paty@watkinsre.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mike Godfrey <michaelegodfrey@comcast.net>
Sent: Saturday, December 3, 2022 8:11 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mike Godfrey
550 Stetson Way Apt Livermore
Livermore, CA 94551
michaelegodfrey@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tina Jacksonwalda <tjwalda@comcast.net>
Sent: Saturday, December 3, 2022 7:59 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Tina Jacksonwalda
2151 Brandywine Pl
Hayward, CA 94542
tjwalda@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Satish Susheelkar <user@votervoice.net>
Sent: Saturday, December 3, 2022 7:50 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Satish Susheelkar
43981 Boston Ct
Fremont, CA 94539
satishhrms@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tammy Barstow <tammy@292sold.com>
Sent: Saturday, December 3, 2022 7:26 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Tammy Barstow
1932 Parkside Ct
Livermore, CA 94551
tammy@292sold.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sally Bernard <sallybernard@comcast.net>
Sent: Saturday, December 3, 2022 7:15 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sally Bernard
4090 Eagle Nest Ln
Danville, CA 94506
sallybernard@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Calvin Hearn <homes@calvinhearns.net>
Sent: Saturday, December 3, 2022 7:12 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Calvin Hearn
4973 Seneca Park Loop
Fremont, CA 94538
homes@calvinhearns.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kenneth Kremer <user@votervoice.net>
Sent: Saturday, December 3, 2022 6:18 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Kenneth Kremer
22097 Redwood Rd Ste B
Castro Valley, CA 94546
KremerTeam@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sherry Sweeney <ssweeney.6@gmail.com>
Sent: Saturday, December 3, 2022 5:52 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sherry Sweeney
PO Box 1447
Pleasanton, CA 94566
ssweeney.6@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Thiettranh Pham <user@votervoice.net>
Sent: Saturday, December 3, 2022 5:01 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Thiettranh Pham
3723 Old Santa Rita Rd Ste 16
Pleasanton, CA 94588
thiettranhp@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Giao Pham <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:54 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Giao Pham
3723 Old Santa Rita Rd Ste 16
Pleasanton, CA 94588
giaophm@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Vince Tran <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:47 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Vince Tran
3723 Old Santa Rita Rd Ste 16
Pleasanton, CA 94588
omegatintwerks@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Margo Hood <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:46 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Margo Hood
3011 Rockett Dr
Fremont, CA 94538
margohood@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kimthu Pham <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:35 AM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Kimthu Pham
4188 Wilshire Blvd
Oakland, CA 94602
kimthu.pham@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kimthu Pham <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:39 AM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kimthu Pham
4188 Wilshire Blvd
Oakland, CA 94602
kimthu.pham@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Josephine Lim <user@votervoice.net>
Sent: Saturday, December 3, 2022 2:04 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Josephine Lim
4336 Woodcrest Dr
Fremont, CA 94538
josephine_p_lim@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Anjali Lathi <alathi@sbglobal.net>
Sent: Saturday, December 3, 2022 1:51 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers are coming up on three years of trying to survive the Alameda County eviction moratorium. And now outlawing background checks, forcing landlords to share details about their rental business, and putting even more limits on evictions are being considered.

As you know, we already have state laws to protect tenants. Rental property owners don't need more rules that will cause them to go out of business.

It's about time the County helped rental providers STAY in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Thanks for thinking about the effect of these new ordinances and if they will really help renters or just lead to more evictions as more people sell their rental properties.

Sincerely,

Anjali Lathi
1226 Ocaso Camino
Fremont, CA 94539
alathi@sbglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Peter Wardhana <user@votervoice.net>
Sent: Saturday, December 3, 2022 12:16 AM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Peter Wardhana
25757 Silver Canyon Ct
Castro Valley, CA 94552
pwardhana@msn.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cathy Dean <cdeanhomes@gmail.com>
Sent: Friday, December 2, 2022 11:30 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Cathy Dean
6018 Allbrook Cir
Pleasanton, CA 94588
cdeanhomes@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mary Byrne Hernandez <user@votervoice.net>
Sent: Friday, December 2, 2022 11:10 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Mary Byrne Hernandez
515 Gilroy Dr
Capitola, CA 95010
mhernandz@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alice Leung <alice.m.leung@gmail.com>
Sent: Friday, December 2, 2022 10:42 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Alice Leung
33058 Calistoga St
Union City, CA 94587
alice.m.leung@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kanie Lee <user@votervoice.net>
Sent: Friday, December 2, 2022 10:12 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kanie Lee
1318 Sayre St
San Leandro, CA 94579
kaniechoilee@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jane Friedrich <jane@friedrichhomes.com>
Sent: Friday, December 2, 2022 10:00 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jane Friedrich
1247 Hawthorne St
Alameda, CA 94501
jane@friedrichhomes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Chih Wu <chih@chihwu.com>
Sent: Friday, December 2, 2022 10:08 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Chih Wu
1829 Versailles Ave
Alameda, CA 94501
chih@chihwu.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Francoise Hoang <franhoang@gmail.com>
Sent: Friday, December 2, 2022 9:51 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Francoise Hoang
2509 Begonia St
Union City, CA 94587
franhoang@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Chelsey Langan <ChelseyL@gmail.com>
Sent: Friday, December 2, 2022 9:11 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are Unjust and Unfair

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Many rental property owners are single families; not large corporations. Why do you continue to try and handcuff those that generate tax revenue for the state and county and are trying to ensure financial security so we aren't asking for assistance from the county and state?

Sincerely,

Chelsey Langan
2623 Starling Ct
Pleasanton, CA 94566
ChelseyL@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michael Garza <fournewwalls@gmail.com>
Sent: Friday, December 2, 2022 9:17 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property. It's time to pay attention to ALL the people you're sworn to represent, not just a small fragment.

Sincerely,

Michael Garza
120 Thresher Dr
Vallejo, CA 94591
fournewwalls@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jonathan Arguello <user@votervoice.net>
Sent: Friday, December 2, 2022 9:16 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

Alameda County does not support individual providers of rental housing. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

These ordinances are not needed in Alameda County. There is already state law that governs rent increases. Additionally, there is also already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my ability to protect my private property rights. I rely on criminal background checks to ensure the safety of those living near my rental property.

This latest round of rules for individual landlords, on top of a never-ending eviction-moratorium are not sustainable. Such one-sided perspectives would make owning a rental investment too unpredictable and would leave my family in a constant state of financial uncertainty. These type of ordinances will make it too risky for my family to continue owning our retirement rentals in Alameda County. Such ordinances will force us to sell and re-invest into a county that maintains a more balanced and just approach to providing rental housing.

Jonathan Arguello
Alameda County Resident and Individual Rental Property Owner

Sincerely,

Jonathan Arguello
1609 Lexington Ln
Pleasanton, CA 94566
jmsilvercreek@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lynn Levin <user@votervoice.net>
Sent: Friday, December 2, 2022 8:59 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Lynn Levin
3841 Somerset Ave
Castro Valley, CA 94546
lynnlevin@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Fed Up <user@votervoice.net>
Sent: Friday, December 2, 2022 8:55 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Fed Up
6717 Skyview Dr
Oakland, CA 94605
ihatecaliforniagovernment@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Diane McDonald <user@votervoice.net>
Sent: Friday, December 2, 2022 8:40 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Diane McDonald
3166 Belmont Ct
Livermore, CA 94550
dianemcd@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Meera Gupta <user@votervoice.net>
Sent: Friday, December 2, 2022 8:31 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Meera Gupta
224 Castro Ln
Fremont, CA 94539
meeragupta@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jenny Wong <user@votervoice.net>
Sent: Friday, December 2, 2022 8:14 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jenny Wong
46 Meritage Cmn
Livermore, CA 94551
jwongrealtor@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jeff Saccullo <jjsaccullo@gmail.com>
Sent: Friday, December 2, 2022 8:18 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jeff Saccullo
738 Old Oak Rd
Livermore, CA 94550
jjsaccullo@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Stephanie Wedge <stephanie@rockfordrealtyinc.com>
Sent: Friday, December 2, 2022 8:11 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Stephanie Wedge
5967 Corte Arboles
Pleasanton, CA 94566
stephanie@rockfordrealtyinc.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Taraneh Barfeei <accessrealty99@gmail.com>
Sent: Friday, December 2, 2022 7:48 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Taraneh Barfeei
5477 Sontura Ct
Castro Valley, CA 94552
accessrealty99@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Barry Moon <barry.moon.re@gmail.com>
Sent: Friday, December 2, 2022 7:48 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Barry Moon
4638 Myrtle Dr
Dublin, CA 94568
barry.moon.re@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Colleen McKean <colleen@colleenmckean.com>
Sent: Friday, December 2, 2022 7:36 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Colleen McKean
1541 Trimmingham Dr
Pleasanton, CA 94566
colleen@colleenmckean.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Vikki L. Vincenzi <vikki@tricitypropmanagement.com>
Sent: Friday, December 2, 2022 7:24 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Vikki L. Vincenzi
4436 Amador Rd
Fremont, CA 94538
vikki@tricitypropmanagement.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Pawan Gupta <pawan.meera@gmail.com>
Sent: Friday, December 2, 2022 7:23 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Pawan Gupta
224 Castro Ln
Fremont, CA 94539
pawan.meera@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Baljinder Suman <user@votervoice.net>
Sent: Friday, December 2, 2022 7:11 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Baljinder Suman
4586 Porter St
Fremont, CA 94538
baljindersumman@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tom Bigley <tombigleyhomes@gmail.com>
Sent: Friday, December 2, 2022 7:04 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like my clients are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing my clients to share details about their rental business including how much rent is charged, and put even more limits on when a tenant can be evicted. This is just too much.

There are already plenty of state-wide laws to protect tenants. Rental property owners like my clients don't need more rules that are causing them to go out of business.

It's about time the County helped rental providers stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like my clients sell their rental property.

Sincerely,

Tom Bigley
35465 Dumbarton Ct
Newark, CA 94560
tombigleyhomes@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Carol Langevin <c.langevin@comcast.net>
Sent: Friday, December 2, 2022 7:02 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Carol Langevin
457 Walnut Ave
Fremont, CA 94536
c.langevin@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Raul Gonzalez <ubfoothill@gmail.com>
Sent: Friday, December 2, 2022 6:47 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Raul Gonzalez
17600 Madison Ave
Castro Valley, CA 94546
ubfoothill@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jason Chen <user@votervoice.net>
Sent: Friday, December 2, 2022 6:41 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jason Chen
4277 Pickerel Dr
Union City, CA 94587
jchen_5556@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lori Jefferis <lori@remaxaccord.com>
Sent: Friday, December 2, 2022 6:38 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Lori Jefferis
1841 4th St
Livermore, CA 94550
lori@remaxaccord.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Brenda Hernandez <Brenda@FohlAndHernandez.com>
Sent: Friday, December 2, 2022 6:24 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Brenda Hernandez
22326 Main St
Hayward, CA 94541
Brenda@FohlAndHernandez.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rama Mehra <rama@asanterealty.com>
Sent: Friday, December 2, 2022 6:16 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rama Mehra
205 Riverland Ct
San Ramon, CA 94582
rama@asanterealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Violeta Magalang <violetgm@gmail.com>
Sent: Friday, December 2, 2022 6:11 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Violeta Magalang
2806 Sable Oaks Way
Dublin, CA 94568
violetgm@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rhonda Fee <Rhonda@rhondafee.com>
Sent: Friday, December 2, 2022 6:09 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rhonda Fee
4226 Dorman Rd
Pleasanton, CA 94588
Rhonda@rhondafee.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dao Trieu <dao4realtor@gmail.com>
Sent: Friday, December 2, 2022 6:08 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dao Trieu
4802 Barbara Ct
Union City, CA 94587
dao4realtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tim Fiebig <tim@timfiebig.com>
Sent: Friday, December 2, 2022 6:02 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tim Fiebig
2603 Camino Ramon Ste 200
San Ramon, CA 94583
tim@timfiebig.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Arthur Gregorian <user@votervoice.net>
Sent: Friday, December 2, 2022 5:59 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Arthur Gregorian
3906 Linwood Ave
Oakland, CA 94602
raffi_g@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jennifer Chou <user@votervoice.net>
Sent: Friday, December 2, 2022 5:55 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jennifer Chou
655 Garside Ct
San Leandro, CA 94579
oak4jc@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dan Dineen <user@votervoice.net>
Sent: Friday, December 2, 2022 5:51 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dan Dineen
3100 Mowry Ave
Fremont, CA 94538
DANDINEEN@AOL.COM

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kam Moshari <user@votervoice.net>
Sent: Friday, December 2, 2022 5:53 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kam Moshari
PO Box 898
Pleasanton, CA 94566
kamrealtor1@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Estefene Nestor <enestor@kw.com>
Sent: Friday, December 2, 2022 5:49 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Estefene Nestor
2401 Church St
Oakland, CA 94605
enestor@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Heena Balakrish <indianabe1980@gmail.com>
Sent: Friday, December 2, 2022 5:39 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Heena Balakrish
18726 Walnut Rd
Castro Valley, CA 94546
indianabe1980@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gerardo Fern <gerardof71@gmail.com>
Sent: Friday, December 2, 2022 5:35 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Fuck you motherfuckers!

Sincerely,

Gerardo Fern
2347 Main St
Alameda, CA 94501
gerardof71@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sohrab Sangha <sohrab@kismetteam.com>
Sent: Friday, December 2, 2022 5:35 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Sohrab Sangha
31357 San Bruno Ct
Union City, CA 94587
sohrab@kismetteam.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Joe Stevenson <jojersey510@gmail.com>
Sent: Friday, December 2, 2022 5:27 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Joe Stevenson
3476 Monterey Blvd
San Leandro, CA 94578
jojersey510@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Corazon Nunez <user@votervoice.net>
Sent: Friday, December 2, 2022 5:23 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Corazon Nunez
7288 Valley View Ct
Pleasanton, CA 94588
coranunez@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mary Anne Rozsa <marrozsa@comcast.net>
Sent: Friday, December 2, 2022 5:20 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mary Anne Rozsa
1787 Sterling Ct Apt Livermore
Livermore, CA 94550
marrozsa@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Catherine Bierwith <catherine@grr8lif.com>
Sent: Friday, December 2, 2022 5:13 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Catherine Bierwith
563 Creedon Cir
Alameda, CA 94502
catherine@grr8lif.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Shahab Shawn Perleschi <sfbayreagent@gmail.com>
Sent: Friday, December 2, 2022 5:12 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Shahab Shawn Perleschi
229 Arroz Pl
Fremont, CA 94536
sfbayreagent@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Teresa Galvan <realestate@teresagalvan.com>
Sent: Friday, December 2, 2022 5:15 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Teresa Galvan
171 E Sims Rd
Brentwood, CA 94513
realestate@teresagalvan.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sherron Engler <skengler@gmail.com>
Sent: Friday, December 2, 2022 5:13 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sherron Engler
6573 Bellhurst Ln
Castro Valley, CA 94552
skengler@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dorothy Calimeris <user@votervoice.net>
Sent: Friday, December 2, 2022 5:01 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dorothy Calimeris
3900 Linwood Ave
Oakland, CA 94602
dcalimer@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tim Totah <tim@timtotah.com>
Sent: Friday, December 2, 2022 5:04 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Tim Totah
7207 Atlas Peak Dr
Dublin, CA 94568
tim@timtotah.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kevin Brown <kevincontactus@gmail.com>
Sent: Friday, December 2, 2022 4:51 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kevin Brown
5353 College Ave
Oakland, CA 94618
kevincontactus@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [Griston, Beth, CDA](#)
Sent: Friday, December 2, 2022 4:51 PM
To: [Scott, Anjanette, CDA](#); [Lo, John, CDA](#); [Starratt, Michelle, CDA](#)
Subject: RE: Albany Family PAC and gap layering

Hi Anjanette,

Yes -- I sent the PAC via DocuSign this afternoon (and a separate e-mail to you about the format). Once everyone has signed it, I'll send you a combined pdf of the signed PAC & gap layering.

Thanks,
Beth

From: Scott, Anjanette, CDA <Anjanette.Scott@acgov.org>
Sent: Friday, December 2, 2022 2:13 PM
To: Griston, Beth, CDA <Beth.Griston@acgov.org>; Lo, John, CDA <John.Lo@acgov.org>; Starratt, Michelle, CDA <michelle.starratt@acgov.org>
Subject: Albany Family PAC and gap layering

Hi Beth

Can you have me, then, John, then Michelle sign the PAC. After it's signed, can you attach the PDF gap layering doc and send me the final package in one document?

Anjanette Scott
Anjanette Scott LLC
510-717-9471

From: Jing Zhang-Lee <user@votervoice.net>
Sent: Friday, December 2, 2022 4:47 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

As a small landlord, I'm already dealing with difficult tenant who abuses Alameda County eviction moratorium. She cashed relocation check, yet ignored notice of termination of tenancy and refuse to move out or pay rent or go for mediation. I want my house back, yet county allows tenant like her to live in my house for "free" forever. I'm the one who have to pay hefty property tax and other expenses to keep the house.

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jing Zhang-Lee
2649 Mallard Ct
Union City, CA 94587
jingzus@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ben Magalang <ben@selectrealors.net>
Sent: Friday, December 2, 2022 4:47 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Ben Magalang
2806 Sable Oaks Way
Dublin, CA 94568
ben@selectrealors.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tripti Jain <user@votervoice.net>
Sent: Friday, December 2, 2022 4:44 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tripti Jain
4341 W Ruby Hill Dr
Pleasanton, CA 94566
rtrupti@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Daniel Bo <dbo@harvestreg.com>
Sent: Friday, December 2, 2022 4:49 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Daniel Bo
27501 Loyola Ave
Hayward, CA 94545
dbo@harvestreg.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jose Cerda-Zein <jose@cerdazein.com>
Sent: Friday, December 2, 2022 4:47 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Jose Cerda-Zein
1417 Everett St
Alameda, CA 94501
jose@cerdazein.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nirmal Jain <macarthurapt@gmail.com>
Sent: Friday, December 2, 2022 4:42 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Nirmal Jain
PO Box 5093
Pleasanton, CA 94566
macarthurapt@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Linda McCann <lindamccann8@gmail.com>
Sent: Friday, December 2, 2022 4:41 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Linda McCann
1133 Skycrest Dr Apt 2
Walnut Creek, CA 94595
lindamccann8@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rut Brooks <user@votervoice.net>
Sent: Friday, December 2, 2022 4:40 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rut Brooks
1043 Melrose Ave
Alameda, CA 94502
bilge_heckle_0g@icloud.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Frank Kunzfeld <Info@101realtyservices.com>
Sent: Friday, December 2, 2022 4:43 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Frank Kunzfeld
7762 Kelly Canyon Dr
Dublin, CA 94568
Info@101realtyservices.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Roger Tan <bayareadreamhomes@gmail.com>
Sent: Friday, December 2, 2022 4:41 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Roger Tan
7287 Lumbert Hills Dr
Dublin, CA 94568
bayareadreamhomes@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Supakit Khiewdee <user@votervoice.net>
Sent: Friday, December 2, 2022 4:37 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Please try to understand landlord side.

Thank you.

Sincerely,

Supakit Khiewdee
10205 Longfellow Ave
Oakland, CA 94603
st_ram@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Belinda Buchanan <info@belindabuchanan.com>
Sent: Friday, December 2, 2022 4:38 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

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Sincerely,

Belinda Buchanan
6500 Dublin Blvd
Dublin, CA 94568
info@belindabuchanan.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: William Aboumrad <baboumrad@legacyrea.com>
Sent: Friday, December 2, 2022 4:34 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

William Aboumrad
1642 Lodestone Rd
Livermore, CA 94550
baboumrad@legacyrea.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Catherine Bierwith <catherine@grr8lif.com>
Sent: Friday, December 2, 2022 4:33 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Catherine Bierwith
563 Creedon Cir
Alameda, CA 94502
catherine@grr8lif.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Breann Hodges <breann@breannhodes.com>
Sent: Friday, December 2, 2022 4:33 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Breann Hodges
4041 China Ct
Hayward, CA 94542
breann@breannhodes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cedric Meriau <cm@paniak.com>
Sent: Friday, December 2, 2022 4:22 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Cedric Meriau
1536 Filbert St
Oakland, CA 94607
cm@paniak.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Raman Natarajan <mr.raman@gmail.com>
Sent: Friday, December 2, 2022 4:21 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Raman Natarajan
15638 Atlantus Ave
San Leandro, CA 94579
mr.raman@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ralph Watkins <ralph@watkinsre.com>
Sent: Friday, December 2, 2022 4:24 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Ralph Watkins
2811 Castro Valley Blvd # 205
Castro Valley, CA 94546
ralph@watkinsre.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Stephen Lin <slin6640@gmail.com>
Sent: Friday, December 2, 2022 4:25 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Stephen Lin
39901 Lindsay McDermott Ln
Fremont, CA 94538
slin6640@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Amit Patankar <user@votervoice.net>
Sent: Friday, December 2, 2022 4:20 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Amit Patankar
8204 Juniper Ave
Newark, CA 94560
av8ramit@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tracey Esling <tracey@worldviewre.com>
Sent: Friday, December 2, 2022 4:18 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Tracey Esling
1784 Creek Rd
Livermore, CA 94550
tracey@worldviewre.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ronald Gomez <user@votervoice.net>
Sent: Friday, December 2, 2022 4:15 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ronald Gomez
1572 Balein Ct
Hayward, CA 94544
rongomez@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marie Tara <marietararealtor@gmail.com>
Sent: Friday, December 2, 2022 4:14 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Marie Tara
1525 Pico Way
Walnut Creek, CA 94597
marietararealtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rashmi Judge <rashmi@armariohomes.com>
Sent: Friday, December 2, 2022 4:14 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Rashmi Judge
4221 Brindisi Pl
Pleasanton, CA 94566
rashmi@armariohomes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tom Handley <thomashandley@comcast.net>
Sent: Friday, December 2, 2022 4:03 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tom Handley
851 Uinta Ct
Fremont, CA 94536
thomashandley@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dustin Ventura <dustinventura@bestproperty4u.com>
Sent: Friday, December 2, 2022 4:09 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dustin Ventura
37222 Towers Way
Fremont, CA 94536
dustinventura@bestproperty4u.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jack Beite <jbeite@comcast.net>
Sent: Friday, December 2, 2022 4:09 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jack Beite
353 Virginia Dr
Livermore, CA 94550
jbeite@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marcel Chaparteguy <marcelchap@gmail.com>
Sent: Friday, December 2, 2022 4:06 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Marcel Chaparteguy
PO Box 906
Livermore, CA 94551
marcelchap@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marquita Jeffress <marquita.jeff@gmail.com>
Sent: Friday, December 2, 2022 3:55 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Marquita Jeffress
25917 Dollar St
Hayward, CA 94544
marquita.jeff@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Blaise Lofland <user@votervoice.net>
Sent: Friday, December 2, 2022 3:56 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Blaise Lofland
6255 Hansen Dr Apt Pleasanton
Pleasanton, CA 94566
b.lofland@me.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Prasad Bodas <prasad@buysellhome.net>
Sent: Friday, December 2, 2022 3:55 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Prasad Bodas
4952 Conway Ter
Fremont, CA 94555
prasad@buysellhome.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Paula Cavagnaro <user@votervoice.net>
Sent: Friday, December 2, 2022 3:54 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Paula Cavagnaro
4087 Stanford Way
Livermore, CA 94550
cavagnaropaula@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [SharePoint Online](#)
Sent: Friday, December 2, 2022 3:50 PM
To: [Starratt, Michelle, CDA](#)
Subject: The link to "CDA Web" was successfully used

The link you sent to "CDA Web" was clicked!

If this is unexpected, you can open your document and manage its sharing permissions by clicking [here](#).



This link only works for the direct recipients of this message.



[CDA Web](#)

Open

 Microsoft OneDrive

Microsoft respects your privacy. To learn more, please read our [Privacy Statement](#).
Microsoft Corporation, One Microsoft Way, Redmond, WA 98052

[Notification Settings](#)

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

From: Jerry Reynolds <user@votervoice.net>
Sent: Friday, December 2, 2022 3:44 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jerry Reynolds
39465 Paseo Padre Pkwy
Fremont, CA 94538
jerryR19@me.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rob Linderman <rob.linderman@bhhsdrysdale.com>
Sent: Friday, December 2, 2022 3:45 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Rob Linderman
36660 Capistrano Dr
Fremont, CA 94536
rob.linderman@bhhsdrysdale.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Teri Pohl <teri@teripohl.com>
Sent: Friday, December 2, 2022 3:31 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Teri Pohl
4390 1st St
Pleasanton, CA 94566
teri@teripohl.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Henry Deadrich <hank@deadrich.com>
Sent: Friday, December 2, 2022 3:33 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos. Also, exempt up to 10 units that don't have on site management.

Sincerely,

Henry Deadrich
266 Begier Ave
San Leandro, CA 94577
hank@deadrich.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cynthia Greci <homes@cindygreci.com>
Sent: Friday, December 2, 2022 3:36 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Cynthia Greci
68 Alden Ln
Livermore, CA 94550
homes@cindygreci.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Karen Miller <karenmillercrs@gmail.com>
Sent: Friday, December 2, 2022 3:35 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Karen Miller
720 Paru St
Alameda, CA 94501
karenmillercrs@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Craig Ragg <craggre@pacbell.net>
Sent: Friday, December 2, 2022 3:32 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Craig Ragg
17444 San Franciscan Dr
Castro Valley, CA 94552
craggre@pacbell.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Meena Gujral <meena.gujral@gmail.com>
Sent: Friday, December 2, 2022 3:33 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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Sincerely,

Meena Gujral
3171 E Ruby Hill Dr
Pleasanton, CA 94566
meena.gujral@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rehman Farishta <rfdfarishta@gmail.com>
Sent: Friday, December 2, 2022 3:37 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rehman Farishta
431 Casa Blanca Dr
San Jose, CA 95129
rfdfarishta@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tim S. Wang <trwexpert@gmail.com>
Sent: Friday, December 2, 2022 3:36 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

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This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tim S. Wang
41111 Mission Blvd
Fremont, CA 94539
trwexpert@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gautam Roy <gautamsfjnd@gmail.com>
Sent: Friday, December 2, 2022 3:32 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gautam Roy
8327 Regency Dr
Pleasanton, CA 94588
gautamsfjnd@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jennifer Branchini <jbranchini@gmail.com>
Sent: Friday, December 2, 2022 3:37 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jennifer Branchini
5442 Corte Paloma
Pleasanton, CA 94566
jbranchini@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sally Anne Rudloff <user@votervoice.net>
Sent: Friday, December 2, 2022 3:25 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sally Anne Rudloff
1828 Clinton Ave
Alameda, CA 94501
srudloff@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gina Huggins <homes@ginahuggins.com>
Sent: Friday, December 2, 2022 3:29 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gina Huggins
1153 Sherry Way
Livermore, CA 94550
homes@ginahuggins.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: David Wilhite <dwilhite@intero.com>
Sent: Friday, December 2, 2022 3:25 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

David Wilhite
9640 Crow Canyon Rd
Castro Valley, CA 94552
dwilhite@intero.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Daniel Fries <daniel@friesproperties.com>
Sent: Friday, December 2, 2022 3:24 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Daniel Fries
315 J St
Fremont, CA 94536
daniel@friesproperties.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lester Belliveau <les@coldwellbanker.com>
Sent: Friday, December 2, 2022 3:24 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Lester Belliveau
38136 Lansing Ct
Fremont, CA 94536
les@coldwellbanker.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kathy Anderson <kathy@kathyandersonrealty.com>
Sent: Friday, December 2, 2022 3:22 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kathy Anderson
1245 Kings River Rd
Livermore, CA 94550
kathy@kathyandersonrealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jon Meyers <j.m.prescape@gmail.com>
Sent: Friday, December 2, 2022 3:18 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jon Meyers
4846 Kathleen Ave
Castro Valley, CA 94546
j.m.prescape@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Laurie Hall <lauriehall@kw.com>
Sent: Friday, December 2, 2022 3:16 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Laurie Hall
857 Bella Vista Ave
San Leandro, CA 94577
lauriehall@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Joanne Gardiner <joanne@joannegardoner.com>
Sent: Friday, December 2, 2022 3:19 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Joanne Gardiner
2533 Kirkwood Dr
Hayward, CA 94545
joanne@joannegardoner.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tina Hand <tina@tinahandhomes.com>
Sent: Friday, December 2, 2022 3:18 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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Sincerely,

Tina Hand
2179 Grove Way
Castro Valley, CA 94546
tina@tinahandhomes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Chuck Edell <chuck@realtyexperts.com>
Sent: Friday, December 2, 2022 3:19 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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Sincerely,

Chuck Edell
1440 Hardy Pl
Fremont, CA 94536
chuck@realtyexperts.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jane Rowson <janeismyagent@gmail.com>
Sent: Friday, December 2, 2022 3:17 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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Sincerely,

Jane Rowson
22812 Woodroe Ave
Hayward, CA 94541
janeismyagent@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jerry Kumar <jerrykahuja@comcast.net>
Sent: Friday, December 2, 2022 3:16 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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Sincerely,

Jerry Kumar
530 Fawn Glen Dr
Tracy, CA 95376
jerrykahuja@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Janella Anguiano <user@votervoice.net>
Sent: Friday, December 2, 2022 3:12 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Janella Anguiano
22118 Lantana Ct
Castro Valley, CA 94546
janella_sells@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Scott Harrison <user@votervoice.net>
Sent: Friday, December 2, 2022 3:17 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Scott Harrison
8171 Mulberry Pl
Dublin, CA 94568
scottharrisonhomes@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robin West <robin@arobinsnest4u.com>
Sent: Friday, December 2, 2022 3:12 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Robin West
2101 Shoreline Dr Apt 292
Alameda, CA 94501
robin@arobinsnest4u.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Abhi Indap <abhijitindap@kw.com>
Sent: Friday, December 2, 2022 3:15 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Abhi Indap
378 Felipe Cmn
Fremont, CA 94539
abhijitindap@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: William Doerlich <will@willdoerlich.com>
Sent: Friday, December 2, 2022 3:12 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are not Necessary

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

Housing Supply is an area that needs to have incentives not more restrictions. Measures like these discourage the purchase and retention of available rental units by individual investors who are providing a needed service to the community.

The need is for MORE available housing. Good business practices are a benefit to the Owners and the tenants. Restricting the owner of rental properties further does not produce the desired result.

Study after study confirms the more restrictive the laws regarding rental properties the more restricted is the inventory.

I'm a Property Manager who manages a properties for clients. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

William Doerlich
PO Box 1736
San Ramon, CA 94583
will@willdoerlich.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: LaShan Jenkins <LjBeyondtheSale@gmail.com>
Sent: Friday, December 2, 2022 3:10 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

LaShan Jenkins
1569 Solano Ave Apt 655
Berkeley, CA 94707
LjBeyondtheSale@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [Pearce, Jennifer, CDA](#)
Sent: Friday, December 2, 2022 3:19 PM
To: [Starratt, Michelle, CDA](#)
Subject: Re: Drafting Errors - Just Cause, Rent Registry, and Anti-Harassment

This is all the "non-substantive" comments for all the ordinances. They haven't addressed their concern about the 1-4 unit exemption here, however. I think that's coming later -

Jennifer K. Pearce, JD, MPA | Deputy Director

ALAMEDA COUNTY | Community Development Agency

Housing & Community Development Department

224 W. Winton Avenue, Room 108

Hayward, CA 94544-1215

510-670-6474

jennifer.pearce@acgov.org // www.acgov.org/cda

Join HCD's electronic mailing lists: <http://www.acgov.org/cda/hcd/esubscribe.htm>

From: Starratt, Michelle, CDA <michelle.starratt@acgov.org>
Sent: Friday, December 2, 2022 3:15 PM
To: Pearce, Jennifer, CDA <Jennifer.Pearce@acgov.org>
Subject: RE: Drafting Errors - Just Cause, Rent Registry, and Anti-Harassment
Is this just about Just Cause? Or do they also have comments on Rental Registration?

From: Pearce, Jennifer, CDA <Jennifer.Pearce@acgov.org>
Sent: Friday, December 2, 2022 3:01 PM
To: Starratt, Michelle, CDA <michelle.starratt@acgov.org>
Subject: Fw: Drafting Errors - Just Cause, Rent Registry, and Anti-Harassment

Jennifer K. Pearce, JD, MPA | Deputy Director

ALAMEDA COUNTY | Community Development Agency

Housing & Community Development Department

224 W. Winton Avenue, Room 108

Hayward, CA 94544-1215

510-670-6474

jennifer.pearce@acgov.org // www.acgov.org/cda

Join HCD's electronic mailing lists: <http://www.acgov.org/cda/hcd/esubscribe.htm>

From: Ethan Silverstein <esilverstein@calorganize.org>
Sent: Friday, December 2, 2022 2:50 PM
To: Pearce, Jennifer, CDA <Jennifer.Pearce@acgov.org>
Cc: mberlanga <mberlanga@centrolegal.org>; Meghan Gordon <mgordon@ebclc.org>;
lyu@ebclc.org <lyu@ebclc.org>; Jackie Zaneri <jzaneri@calorganize.org>; Leah Simon-Weisberg
<lsw@calorganize.org>; Ting, Sarah, BOS Dist3 <Sarah.Ting@acgov.org>; leo
<leo@myedenvoice.org>; Xavier Johnson <xavier@justcities.work>

Subject: Drafting Errors - Just Cause, Rent Registry, and Anti-Harassment

Hi Jennifer,

ACCE will release a more formal comment addressing the substantive policy issues. However, we wanted to let you know about some problems that seem to be drafting errors. We hope this quick summary will be helpful to your team.

FORMATTING

In Alameda Cty. Code § 3.70.060, Just Causes (E) and (F) are squeezed into the same paragraph as (D).

CONTRADICTORY CAUSES FOR EVICTION FOR SUBLETTING

Alameda Cty. Code § 3.70.060(G) contains two just causes. The portion of (G) that concerns subletting blatantly contradicts the ordinance's seven paragraphs of protections

related to subletting. Subdivision (G) authorizes the eviction of an entire rental unit for any subletting in violation of any lease provision. The portion of subdivision (G) concerning denial of access is already in subdivision (L).

Alameda Cty. Code § 3.70.060(G) needs to be deleted in its entirety.

CONTRADICTORY CAUSES FOR ALLEGED CRIMINAL ACTIVITY

In Section 3.70.060, there is a just cause at Subdivision (F) for "criminal activity" that is followed by an "unlawful purpose" just cause at Subdivision (H). "Unlawful Purpose" is a state law ground for eviction, so there is case law interpreting the standard. "Criminal activity" is a vague standard that will be exploited. For example, a landlord could argue that a tenant could be evicted for writing a bad check in their unit or taking a fraudulent tax deduction. Further, the "criminal activity" cause directly contradicts the protections in the nuisance cause for eviction at Section 3.70.060(K).

Alameda Cty. Code § 3.70.060(F) needs to be deleted in its entirety.

CONTRADICTORY STANDARDS ON EVICTION NOTICE FILING

The ordinances contain three different standards for when a landlord needs to file an eviction notice. Alameda Cty. Code § 6.64.100(B) says landlords have ten days. Alameda Cty. Code § 3.70.080(C) says three days. Alameda Cty. Code § 3.70.060(P) basically says the landlord can do it whenever they want (even the morning of an eviction trial).

To fix this, the county needs to delete Alameda Cty. Code § 6.64.100 and Alameda Cty. Code § 3.70.060(P). What will remain is the three-day filing requirement at Alameda Cty. Code § 3.70.80(C). Whether this standard is three or ten days is not especially important. It just needs to be clear that a landlord actually has to file the notice and can't remedy the issue at the last minute when a tenant attorney calls them on it. Anything short of this will guarantee that the rent registry does not effectively monitor evictions.

ERRONEOUS CITATIONS

Changes in numbering to the just causes were not subsequently implemented into the "Additional Protections" section at 3.70.100. Right now, the "additional protections" only apply if the tenant is evicted for subletting, denying access, or committing crimes. These cites need to be updated to apply to the no-fault causes.

Further, the right to return needs to be applied to Ellis Act. The right to return is allowed by the Ellis act even when a locality does not have rent control. Cal Gov. Code §§ 7060.2(b)(3), 7060.7(d)(2). However, to comply with the Ellis act (as the ordinance specifically calls for), the following text must be appended to section 3.70.100(A).

[For terminations of tenancy under \[insert accurate Ellis Act eviction cause citation\], tenants must advise the landlord in writing within 30 days of the displacement of the Tenant's desire to consider an offer to renew the tenancy and furnish the Landlord with an address to which that offer is to be directed. That Tenant or Former Tenant may advise the owner at any time of a change of address to which an offer is to be directed.](#)

TENANT INFORMATION IN THE RENT REGISTRY

The rent registry should only collect tenant information once rent control is passed. This is because Civil Code section 1947.7(g) only protects this information when there is a local system of rent control.

The language in red should be removed from Alameda Cty. Code § 6.64.050(B)(2).

2. Rental Housing Unit number and address or, if none, other description of all housing units and Mobile Home Park Spaces on the Property, including the size and amenities of the unit and **the names and contact information of the tenants;**

THE ORDINANCES NEED TO HAVE STRONG REMEDIES

Without strong remedies, these ordinances will be violated by landlords as a business practice. Triple damages and attorneys fees are incredibly common in rent ordinances. These remedies are unambiguously legal. Here is a small sample of the many cities that use these remedies in their rent ordinances.

Oakland Mun. Code § 8.22.370(A)(2), Oakland. Mun. Code 8.22.670 (B) and (D), SF Admin Code 37.10B(c)(3), (5), SF Admin Code § 37.9(f), Berkeley Mun. Code § 13.76.150, Alameda Cty. Code § 8.52.170(A), Richmond Mun. Code § 11.102.100(a).

State law specifically states that the attorney's fees remedy is permissible. Cal. Code Civ. Proc § 1033.5(a)(10). State statutes routinely use treble damages in many areas of the law. See Cal. Civ. Code § 3345(b). As the California Court of Appeal stated when upholding these remedies in San

Francisco's rent ordinance, "we know of no authority holding that treble damages are constitutionally defective." *Kelly v. Yee*, 213 Cal. App. 3d 336, 342 (1989). Simply put, these ordinances must have strong remedies, or the county will sanction violations by sophisticated bad actors.

For Just Cause, the county can return the previous remedies.

For anti-harassment, the following language can be appended to Alameda Cty. Code § 6.64.060.

These remedies are based on Oakland's anti-harassment ordinance Oakland. Mun. Code § 8.22.670.

E. Any person who violates, aids, or incites another person to violate section 6.64.060(A) is liable in a court action for each and every such offense for money damages of not less than three times actual damages suffered by an aggrieved Tenant (including damages for mental or emotional distress), or for minimum damages in the sum of one thousand dollars (\$1,000.00), whichever is greater, and whatever other relief the court deems appropriate. In the case of an award of damages for mental or emotional distress, said award shall only be trebled if the trier of fact finds that the Owner acted in knowing violation of or in reckless disregard of section 6.64.060(A). A prevailing tenant shall recover reasonable attorney's fees. The statute of limitations for all remedies under this subdivision is three years.

Keep in mind a tenant can only use these remedies if a landlord is acting in "Bad Faith," which the ordinance defines explicitly.

Thank you for addressing these issues:

--

Ethan Silverstein (he/him)
Staff Attorney
ACCE Institute

CONFIDENTIALITY NOTICE: This message may contain information that is confidential and/or subject to attorney-client privilege. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy or disclose this message (or any information contained herein or attached hereto). If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message.

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

From: Sheila Cunha <sheila@sheilacunha.com>
Sent: Friday, December 2, 2022 3:07 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sheila Cunha
PO Box 2856
Castro Valley, CA 94546
sheila@sheilacunha.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cynthia Dake <homes@cynthiadake.com>
Sent: Friday, December 2, 2022 3:07 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium, which heavily affects good investors. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

So sad - when did this become 'your' will minus the will of the people? It's borderline criminal!

Sincerely,

Cynthia Dake
2300 1st St
Livermore, CA 94550
homes@cynthiadake.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Anthony Arsondi <anthony.arsondi@gmail.com>
Sent: Friday, December 2, 2022 3:09 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Anthony Arsondi
4055 Findlay Way
Livermore, CA 94550
anthony.arsondi@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rachel Saini <rsaini@baycapmtg.com>
Sent: Friday, December 2, 2022 3:09 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Rachel Saini
912 Santa Cruz Dr
Pleasant Hill, CA 94523
rsaini@baycapmtg.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sherry Nigg <sherrynigg@gmail.com>
Sent: Friday, December 2, 2022 3:06 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Sherry Nigg
658 S K St
Livermore, CA 94550
sherrynigg@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Farooq Khan <user@votervoice.net>
Sent: Friday, December 2, 2022 3:05 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Farooq Khan
5324 Tanglewood Park Dr
Fremont, CA 94538
ffk786@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patty Manzi <info@action1pm.com>
Sent: Friday, December 2, 2022 3:08 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Patty Manzi
3521 Olympic Ct S
Pleasanton, CA 94588
info@action1pm.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ana Pacheco <ana@anapacheco.com>
Sent: Friday, December 2, 2022 3:08 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Ana Pacheco
1807 Santa Rita Rd
Pleasanton, CA 94566
ana@anapacheco.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Shirley Nevin <user@votervoice.net>
Sent: Friday, December 2, 2022 3:02 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Shirley Nevin
1095 Hilltop Dr
Redding, CA 96003
shirlnevin@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Danielle Keil <danielle@gotyourkeys.com>
Sent: Friday, December 2, 2022 3:04 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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Sincerely,

Danielle Keil
20273 Patio Dr
Castro Valley, CA 94546
danielle@gotyourkeys.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Juan Ontiveros <user@votervoice.net>
Sent: Friday, December 2, 2022 3:05 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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Sincerely,

Juan Ontiveros
182 Broadway St
Redwood City, CA 94063
juanjose650@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Barry Ripp <barryrippmanager@gmail.com>
Sent: Friday, December 2, 2022 3:05 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Barry Ripp
2850 Montair Way
Union City, CA 94587
barryrippmanager@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Max DeVries <max@maxdevries.com>
Sent: Friday, December 2, 2022 3:06 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Max DeVries
695 Brighton Way
Livermore, CA 94551
max@maxdevries.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michael Huang <michaelhuang510@gmail.com>
Sent: Friday, December 2, 2022 3:08 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

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The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

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Sincerely,

Michael Huang
7841 Pineville Cir
Castro Valley, CA 94552
michaelhuang510@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Guillermo Duran <gduranrealtor@gmail.com>
Sent: Friday, December 2, 2022 3:05 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

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Sincerely,

Guillermo Duran
1231 88th Ave
Oakland, CA 94621
gduranrealtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Daniel Gamache <dan@gamacheteam.com>
Sent: Friday, December 2, 2022 3:07 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Daniel Gamache
4964 Tesla Rd
Livermore, CA 94550
dan@gamacheteam.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judy Grubb <judy@grubbteam.com>
Sent: Friday, December 2, 2022 3:04 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Judy Grubb
20273 Patio Dr
Castro Valley, CA 94546
judy@grubbteam.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ed Jue <ed@edjue.com>
Sent: Friday, December 2, 2022 3:05 PM
To: Starratt, Michelle, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Starratt,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Ed Jue
613 Orion Way
Livermore, CA 94550
ed@edjue.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michael Valentine <michael.valentine@wscnc.com>
Sent: Friday, December 2, 2022 3:03 PM
To: Starratt, Michelle, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Starratt,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Michael Valentine
5344 Tilton Ct
Dublin, CA 94568
michael.valentine@wscnc.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jasbir Gujral <jgujral@comcast.net>
Sent: Friday, December 2, 2022 3:05 PM
To: Starratt, Michelle, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Starratt,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jasbir Gujral
PO Box 1154
Pleasanton, CA 94566
jgujral@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: LUCY RAMOS <lucy@ramosregroup.com>
Sent: Tuesday, December 6, 2022 12:33 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

LUCY RAMOS
2387 High Castle Ct
Livermore, CA 94550
lucy@ramosregroup.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: TED RAMOS <ted@ramosregroup.com>
Sent: Tuesday, December 6, 2022 12:35 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

TED RAMOS
2387 High Castle Ct
Livermore, CA 94550
ted@ramosregroup.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: daniel schaefer <dan_schaefer@comcast.net>
Sent: Tuesday, December 6, 2022 12:32 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

daniel schaefer
313 Ray St
Pleasanton, CA 94566
dan_schaefer@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ming Kin Chan <mchannook@gmail.com>
Sent: Tuesday, December 6, 2022 11:18 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Ming Kin Chan
24036 Myrtle St
Hayward, CA 94541
mchannook@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robert Lewis <lewisbobrealtor@gmail.com>
Sent: Tuesday, December 6, 2022 11:10 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Robert Lewis
4170 Perkins Ct
Fremont, CA 94536
lewisbobrealtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Trang Dunlap <trangsf@gmail.com>
Sent: Tuesday, December 6, 2022 10:54 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Trang Dunlap
38 Castlewood Dr
Pleasanton, CA 94566
trangsf@gmail.com

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From: [Wilson, Shawn, BOS Dist 1](#)
Sent: Tuesday, December 6, 2022 10:25 AM
To: [Rivera, Sandra, CDA](#)
Subject: December 8th Rental

Our office would like to cover the cost for the Coliseum folks renting the Martinelli center..how do I transfer funds to do this?

Shawn Wilson
Chief of Staff
Office of Supervisor David Haubert
Alameda County Board of Supervisors, District 1
4501 Pleasanton Ave. | Pleasanton, CA 94566
(925) 551-6912 | (925) 484-2809 FAX
Shawn.Wilson@acgov.org



[e-Subscribe to D1 website/newsletter updates!](#)

Follow Supervisor Haubert on social media!



From: Olga Lopez <olopez@realtyexperts.com>
Sent: Tuesday, December 6, 2022 9:55 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Olga Lopez
34313 Eucalyptus Ter
Fremont, CA 94555
olopez@realtyexperts.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Steve Fernandes <user@votervoice.net>
Sent: Tuesday, December 6, 2022 9:34 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Steve Fernandes
4165 Amberwood Cir
Pleasanton, CA 94588
sfsilvercreek@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: John Miller <user@votervoice.net>
Sent: Tuesday, December 6, 2022 9:31 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

John Miller
32261 Devonshire St
Union City, CA 94587
millertime777@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Debi Bodan <homes@debibodan.com>
Sent: Tuesday, December 6, 2022 9:15 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Debi Bodan
728 Polaris Way
Livermore, CA 94550
homes@debibodan.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dennis Huang <yungyee84@gmail.com>
Sent: Tuesday, December 6, 2022 7:05 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dennis Huang
39665 Catamaran Ct
Fremont, CA 94538
yungyee84@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bhupiinder Singh <user@votervoice.net>
Sent: Tuesday, December 6, 2022 7:00 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Bhupiinder Singh
349 Valle Vista Ave
Hayward, CA 94544
gagan925@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patricia Rivas <user@votervoice.net>
Sent: Tuesday, December 6, 2022 4:24 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Patricia Rivas
5227 Mohican Way
Antioch, CA 94531
privas1018@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nancy SUTORIUS <nancy@nancysutorius.com>
Sent: Tuesday, December 6, 2022 3:55 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Nancy SUTORIUS
3006 Tonopah Cir Apt Pleasanton
Pleasanton, CA 94588
nancy@nancysutorius.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Soumendra Jhingon <sumijhingon@gmail.com>
Sent: Tuesday, December 6, 2022 2:39 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Soumendra Jhingon
41051 Mission Blvd
Fremont, CA 94539
sumijhingon@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Junxiao Liu <longdiwell@gmail.com>
Sent: Monday, December 5, 2022 11:39 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Junxiao Liu
2341 W AVENUE 133RD
SAN LEANDRO, CA 94577
longdiwell@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Junhua Wang <user@votervoice.net>
Sent: Monday, December 5, 2022 11:21 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Junhua Wang
631 Aztec Ct
Fremont, CA 94539
andywangjh@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Belinda Zhu <user@votervoice.net>
Sent: Monday, December 5, 2022 11:08 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Belinda Zhu
5745 Hanifen Way
Pleasanton, CA 94566
belinda_zhu@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Steve Mok <ssmok@pacbell.net>
Sent: Monday, December 5, 2022 11:04 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Steve Mok
4150 Krolop Rd
Castro Valley, CA 94546
ssmok@pacbell.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alvaro Reynoso <user@votervoice.net>
Sent: Monday, December 5, 2022 10:57 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Alvaro Reynoso
4787 Griffith Ave
Fremont, CA 94538
alreynoso23@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rita Kuo <rckuo@intero.com>
Sent: Monday, December 5, 2022 10:46 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Rita Kuo
951 Mingoia St
Pleasanton, CA 94566
rckuo@intero.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Susan Gao <user@votervoice.net>
Sent: Monday, December 5, 2022 10:29 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Susan Gao
2524 Craneford Way
San Ramon, CA 94582
xz1130@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Wayne Yee <user@votervoice.net>
Sent: Monday, December 5, 2022 9:40 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Wayne Yee
4976 Romeo Pl Apt Fremont
Fremont, CA 94555
wyee11@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Charlene Yip <user@votervoice.net>
Sent: Monday, December 5, 2022 9:39 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Charlene Yip
3 Moss Ln
Emeryville, CA 94608
yohkas@me.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Candy Chan <user@votervoice.net>
Sent: Monday, December 5, 2022 8:09 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Candy Chan
4976 Romeo Pl Apt Fremont
Fremont, CA 94555
candy2233@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sarah Henrie <sarah.henrie@avenue8.com>
Sent: Monday, December 5, 2022 7:59 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sarah Henrie
969 Karol Way
San Leandro, CA 94577
sarah.henrie@avenue8.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Armando Navas <realtor@navas21.com>
Sent: Monday, December 5, 2022 7:47 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Armando Navas
1409 Elliott Cir
Pleasanton, CA 94566
realtor@navas21.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alessandra Imanabadi <alessandra@123nationwide.com>
Sent: Monday, December 5, 2022 6:19 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Alessandra Imanabadi
PO Box 192262
San Francisco, CA 94119
alessandra@123nationwide.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Charles Tost <user@votervoice.net>
Sent: Monday, December 5, 2022 6:11 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Charles Tost
57 Valais Ct
Fremont, CA 94539
pilot2chef@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Madeline Dutra <user@votervoice.net>
Sent: Monday, December 5, 2022 6:03 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Madeline Dutra
3373 Decoto Rd
Fremont, CA 94555
MCDUTRA@AOL.COM

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jay Zhang <user@votervoice.net>
Sent: Monday, December 5, 2022 5:50 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jay Zhang
6183 Lakeview Cir
San Ramon, CA 94582
jzhang001@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Charlie Chiou <charliebchiou@gmail.com>
Sent: Monday, December 5, 2022 5:50 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Charlie Chiou
804 Polaris Ave
Foster City, CA 94404
charliebchiou@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Paramvir Atwal <paramvira@gmail.com>
Sent: Monday, December 5, 2022 5:42 PM
To: Rivera, Sandra, CDA
Subject: Protect landlords rights

Dear Ms. Rivera,

Landlords should have the option to choose the best tenant possible. If your kids buy rental properties would you want them to deal with a career criminal with a history of violence?

Sincerely,

Paramvir Atwal
3039 Summit Dr
Fremont, CA 94555
paramvira@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Theresa DeAnda <poway99@gmail.com>
Sent: Monday, December 5, 2022 5:31 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Theresa DeAnda
36812 2nd St
Fremont, CA 94536
poway99@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kwan Cheung <user@votervoice.net>
Sent: Monday, December 5, 2022 4:50 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kwan Cheung
1912 Via Natal
San Lorenzo, CA 94580
kwanlingcheung@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: mike chow <user@votervoice.net>
Sent: Monday, December 5, 2022 4:32 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

mike chow
4069 Rosehill Pl
Dublin, CA 94568
datunlu@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lannie Mok <lannie.mok@gmail.com>
Sent: Monday, December 5, 2022 4:38 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Lannie Mok
4150 Krolop Rd
Castro Valley, CA 94546
lannie.mok@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Harish Reddy <user@votervoice.net>
Sent: Monday, December 5, 2022 4:27 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Harish Reddy
29050 Logan Way
Hayward, CA 94544
deepsoccer@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mary Florio <mary@maryflorio.com>
Sent: Monday, December 5, 2022 4:24 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Mary Florio
6057 Moores Ave
Newark, CA 94560
mary@maryflorio.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Viviana Cherman <viviana@vivianacherman.com>
Sent: Monday, December 5, 2022 4:14 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Viviana Cherman
127 Spring St
Pleasanton, CA 94566
viviana@vivianacherman.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kim Trieu <user@votervoice.net>
Sent: Monday, December 5, 2022 4:17 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kim Trieu
333 W Garvey Ave Apt 1028
Monterey Park, CA 91754
kimtrieu7@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kay Khan <user@votervoice.net>
Sent: Monday, December 5, 2022 4:01 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kay Khan
34876 Herringbone Way
Union City, CA 94587
kaykhan01@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robert Pace <robertkpace@gmail.com>
Sent: Monday, December 5, 2022 3:41 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Robert Pace
1 Medinah Ct
San Ramon, CA 94583
robertkpace@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Clara Wong <sasa888@hitmail.com>
Sent: Monday, December 5, 2022 3:37 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Clara Wong
39 Hahn St
San Francisco, CA 94134
sasa888@hitmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Heidi Williams <loansbyheidi@gmail.com>
Sent: Monday, December 5, 2022 3:29 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Heidi Williams
3707 Woodruff Ave
Oakland, CA 94602
loansbyheidi@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kenneth Chan <user@votervoice.net>
Sent: Monday, December 5, 2022 3:25 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kenneth Chan
2715 Sulphur Dr
Hayward, CA 94541
kennethchan1@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sandi Gomes <sandigomes1@gmail.com>
Sent: Monday, December 5, 2022 3:27 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Sandi Gomes
5719 Arlene Way
Livermore, CA 94550
sandigomes1@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Catherine Butera <cathybutera@comcast.net>
Sent: Monday, December 5, 2022 2:48 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Catherine Butera
2905 Calle de la Mesa
Pleasanton, CA 94566
cathybutera@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ted Ramos <TedRamos72@gmail.com>
Sent: Monday, December 5, 2022 2:25 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a single family home rental. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Ted Ramos
2387 High Castle Ct
Livermore, CA 94550
TedRamos72@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marina Rombakh <user@votervoice.net>
Sent: Monday, December 5, 2022 2:00 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Marina Rombakh
136 Lansberry Ct
Los Gatos, CA 95032
marinarombakh@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bruce Baldwin <bruce@brucebaldwin.com>
Sent: Monday, December 5, 2022 2:04 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Bruce Baldwin
803 Saint George Rd
Danville, CA 94526
bruce@brucebaldwin.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ralph Martin <ralph@pmasvcs.com>
Sent: Monday, December 5, 2022 1:31 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ralph Martin
5506 Sunol Blvd Ste 200
Pleasanton, CA 94566
ralph@pmasvcs.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jessica Beebe <jjackson.realestate@gmail.com>
Sent: Monday, December 5, 2022 1:21 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jessica Beebe
1251 Aster Ln
Livermore, CA 94551
jjackson.realestate@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Stacie Logan <Stacie@genemorganinsurance.com>
Sent: Monday, December 5, 2022 1:17 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Stacie Logan
535 Debra St
Livermore, CA 94550
Stacie@genemorganinsurance.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Wanda Del Conte <wandadelconte@gmail.com>
Sent: Monday, December 5, 2022 12:46 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Wanda Del Conte
561 Rhea Way
Livermore, CA 94550
wandadelconte@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: David Cerruti <ddcerruti@gmail.com>
Sent: Monday, December 5, 2022 12:44 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

David Cerruti
1635 Highland Blvd
Hayward, CA 94542
ddcerruti@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Barry Ly <user@votervoice.net>
Sent: Monday, December 5, 2022 12:17 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Barry Ly
177 Winged Foot Pl
San Ramon, CA 94583
barryly999@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Manjeet Singh <s.manjeet0609@gmail.com>
Sent: Monday, December 5, 2022 12:16 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Manjeet Singh
15830 Via Marlin
San Lorenzo, CA 94580
s.manjeet0609@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: DeeDee French <user@votervoice.net>
Sent: Monday, December 5, 2022 12:08 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

DeeDee French
1496 N Vasco Rd
Livermore, CA 94551
dfr7930050@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Melrose Forde <melrosehomes@gmail.com>
Sent: Monday, December 5, 2022 12:01 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Melrose Forde
33062 Brockway St
Union City, CA 94587
melrosehomes@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rebecca Jackson <rebeccaj.realestate@gmail.com>
Sent: Monday, December 5, 2022 11:58 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rebecca Jackson
561 Rhea Way
Livermore, CA 94550
rebeccaj.realestate@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ryan Alter <ryanalter@bestproperty4u.com>
Sent: Monday, December 5, 2022 11:51 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Ryan Alter
37222 Towers Way
Fremont, CA 94536
ryanalter@bestproperty4u.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Charles Huang <user@votervoice.net>
Sent: Monday, December 5, 2022 11:53 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Charles Huang
3958 Valley Ave Ste B
Pleasanton, CA 94566
z.huang@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alyssa Gonzalez <alyssa@hbrteam.com>
Sent: Monday, December 5, 2022 11:23 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Alyssa Gonzalez
347 Sea Wolf Way
Livermore, CA 94550
alyssa@hbrteam.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michelle Silva <silvatime59@gmail.com>
Sent: Monday, December 5, 2022 11:22 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Michelle Silva
5308 Franco Ct
Union City, CA 94587
silvatime59@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cameron Bierwith <cbierwith@gmail.com>
Sent: Monday, December 5, 2022 11:12 AM
To: Rivera, Sandra, CDA
Subject: Your making it to expensive to own rental units

Dear Ms. Rivera,

I rely on criminal background checks to ensure the safety of those living near my rental property. .

The Rent Registry ordinance is just too burdensome as well as adding an additional cost to owning the property. All of these laws do is make it more costly to own rental units which makes landlords like myself increase rents, even more, to keep up with the cost.

your goal of affordable housing gets further and fourth way with every new oversight program you add.

If you actually wanted to solve the housing problem you would start to deregulate the market.

Try taking an Econ 101 class this might help your understanding of what policies would actually help.

Sincerely,

Cameron Bierwith
915 Lafayette St Apt Alameda
Alameda, CA 94501
cbierwith@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nancy Terpening <nterpening@earthlink.net>
Sent: Monday, December 5, 2022 11:07 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Nancy Terpening
577 N I St
Livermore, CA 94551
nterpening@earthlink.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Xiumei Chen <user@votervoice.net>
Sent: Monday, December 5, 2022 11:01 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord. I saved each penny to invest. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Xiumei Chen
4432 Sargent Ave
Castro Valley, CA 94546
xmchen@rocketmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Johnson Mathews <johnxmat@gmail.com>
Sent: Monday, December 5, 2022 11:06 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Johnson Mathews
34764 Swain Cmn
Fremont, CA 94555
johnxmat@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judy Rose <judy@judyrose.com>
Sent: Monday, December 5, 2022 11:06 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Judy Rose
1634 Halsey Ave
San Leandro, CA 94578
judy@judyrose.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: joanna letizia <aapm525@gmail.com>
Sent: Monday, December 5, 2022 10:57 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

joanna letizia
965 Shorepoint Ct
Alameda, CA 94501
aapm525@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Norman Bud Cornett <bud@rosspropmgt.com>
Sent: Monday, December 5, 2022 10:57 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Norman Bud Cornett
1811 Santa Rita Rd Ste 100
Pleasanton, CA 94566
bud@rosspropmgt.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marilyn Schumacher <marilyschu@gmail.com>
Sent: Monday, December 5, 2022 10:56 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Marilyn Schumacher
1829 Clinton Ave
Alameda, CA 94501
marilyschu@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Suhas Gandhi <user@votervoice.net>
Sent: Monday, December 5, 2022 10:48 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Suhas Gandhi
6521 Bantry Bay St
Dublin, CA 94568
ajs2jz@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Fred Rosales <FredCRosales@gmail.com>
Sent: Monday, December 5, 2022 10:36 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Fred Rosales
4616 Niland St
Union City, CA 94587
FredCRosales@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mustafa Khan <bestHomes2019@gmail.com>
Sent: Monday, December 5, 2022 10:31 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Mustafa Khan
902 G St
Union City, CA 94587
bestHomes2019@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Raymond Ojeda <user@votervoice.net>
Sent: Monday, December 5, 2022 10:23 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Raymond Ojeda
35722 Dering Pl
Fremont, CA 94536
Raymomd.Ojeda@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Matthew Roe <user@votervoice.net>
Sent: Monday, December 5, 2022 10:17 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Matthew Roe
17943 Vintner Ct
Plymouth, CA 95669
matthewroe@live.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dorothy Jackson <dorothyjacksonPCI@gmail.com>
Sent: Monday, December 5, 2022 10:17 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

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The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Dorothy Jackson
2337 Royal Ann Dr
Union City, CA 94587
dorothyjacksonPCI@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Barbara Duterte <user@votervoice.net>
Sent: Monday, December 5, 2022 10:18 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Barbara Duterte
1163 Lomas Ave
Livermore, CA 94550
bduterte@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michelle Lai <user@votervoice.net>
Sent: Monday, December 5, 2022 10:19 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Michelle Lai
1170 Silva Ln
Alameda, CA 94502
michellelai2012@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judy Liu <user@votervoice.net>
Sent: Monday, December 5, 2022 10:14 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Judy Liu
3918 Boulder Canyon Dr
Castro Valley, CA 94552
judyliu2008@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Anabelle Janik <joyfuljeanius@gmail.com>
Sent: Monday, December 5, 2022 10:09 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Anabelle Janik
24579 Eden Ave
Hayward, CA 94545
joyfuljeanius@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michele Nicol <michelenicol203@gmail.com>
Sent: Monday, December 5, 2022 10:04 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Michele Nicol
18497 Milmar Blvd
Castro Valley, CA 94546
michelenicol203@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Delores Dee Johnson <user@votervoice.net>
Sent: Monday, December 5, 2022 10:08 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Delores Dee Johnson
816 43rd St
Emeryville, CA 94608
djohnson33@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mark Kotch <mark@markkotch.com>
Sent: Monday, December 5, 2022 10:00 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mark Kotch
1646 Valley of the Moon Pl
Livermore, CA 94550
mark@markkotch.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Justin Fujikawa <justin.fujikawa@gmail.com>
Sent: Monday, December 5, 2022 9:58 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Justin Fujikawa
220 Helen Way
Livermore, CA 94550
justin.fujikawa@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mitch Candler <Realtor52mdc@gmail.com>
Sent: Monday, December 5, 2022 9:57 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mitch Candler
2369 Woodthrush Way
Pleasanton, CA 94566
Realtor52mdc@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mitch Candler <Realtor52mdc@gmail.com>
Sent: Monday, December 5, 2022 9:56 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Mitch Candler
2369 Woodthrush Way
Pleasanton, CA 94566
Realtor52mdc@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Shelley Stone <dublin.realtor@gmail.com>
Sent: Monday, December 5, 2022 9:52 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

I have several clients who own rental properties. They are very concerned about the latest proposals on the measures that you are looking to attempt to pass in favor of tenants.

If I am unable to check somebody's credit in order to qualify them for one of these rentals then I'm not able to do much. I'm not able to guarantee to the owner that I've done everything I can to make sure I get a qualified tenant in their property. I have already informed all these people that if these proposals pass, I cannot rent their property. For myself, I don't care about losing this business but I do care about my clients and their welfare.

These people want to pass these properties on to their family but they have all indicated they're going to sell their properties rather than try and work with the new framework that is being proposed. I certainly hope that everybody puts their thinking cap on and reconsiders the ramifications of these proposals.

Shelley Stone, Realtor, license number 01404493.

Sincerely,

Shelley Stone
8514 Newry Pl
Dublin, CA 94568
dublin.realtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Paul Ko <user@votervoice.net>
Sent: Monday, December 5, 2022 9:52 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Paul Ko
2446 Humboldt Ave
Oakland, CA 94601
ppaulk105@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Willie Muir <user@votervoice.net>
Sent: Monday, December 5, 2022 9:47 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Willie Muir
PO Box 1217
Vallejo, CA 94590
tonymuirlms@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bhavna Manning <b.manning@kw.com>
Sent: Monday, December 5, 2022 9:46 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Bhavna Manning
417 Amaral Cir
Pleasanton, CA 94566
b.manning@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Allison Brinkerhoff <allison.brinkerhoff@gmail.com>
Sent: Monday, December 5, 2022 9:41 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Allison Brinkerhoff
4939 Elrod Dr
Castro Valley, CA 94546
allison.brinkerhoff@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Otto Catrina <ocatrina@gmail.com>
Sent: Monday, December 5, 2022 9:37 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Otto Catrina
4484 Hillsborough Dr
Castro Valley, CA 94546
ocatrina@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: June Burckhardt <user@votervoice.net>
Sent: Monday, December 5, 2022 9:35 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

June Burckhardt
3172 Trafalgar Rd
Fremont, CA 94555
june.b@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robert Jones <user@votervoice.net>
Sent: Monday, December 5, 2022 9:31 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Robert Jones
142 Joaquin Ave
San Leandro, CA 94577
rbtjonesco@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dianne Richmond, M <dianne888@comcast.net>
Sent: Monday, December 5, 2022 9:20 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Dianne Richmond
1300 Encinal Ave
Alameda, CA 94501
dianne888@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jocelyn Espejo <jocelynespejo5@gmail.com>
Sent: Monday, December 5, 2022 9:28 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jocelyn Espejo
7501 Sheridan Rd
Sunol, CA 94586
jocelynespejo5@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Stephanie Chen <StephanieChenRealEstate@gmail.com>
Sent: Monday, December 5, 2022 9:22 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Stephanie Chen
1022 S Delaware St
San Mateo, CA 94402
StephanieChenRealEstate@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marco Pena <marco@keysandhome.com>
Sent: Monday, December 5, 2022 9:18 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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Sincerely,

Marco Pena
22240 Center St
Castro Valley, CA 94546
marco@keysandhome.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ramez Bahu <ramez@baycrt.com>
Sent: Monday, December 5, 2022 9:18 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Ramez Bahu
3051 Bertolli Dr
Livermore, CA 94550
ramez@baycrt.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Silesh Maharaj <silesh4loans@gmail.com>
Sent: Monday, December 5, 2022 9:15 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Silesh Maharaj
24002 Monument Blvd
Hayward, CA 94545
silesh4loans@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lois Cox <user@votervoice.net>
Sent: Monday, December 5, 2022 9:17 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Lois Cox
57 Valais Ct
Fremont, CA 94539
bestcrs@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patrick Jefferis <pj360@comcast.net>
Sent: Monday, December 5, 2022 9:14 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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Sincerely,

Patrick Jefferis
2172 McLean Pl
Livermore, CA 94550
pj360@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jameel Batshon <jameel@baycrt.com>
Sent: Monday, December 5, 2022 9:14 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jameel Batshon
3583 Milbridge Ct
Dublin, CA 94568
jameel@baycrt.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Andy Knuth <user@votervoice.net>
Sent: Monday, December 5, 2022 9:12 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Andy Knuth
1098 Touriga Pl
Pleasanton, CA 94566
andyknuth@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jameel Batshon <jameel@baycrt.com>
Sent: Monday, December 5, 2022 9:14 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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Sincerely,

Jameel Batshon
3583 Milbridge Ct
Dublin, CA 94568
jameel@baycrt.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Harmit S Toor <hdtoor@gmail.com>
Sent: Monday, December 5, 2022 9:15 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Harmit S Toor
872 Chateau Heights Ct
Pleasanton, CA 94566
hdtoor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mike Mendoza <mike.mendoza@gmail.com>
Sent: Monday, December 5, 2022 9:18 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

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Sincerely,

Mike Mendoza
2062 Halo Ln
Alameda, CA 94501
mike.mendoza@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sunil Deo <sunilrdeo@gmail.com>
Sent: Monday, December 5, 2022 9:14 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

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Sincerely,

Sunil Deo
9912 Mangos Dr
San Ramon, CA 94583
sunilrdeo@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ellen Goold <homes@ellengoold.com>
Sent: Monday, December 5, 2022 9:13 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ellen Goold
1326 Hampton Pl
Livermore, CA 94550
homes@ellengoold.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Diane Johansen <djohansen33@gmail.com>
Sent: Monday, December 5, 2022 9:09 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Diane Johansen
16087 Paseo Largavista
San Lorenzo, CA 94580
djohansen33@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lorie Kiser <loriekiser@earthlink.net>
Sent: Monday, December 5, 2022 9:07 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Lorie Kiser
4206 Aberfoil Ave
Oakland, CA 94605
loriekiser@earthlink.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lala Shapona <lalaf@comcast.net>
Sent: Monday, December 5, 2022 9:01 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Lala Shapona
101 Clay St Apt A
San Francisco, CA 94111
lalaf@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Fabian Moreno <fabian@talk2fabian.com>
Sent: Monday, December 5, 2022 9:07 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Fabian Moreno
915 Old Oak Rd
Livermore, CA 94550
fabian@talk2fabian.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nicholas Solis <nick@realnicksolis.com>
Sent: Monday, December 5, 2022 8:46 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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Sincerely,

Nicholas Solis
6418 Laurel Creek Pl
Livermore, CA 94551
nick@realnicksolis.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kenneth Er <ken@youreastbayhome.com>
Sent: Monday, December 5, 2022 8:47 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Kenneth Er
5221 Reedley Way
Castro Valley, CA 94546
ken@youreastbayhome.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Janet Cheung <janetycheung@gmail.com>
Sent: Monday, December 5, 2022 8:46 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Janet Cheung
1122 Admiralty Ln
Alameda, CA 94502
janetycheung@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jill Denton <jill@jilldenton.com>
Sent: Monday, December 5, 2022 8:41 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jill Denton
1520 Oxsen St
Pleasanton, CA 94566
jill@jilldenton.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mike Shaughnessy <mike@rockandassoc.com>
Sent: Monday, December 5, 2022 8:32 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Mike Shaughnessy
1093 River Rock Ln
Danville, CA 94526
mike@rockandassoc.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: gerald halligan <user@votervoice.net>
Sent: Monday, December 5, 2022 8:30 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

gerald halligan
41620 Beatrice St
Fremont, CA 94539
ghalligan@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Evelyn Bello-Grant <evelynsbg@gmail.com>
Sent: Monday, December 5, 2022 8:37 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Evelyn Bello-Grant
2237 Pomar Vista St
San Leandro, CA 94578
evelynsbg@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Joanne McIntyre <user@votervoice.net>
Sent: Monday, December 5, 2022 8:32 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Joanne McIntyre
579 Hagemann Dr
Livermore, CA 94551
jldmcc@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Amanda Goldt <acgoldtpm@prodigy.net>
Sent: Monday, December 5, 2022 8:29 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Amanda Goldt
756 Citrus Ave
Concord, CA 94518
acgoldtpm@prodigy.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Melinda Lane <melinda.lane14@gmail.com>
Sent: Monday, December 5, 2022 8:28 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Melinda Lane
712 Marcella St
Livermore, CA 94550
melinda.lane14@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Pam Winterbauer <user@votervoice.net>
Sent: Monday, December 5, 2022 8:23 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Pam Winterbauer
425 Marble Canyon Ct
San Ramon, CA 94582
winterpam@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sandi Ohms <sandi@bayarea-homes.com>
Sent: Monday, December 5, 2022 8:27 AM
To: Rivera, Sandra, CDA
Subject: Want to keep single family homes available to rent? Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sandi Ohms
38120 Lansing Ct
Fremont, CA 94536
sandi@bayarea-homes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michelle Ward <user@votervoice.net>
Sent: Monday, December 5, 2022 8:19 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Michelle Ward
1045 Sherry Way
Livermore, CA 94550
sasybrneys2@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ash Kumar <user@votervoice.net>
Sent: Monday, December 5, 2022 8:17 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ash Kumar
41111 Mission Blvd
Fremont, CA 94539
kumarrealtor@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jeanie Reitzell <jr@jrhome11.com>
Sent: Monday, December 5, 2022 8:15 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Jeanie Reitzell
7819 Honors Ct
Pleasanton, CA 94588
jr@jrhome11.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Margie Lupo <margielupo@gmail.com>
Sent: Monday, December 5, 2022 8:14 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Margie Lupo
1739 Chardonnay Ln
Brentwood, CA 94513
margielupo@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bill Ghiringhelli <billgman@comcast.net>
Sent: Monday, December 5, 2022 8:10 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Bill Ghiringhelli
8269 Brittany Dr
Dublin, CA 94568
billgman@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jody Stowers <jody@stowersrealestate.com>
Sent: Monday, December 5, 2022 8:10 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jody Stowers
205 Sycamore Valley Rd W
Danville, CA 94526
jody@stowersrealestate.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: David Weiss <soldbydavidweiss@gmail.com>
Sent: Monday, December 5, 2022 8:08 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

David Weiss
9000 Crow Canyon Rd
Danville, CA 94506
soldbydavidweiss@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Angela Liang <angliangrealtor@gmail.com>
Sent: Monday, December 5, 2022 8:03 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Angela Liang
790 Elsie Ave
San Leandro, CA 94577
angliangrealtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Subramanian Ragavan <user@votervoice.net>
Sent: Monday, December 5, 2022 8:02 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Subramanian Ragavan
35637 Dante Pl
Fremont, CA 94536
fmntguy@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Leah Tounger <leah@leahtounger.com>
Sent: Monday, December 5, 2022 7:52 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Leah Tounger
22064 E Lyndon Loop
Castro Valley, CA 94552
leah@leahtounger.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lam Tran <lamtran.akt@gmail.com>
Sent: Monday, December 5, 2022 7:43 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Lam Tran
9310 Benzon Dr
Pleasanton, CA 94588
lamtran.akt@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kathleen Fulmore <4kathleensopinion@gmail.com>
Sent: Monday, December 5, 2022 7:47 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kathleen Fulmore
560 White Fir Dr
San Leandro, CA 94577
4kathleensopinion@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gina Adamson <gina@adamson.biz>
Sent: Monday, December 5, 2022 7:39 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gina Adamson
1248 Regent St
Alameda, CA 94501
gina@adamson.biz

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judi Irwin <judi.irwin@gmail.com>
Sent: Monday, December 5, 2022 7:35 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Judi Irwin
5878 Tesla Rd
Livermore, CA 94550
judi.irwin@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Hosein Pedramfard <hpf@pmicontracosta.com>
Sent: Monday, December 5, 2022 7:36 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Hosein Pedramfard
39 Quail Ct
Walnut Creek, CA 94596
hpf@pmicontracosta.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jennifer Johnson <Jennifer@jjpm.net>
Sent: Monday, December 5, 2022 7:32 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jennifer Johnson
101 Mills Pl
San Ramon, CA 94583
Jennifer@jjpm.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nichole Clarkson <ncolerealestate@gmail.com>
Sent: Monday, December 5, 2022 7:29 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property or deciding not to offer it as housing for anyone in the community... Stop penalizing people for working hard and having a business... Start initiating action and funding for actual housing

Sincerely,

Nichole Clarkson
449 Diehl Ave
San Leandro, CA 94577
ncolerealestate@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judy Holthe <jholthe33@gmail.com>
Sent: Monday, December 5, 2022 7:29 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Judy Holthe
3440 W Las Positas Blvd
Pleasanton, CA 94588
jholthe33@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Christina Trucks <user@votervoice.net>
Sent: Monday, December 5, 2022 7:23 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Christina Trucks
3733 Northridge Dr
Concord, CA 94518
christina_trucks@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Veera Chandu <agentveerachandu@gmail.com>
Sent: Monday, December 5, 2022 7:26 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Veera Chandu
4812 Cabello Ct
Union City, CA 94587
agentveerachandu@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mike Fracisco <mike@FraciscoRealty.com>
Sent: Monday, December 5, 2022 7:22 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Mike Fracisco
PO Box 472
Pleasanton, CA 94566
mike@FraciscoRealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Meng Wu Moser <4HousesAndLoans@gmail.com>
Sent: Monday, December 5, 2022 7:16 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Meng Wu Moser
3620 Annis Cir
Pleasanton, CA 94588
4HousesAndLoans@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kevin McCallum <Kevin@4YouRealty.com>
Sent: Monday, December 5, 2022 7:19 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

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I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Kevin McCallum
214 Windward Cmn
Livermore, CA 94551
Kevin@4YouRealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rosalyn Simon <rosalyn@castlewoodinc.com>
Sent: Monday, December 5, 2022 7:18 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Rosalyn Simon
5428 Pleasant Hill Rd
Pleasanton, CA 94588
rosalyn@castlewoodinc.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gordon Corsie <Gordon@thescotsman.com>
Sent: Monday, December 5, 2022 7:10 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gordon Corsie
2587 Skimmer Ct
Pleasanton, CA 94566
Gordon@thescotsman.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tabetha Burklin <tabetha@realestatedepot.biz>
Sent: Monday, December 5, 2022 7:13 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Tabetha Burklin
4749 Bennett Dr
Livermore, CA 94551
tabetha@realestatedepot.biz

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [eden realty](#)
Sent: Monday, December 5, 2022 7:13 AM
To: telldist1@acgov.org; [Wilson, Shawn, BOS Dist 1](#); [Haubert, David, Supv BOS Dist 1](#); [Henninger, Tona, BOS Dist4](#); [Strasburg, Ashley, BOS Dist. 4](#); [BOS District 4](#); [Joshua Howard](#); [Rhovy Lyn Antonio](#); [john sullivan](#); davids@bayeast.org; [Brooks, Larry, CDA](#)
Cc: [Rivera, Sandra, CDA](#); [Starratt, Michelle, CDA](#); [Pearce, Jennifer, CDA](#); [Labayog, Edward, CDA](#)
Subject: Re: comments and request for complaint driven rental inspection program to be held in the T&P for further discussion

Good morning everybody

Larry thank you for getting back to me and spending your Sunday evening working on this I appreciate it

And I'm glad that we've been able to open a discussion about the international property maintenance code versus the uniform building code that we all work under here

My problems with the ipm comes with its existence in Hayward and how it's been used by Hayward staff to abuse property owners and called ticky-tacky fouls which result in hundreds of dollars of fines for failed unit inspection

I personally have been subject to it and I can share you horror stories about the abuses that occurred by city inspectors and how I've had to go to the city manager to get that crap stopped

I should say I got the crap stop for me and my two properties in Hayward but I hear horror stories from other operators every single day about similar abuses and unfortunately they don't have the same access to the fourth floor of the triple seven that I do

As you may also be aware I'm a licensed general contractor working under the uniform building codes and the revisions for the past 35 years

And to be honest uniform building code is a hell of a lot better in the international property maintenance code to accomplish our goal of better housing resources in the unincorporated area

Notice I use the word resources in the staff report they call us the housing stock

We ain't a bunch of cattle

When you take a close look at it we are a very broad-spectrum A very diverse Group of housing provider throughout the unincorporated area

As you know in my email I asked for further discussions about the subject in the new year

We only have two weeks left until the holidays are upon us

These next 10 days calendar is already crowded as all get out right now

I'll be happy to visit with you after the first of the year and we can talk more about this like we did back in the day when you were bringing healthy homes into the area

That's it for now thanks for reaching out to me and I look forward to our conversations in the new year

Tom

Thomas R. Silva CPM
Eden Realty / Eden Rehab Corp.
POB 126
San Lorenzo, Ca 94580-0126
voice 510-537-8181
fax 510-537-8338
tom@edenrealty.org
edenrealty@sbcglobal.net
www.edenrealty.org

On Sunday, December 4, 2022, 07:21:25 PM PST, Brooks, Larry, CDA <larry.brooks@acgov.org> wrote:

Season's Greetings Mr. Silva,

From my perspective, this is indeed good news that you are supportive of these broad concepts and intent behind the ordinance as I know we have spoken on occasion these last ten years regarding rental inspection programs and this sounds like a shift from the past.

However, I wonder in regards to your position on the International Property Maintenance Code, why you believe that there is no need to adopt it when the International Code Council created it? According to the National Center for Healthy Housing:

“Two states – New York and Virginia – and more than 600 local jurisdictions have adopted the IPMC with modifications.

The International Code Council (ICC) published the first edition of the International Property Maintenance Code in 1998. ICC's three charter members of the International Code Council – Building Officials and

Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI) – developed the IPMC as a comprehensive set of regulations for existing buildings that was consistent with the existing model property maintenance codes at the time.. A new edition is promulgated every three years”.

https://nchh.org/resource-library/International%20Code%20Council%20-%20IPMC_1.pdf

RPOA – Michigan's Largest Real Estate Investment (REIA) and Landlord Association has even fought to have some jurisdictions there adopt the IPMC.

<https://rpoaonline.org/helping-the-community/get-the-lead-out/fighting-for-landlords-rights/>

Honestly as a Code Enforcement Officer for nearly 30 years I see the IPMC as simply another tool in the toolbox. And so, I can understand where you would say the current code works fine. However, the codes that are currently used are those developed by the ICC so I would have to believe there is a benefit to having this ICC upgrade.

As you pointed out the current code was adopted with the current system which is much like many other systems in the state that failed to be effective and resulted in the passing of AB 838 which I initially opposed but must now admit the law is a necessary change for the better.

I too look forward to our working in the new year to produce a rental inspection program that meets the expectations of AB 838 and perhaps even exceeds them as there is decades of data that proves the link between health and housing is best served by property maintenance brought about by way of inspections.

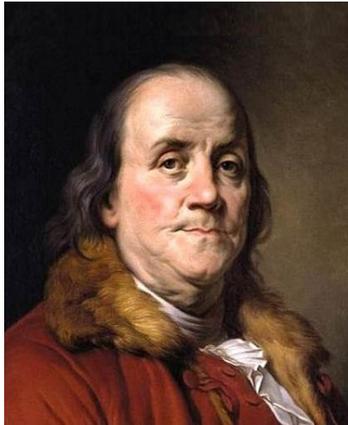
Happy Holidays

LARRY

“Benjamin Franklin said “An Ounce of Prevention is worth a Pound of Cure. He was not talking about health and nutrition at the time,

he said this in reference to Philadelphia not being proactive about preventing fires and preparing their firefighters to fight fires.

He was also lead poisoned as an adult while operating a lead ink printing press and so I believe if alive he would be a healthy housing advocate."



Larry Brooks, BS, MPA, CCEO

CACEO Boardmember

Director

Alameda County Healthy Homes Department

Child Lead Poisoning Prevention Program

Twitter @LawrenceWBrooks

2000 Embarcadero, Suite 300
Oakland, CA 94606
510-567-6852 Fax: 510-567-8272
<http://www.achhd.org/>

"Our Vision is that every person in Alameda County will live in a safe and healthy home."

The Alameda County Healthy Homes Department provides innovative, multi-disciplinary programs that offer consultations, case management, technical assistance, and services to prevent lead poisoning and promote health and safety in the home.



CONFIDENTIALITY NOTICE: This email message including attachments, if any, is intended only for the person(s) or entity(ies) to which it is addressed and may contain confidential and/or privileged materials. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: eden realty <edenrealty@sbcglobal.net>

Sent: Saturday, December 3, 2022 2:47 PM

To: telldist1@acgov.org; Wilson, Shawn, BOS Dist 1 <Shawn.Wilson@acgov.org>; Haubert, David, Supv BOS Dist 1 <David.Haubert@acgov.org>; Henninger, Tona, BOS Dist4 <Tona.Henninger@acgov.org>; Strasburg, Ashley, BOS Dist. 4 <Ashley.Strasburg@acgov.org>; BOS District 4 <bosdist4@acgov.org>; Joshua Howard <jhoward@caanet.org>; Rhovy Lyn Antonio <rantonio@caanet.org>; john sullivan <emeraldprop@sbcglobal.net>; davids@bayeast.org

Cc: Rivera, Sandra, CDA <sandra.rivera@acgov.org>; Starratt, Michelle, CDA <michelle.starratt@acgov.org>; Pearce, Jennifer, CDA <Jennifer.Pearce@acgov.org>; Labayog, Edward, CDA <Edward.Labayog@acgov.org>; Brooks, Larry, CDA <Larry.Brooks@acgov.org>

Subject: comments and request for complaint driven rental inspection program to be held in the T&P for further discussion

g'day everyone

im writing today to submit comments on the proposed rental inspection ordinance on the monday 12-5-22 T&P agenda

unfortunately i cannot attend due to standing staff commitments

in brief...i am suportative of the broad concepts and intent of the ordinance and with having a fair and equitable program for all parties in our community

this takes time and further discussion which is in short supply during the crush of the holidays and year end business

i respectfully request that T&P accept public comments and then hold over the item in committee to allow for further refinement of the pilot program

i repectfully request that folks take notice of supervisor's Haubert's friday 12-2-22 request to hold over the three tenant protections that are on the tuesday 12-6-22 1.00 pm set agenda

in addition i respectfully request that supervisor miley and his staff discuss his request for the redlines amendments requested for the rental housing community on the three tenant protections for possible last minute revisions to the presented final ordinances from the dais on tuesday 12-6-22

in that spirit attached are my redlines on the complaint driven inspection program slidedeck

these are similar to the redlines i submitted to caa staff after last weeks visit about the 12-6 agenda items

thank you for the oppotunity to present my comments to you

i look forward to working with everyone in the new year to further define confirm and implement a program that fair and equitable for all

onward together

tom silva

Thomas R. Silva CPM
Eden Realty / Eden Rehab Corp.
POB 126
San Lorenzo, Ca 94580-0126
voice 510-537-8181
fax 510-537-8338
tom@edenrealty.org
edenrealty@sbcglobal.net
www.edenrealty.org

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

From: Dania R. Alvarez <info@homesbyDania.com>
Sent: Monday, December 5, 2022 7:09 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dania R. Alvarez
885 Laurel St
Alameda, CA 94501
info@homesbyDania.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gauri Kohli <gauri@kohlihomes.com>
Sent: Monday, December 5, 2022 7:07 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gauri Kohli
22 Lava Falls Ct
San Ramon, CA 94582
gauri@kohlihomes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Roy Cavellini <royc@roycavellini.com>
Sent: Monday, December 5, 2022 7:08 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Roy Cavellini
1748 College Ave
Livermore, CA 94550
royc@roycavellini.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: DJ Chimpky <DJChimpky@PMDCO.com>
Sent: Monday, December 5, 2022 7:07 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

DJ Chimpky
430 Kingston Dr
Danville, CA 94506
DJChimpky@PMDCO.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alexander Kiani <Alex@Oak-Realty.com>
Sent: Monday, December 5, 2022 7:05 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Alexander Kiani
PO Box 27503
Oakland, CA 94602
Alex@Oak-Realty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jing Zhou <user@votervoice.net>
Sent: Monday, December 5, 2022 3:28 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jing Zhou
784 Sunshine Ct
Fremont, CA 94539
Zhoujf@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Deb Bhattacharjee <dbhattac@gmail.com>
Sent: Monday, December 5, 2022 2:20 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Deb Bhattacharjee
40625 Ladero St
Fremont, CA 94539
dbhattac@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: William Pape <user@votervoice.net>
Sent: Sunday, December 4, 2022 9:49 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

William Pape
906 Neil Way
Hayward, CA 94545
wrpape@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Datta Prasanna Natekar <prn1982@gmail.com>
Sent: Sunday, December 4, 2022 8:53 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw

I am a owner of a property and feel these laws will severely hamper my plans to give it out for rent in future

Sincerely,

Datta Prasanna Natekar
41555 Patton Ter
Fremont, CA 94538
prn1982@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kumar rao <krao010@gmail.com>
Sent: Sunday, December 4, 2022 7:31 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Kumar rao
PO Box 3071
Fremont, CA 94539
krao010@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Trish Radovich <calltrish@comcast.net>
Sent: Sunday, December 4, 2022 7:33 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Trish Radovich
4735 Sorani Way
Castro Valley, CA 94546
calltrish@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Prasad Tadimeti <ptadimeti@gmail.com>
Sent: Sunday, December 4, 2022 6:24 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Prasad Tadimeti
5015 Macarthur Blvd Apt Oakland
Oakland, CA 94619
ptadimeti@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Victoria Colgin <victoria@vcolgin.com>
Sent: Sunday, December 4, 2022 5:00 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Victoria Colgin
5445 Kathy Way
Livermore, CA 94550
victoria@vcolgin.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gurmukh Maude <gsmaude@usa.net>
Sent: Sunday, December 4, 2022 3:11 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gurmukh Maude
32151 Amelia Ave
Hayward, CA 94544
gsmaude@usa.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kevin Yip <kevin.optima@gmail.com>
Sent: Sunday, December 4, 2022 9:55 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kevin Yip
24225 Santa Clara St
Hayward, CA 94541
kevin.optima@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Shawn Aini <user@votervoice.net>
Sent: Sunday, December 4, 2022 8:32 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Shawn Aini
2440 Camino Ramon
San Ramon, CA 94583
shawnaini@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: becky simpson <simpsonbg@comcast.net>
Sent: Sunday, December 4, 2022 8:21 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords will reduce housing supply

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is going to have the effect of reducing the rental housing supply.

Sincerely,

becky simpson
1428 Lexington Way
Livermore, CA 94550
simpsonbg@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michael Chu <michael.chu@exprealty.com>
Sent: Sunday, December 4, 2022 8:06 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Michael Chu
4523 Meyer Park Cir
Fremont, CA 94536
michael.chu@exprealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Carrie Holden-Griggs <cgriggs@kw.com>
Sent: Saturday, December 3, 2022 9:51 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Carrie Holden-Griggs
340 Riverside Ave
Fremont, CA 94536
cgriggs@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Bor Lin <linzpropmanage@gmail.com>
Sent: Saturday, December 3, 2022 8:24 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Bor Lin
39791 Paseo Padre Pkwy # B
Fremont, CA 94538
linzpropmanage@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Carrie Miles <user@votervoice.net>
Sent: Saturday, December 3, 2022 8:14 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Carrie Miles
750 Bancroft Ave
San Leandro, CA 94577
miles Carrie@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Joanne L. Gardiner <joanne@joannegardiner.com>
Sent: Saturday, December 3, 2022 6:41 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Joanne L. Gardiner
2533 Kirkwood Dr
Hayward, CA 94545
joanne@joannegardiner.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Steve Medeiros <stevemedeiros2@gmail.com>
Sent: Saturday, December 3, 2022 5:48 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Steve Medeiros
1181 Old Canyon Rd
Fremont, CA 94536
stevemedeiros2@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kathleen Acton <kathy.acton@bhghome.com>
Sent: Saturday, December 3, 2022 5:06 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Kathleen Acton
65 Wagner Ave
Watsonville, CA 95076
kathy.acton@bhghome.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Manny Daluz <user@votervoice.net>
Sent: Saturday, December 3, 2022 2:51 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Manny Daluz
13502 NE 83rd Cir
Vancouver, WA 98682
mannyroda@me.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alvaro Duenas <al.duenas.real@gmail.com>
Sent: Saturday, December 3, 2022 2:31 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Alvaro Duenas
2785 8th St
Livermore, CA 94550
al.duenas.real@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Brian LeBow <brianlebow@gmail.com>
Sent: Saturday, December 3, 2022 2:08 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Brian LeBow
4242 E 18th St
Oakland, CA 94601
brianlebow@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mark Hirsch <mark@ntlg.us>
Sent: Saturday, December 3, 2022 1:00 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mark Hirsch
3984 Washington Blvd Unit 332
Fremont, CA 94538
mark@ntlg.us

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Amit Sharma <asish2829@gmail.com>
Sent: Saturday, December 3, 2022 12:53 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Amit Sharma
25840 Scripps St
Hayward, CA 94545
asish2829@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Timothy A Weaver <user@votervoice.net>
Sent: Saturday, December 3, 2022 11:30 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Timothy A Weaver
271 S Sea Way
Livermore, CA 94550
tawcpa2005@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patrick J. Fracisco <user@votervoice.net>
Sent: Saturday, December 3, 2022 11:19 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Patrick J. Fracisco
2604 Lylewood Dr
Pleasanton, CA 94588
pfracisco@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robert Gibbons <rob@rubyhillsales.com>
Sent: Saturday, December 3, 2022 10:33 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Robert Gibbons
2381 Romano Cir
Pleasanton, CA 94566
rob@rubyhillsales.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Navi Dhillon <info@homesbynavi.com>
Sent: Saturday, December 3, 2022 9:35 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Navi Dhillon
874 Rodney Dr
San Leandro, CA 94577
info@homesbynavi.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Junhui Mao <user@votervoice.net>
Sent: Saturday, December 3, 2022 9:00 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Junhui Mao
4680 Woodrose Cir
Dublin, CA 94568
kevin.mao@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Thomas Silva <tom@edenrealty.org>
Sent: Saturday, December 3, 2022 8:48 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Thomas Silva
318 Sunset Blvd
Hayward, CA 94541
tom@edenrealty.org

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patty Watkins <paty@watkinsre.com>
Sent: Saturday, December 3, 2022 8:16 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Patty Watkins
2811 Castro Valley Blvd
Castro Valley, CA 94546
paty@watkinsre.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mike Godfrey <michaelegodfrey@comcast.net>
Sent: Saturday, December 3, 2022 8:11 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mike Godfrey
550 Stetson Way Apt Livermore
Livermore, CA 94551
michaelegodfrey@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tina Jacksonwalda <tjwalda@comcast.net>
Sent: Saturday, December 3, 2022 7:59 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Tina Jacksonwalda
2151 Brandywine Pl
Hayward, CA 94542
tjwalda@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Satish Susheelkar <user@votervoice.net>
Sent: Saturday, December 3, 2022 7:50 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Satish Susheelkar
43981 Boston Ct
Fremont, CA 94539
satishhrms@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tammy Barstow <tammy@292sold.com>
Sent: Saturday, December 3, 2022 7:26 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Tammy Barstow
1932 Parkside Ct
Livermore, CA 94551
tammy@292sold.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sally Bernard <sallybernard@comcast.net>
Sent: Saturday, December 3, 2022 7:15 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sally Bernard
4090 Eagle Nest Ln
Danville, CA 94506
sallybernard@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Calvin Hearn <homes@calvinhearns.net>
Sent: Saturday, December 3, 2022 7:12 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Calvin Hearn
4973 Seneca Park Loop
Fremont, CA 94538
homes@calvinhearns.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kenneth Kremer <user@votervoice.net>
Sent: Saturday, December 3, 2022 6:18 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kenneth Kremer
22097 Redwood Rd Ste B
Castro Valley, CA 94546
KremerTeam@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sherry Sweeney <ssweeney.6@gmail.com>
Sent: Saturday, December 3, 2022 5:52 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sherry Sweeney
PO Box 1447
Pleasanton, CA 94566
ssweeney.6@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Thiettranh Pham <user@votervoice.net>
Sent: Saturday, December 3, 2022 5:01 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Thiettranh Pham
3723 Old Santa Rita Rd Ste 16
Pleasanton, CA 94588
thiettranhp@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Giao Pham <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:54 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Giao Pham
3723 Old Santa Rita Rd Ste 16
Pleasanton, CA 94588
giaophm@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Vince Tran <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:47 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Vince Tran
3723 Old Santa Rita Rd Ste 16
Pleasanton, CA 94588
omegatintwerks@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Margo Hood <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:46 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Margo Hood
3011 Rockett Dr
Fremont, CA 94538
margohood@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kimthu Pham <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:35 AM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Kimthu Pham
4188 Wilshire Blvd
Oakland, CA 94602
kimthu.pham@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kimthu Pham <user@votervoice.net>
Sent: Saturday, December 3, 2022 4:39 AM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Kimthu Pham
4188 Wilshire Blvd
Oakland, CA 94602
kimthu.pham@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Josephine Lim <user@votervoice.net>
Sent: Saturday, December 3, 2022 2:04 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Josephine Lim
4336 Woodcrest Dr
Fremont, CA 94538
josephine_p_lim@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Anjali Lathi <alathi@sbglobal.net>
Sent: Saturday, December 3, 2022 1:51 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers are coming up on three years of trying to survive the Alameda County eviction moratorium. And now outlawing background checks, forcing landlords to share details about their rental business, and putting even more limits on evictions are being considered.

As you know, we already have state laws to protect tenants. Rental property owners don't need more rules that will cause them to go out of business.

It's about time the County helped rental providers STAY in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Thanks for thinking about the effect of these new ordinances and if they will really help renters or just lead to more evictions as more people sell their rental properties.

Sincerely,

Anjali Lathi
1226 Ocaso Camino
Fremont, CA 94539
alathi@sbglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Peter Wardhana <user@votervoice.net>
Sent: Saturday, December 3, 2022 12:16 AM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Peter Wardhana
25757 Silver Canyon Ct
Castro Valley, CA 94552
pwardhana@msn.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cathy Dean <cdeanhomes@gmail.com>
Sent: Friday, December 2, 2022 11:30 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Cathy Dean
6018 Allbrook Cir
Pleasanton, CA 94588
cdeanhomes@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mary Byrne Hernandez <user@votervoice.net>
Sent: Friday, December 2, 2022 11:10 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Mary Byrne Hernandez
515 Gilroy Dr
Capitola, CA 95010
mhernandz@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Alice Leung <alice.m.leung@gmail.com>
Sent: Friday, December 2, 2022 10:42 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Alice Leung
33058 Calistoga St
Union City, CA 94587
alice.m.leung@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kanie Lee <user@votervoice.net>
Sent: Friday, December 2, 2022 10:12 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kanie Lee
1318 Sayre St
San Leandro, CA 94579
kaniechoilee@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jane Friedrich <jane@friedrichhomes.com>
Sent: Friday, December 2, 2022 10:00 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jane Friedrich
1247 Hawthorne St
Alameda, CA 94501
jane@friedrichhomes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Chih Wu <chih@chihwu.com>
Sent: Friday, December 2, 2022 10:08 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Chih Wu
1829 Versailles Ave
Alameda, CA 94501
chih@chihwu.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Francoise Hoang <franhoang@gmail.com>
Sent: Friday, December 2, 2022 9:51 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Francoise Hoang
2509 Begonia St
Union City, CA 94587
franhoang@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michael Garza <fournewwalls@gmail.com>
Sent: Friday, December 2, 2022 9:17 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property. It's time to pay attention to ALL the people you're sworn to represent, not just a small fragment.

Sincerely,

Michael Garza
120 Thresher Dr
Vallejo, CA 94591
fournewwalls@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Chelsey Langan <ChelseyL@gmail.com>
Sent: Friday, December 2, 2022 9:11 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are Unjust and Unfair

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Many rental property owners are single families; not large corporations. Why do you continue to try and handcuff those that generate tax revenue for the state and county and are trying to ensure financial security so we aren't asking for assistance from the county and state?

Sincerely,

Chelsey Langan
2623 Starling Ct
Pleasanton, CA 94566
ChelseyL@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jonathan Arguello <user@votervoice.net>
Sent: Friday, December 2, 2022 9:16 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

Alameda County does not support individual providers of rental housing. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

These ordinances are not needed in Alameda County. There is already state law that governs rent increases. Additionally, there is also already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my ability to protect my private property rights. I rely on criminal background checks to ensure the safety of those living near my rental property.

This latest round of rules for individual landlords, on top of a never-ending eviction-moratorium are not sustainable. Such one-sided perspectives would make owning a rental investment too unpredictable and would leave my family in a constant state of financial uncertainty. These type of ordinances will make it too risky for my family to continue owning our retirement rentals in Alameda County. Such ordinances will force us to sell and re-invest into a county that maintains a more balanced and just approach to providing rental housing.

Jonathan Arguello
Alameda County Resident and Individual Rental Property Owner

Sincerely,

Jonathan Arguello
1609 Lexington Ln
Pleasanton, CA 94566
jmsilvercreek@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lynn Levin <user@votervoice.net>
Sent: Friday, December 2, 2022 8:59 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Lynn Levin
3841 Somerset Ave
Castro Valley, CA 94546
lynnlevin@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Fed Up <user@votervoice.net>
Sent: Friday, December 2, 2022 8:55 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Fed Up
6717 Skyview Dr
Oakland, CA 94605
ihatecaliforniagovernment@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Diane McDonald <user@votervoice.net>
Sent: Friday, December 2, 2022 8:40 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Diane McDonald
3166 Belmont Ct
Livermore, CA 94550
dianemcd@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Meera Gupta <user@votervoice.net>
Sent: Friday, December 2, 2022 8:31 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Meera Gupta
224 Castro Ln
Fremont, CA 94539
meeragupta@sbcglobal.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Stephanie Wedge <stephanie@rockfordrealtyinc.com>
Sent: Friday, December 2, 2022 8:11 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Stephanie Wedge
5967 Corte Arboles
Pleasanton, CA 94566
stephanie@rockfordrealtyinc.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jenny Wong <user@votervoice.net>
Sent: Friday, December 2, 2022 8:14 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jenny Wong
46 Meritage Cmn
Livermore, CA 94551
jwongrealtor@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jeff Saccullo <jjsaccullo@gmail.com>
Sent: Friday, December 2, 2022 8:18 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jeff Saccullo
738 Old Oak Rd
Livermore, CA 94550
jjsaccullo@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Taraneh Barfeei <accessrealty99@gmail.com>
Sent: Friday, December 2, 2022 7:48 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Taraneh Barfeei
5477 Sontura Ct
Castro Valley, CA 94552
accessrealty99@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Barry Moon <barry.moon.re@gmail.com>
Sent: Friday, December 2, 2022 7:48 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Barry Moon
4638 Myrtle Dr
Dublin, CA 94568
barry.moon.re@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Colleen McKean <colleen@colleenmckean.com>
Sent: Friday, December 2, 2022 7:36 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Colleen McKean
1541 Trimmingham Dr
Pleasanton, CA 94566
colleen@colleenmckean.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Vikki L. Vincenzi <vikki@tricitypropmanagement.com>
Sent: Friday, December 2, 2022 7:24 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Vikki L. Vincenzi
4436 Amador Rd
Fremont, CA 94538
vikki@tricitypropmanagement.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Pawan Gupta <pawan.meera@gmail.com>
Sent: Friday, December 2, 2022 7:23 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Pawan Gupta
224 Castro Ln
Fremont, CA 94539
pawan.meera@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Baljinder Suman <user@votervoice.net>
Sent: Friday, December 2, 2022 7:11 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Baljinder Suman
4586 Porter St
Fremont, CA 94538
baljindersumman@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tom Bigley <tombigleyhomes@gmail.com>
Sent: Friday, December 2, 2022 7:04 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like my clients are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing my clients to share details about their rental business including how much rent is charged, and put even more limits on when a tenant can be evicted. This is just too much.

There are already plenty of state-wide laws to protect tenants. Rental property owners like my clients don't need more rules that are causing them to go out of business.

It's about time the County helped rental providers stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like my clients sell their rental property.

Sincerely,

Tom Bigley
35465 Dumbarton Ct
Newark, CA 94560
tombigleyhomes@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Carol Langevin <c.langevin@comcast.net>
Sent: Friday, December 2, 2022 7:02 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Carol Langevin
457 Walnut Ave
Fremont, CA 94536
c.langevin@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Raul Gonzalez <ubfoothill@gmail.com>
Sent: Friday, December 2, 2022 6:47 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Raul Gonzalez
17600 Madison Ave
Castro Valley, CA 94546
ubfoothill@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jason Chen <user@votervoice.net>
Sent: Friday, December 2, 2022 6:41 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jason Chen
4277 Pickerel Dr
Union City, CA 94587
jchen_5556@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lori Jefferis <lori@remaxaccord.com>
Sent: Friday, December 2, 2022 6:38 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Lori Jefferis
1841 4th St
Livermore, CA 94550
lori@remaxaccord.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Brenda Hernandez <Brenda@FohlAndHernandez.com>
Sent: Friday, December 2, 2022 6:24 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Brenda Hernandez
22326 Main St
Hayward, CA 94541
Brenda@FohlAndHernandez.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rama Mehra <rama@asanterealty.com>
Sent: Friday, December 2, 2022 6:16 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rama Mehra
205 Riverland Ct
San Ramon, CA 94582
rama@asanterealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Violeta Magalang <violetgm@gmail.com>
Sent: Friday, December 2, 2022 6:11 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Violeta Magalang
2806 Sable Oaks Way
Dublin, CA 94568
violetgm@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dao Trieu <dao4realtor@gmail.com>
Sent: Friday, December 2, 2022 6:08 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dao Trieu
4802 Barbara Ct
Union City, CA 94587
dao4realtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rhonda Fee <Rhonda@rhondafee.com>
Sent: Friday, December 2, 2022 6:09 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rhonda Fee
4226 Dorman Rd
Pleasanton, CA 94588
Rhonda@rhondafee.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tim Fiebig <tim@timfiebig.com>
Sent: Friday, December 2, 2022 6:02 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tim Fiebig
2603 Camino Ramon Ste 200
San Ramon, CA 94583
tim@timfiebig.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jennifer Chou <user@votervoice.net>
Sent: Friday, December 2, 2022 5:55 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jennifer Chou
655 Garside Ct
San Leandro, CA 94579
oak4jc@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kam Moshari <user@votervoice.net>
Sent: Friday, December 2, 2022 5:53 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kam Moshari
PO Box 898
Pleasanton, CA 94566
kamrealtor1@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Arthur Gregorian <user@votervoice.net>
Sent: Friday, December 2, 2022 5:59 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Arthur Gregorian
3906 Linwood Ave
Oakland, CA 94602
raffi_g@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dan Dineen <user@votervoice.net>
Sent: Friday, December 2, 2022 5:51 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Dan Dineen
3100 Mowry Ave
Fremont, CA 94538
DANDINEEN@AOL.COM

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Estefene Nestor <enestor@kw.com>
Sent: Friday, December 2, 2022 5:49 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Estefene Nestor
2401 Church St
Oakland, CA 94605
enestor@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gerardo Fern <gerardof71@gmail.com>
Sent: Friday, December 2, 2022 5:35 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Fuck you motherfuckers!

Sincerely,

Gerardo Fern
2347 Main St
Alameda, CA 94501
gerardof71@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sohrab Sangha <sohrab@kismetteam.com>
Sent: Friday, December 2, 2022 5:35 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Sohrab Sangha
31357 San Bruno Ct
Union City, CA 94587
sohrab@kismetteam.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Heena Balakrish <indianabe1980@gmail.com>
Sent: Friday, December 2, 2022 5:39 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Heena Balakrish
18726 Walnut Rd
Castro Valley, CA 94546
indianabe1980@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Joe Stevenson <jojersey510@gmail.com>
Sent: Friday, December 2, 2022 5:27 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Joe Stevenson
3476 Monterey Blvd
San Leandro, CA 94578
jojersey510@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Mary Anne Rozsa <marrozsa@comcast.net>
Sent: Friday, December 2, 2022 5:20 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Mary Anne Rozsa
1787 Sterling Ct Apt Livermore
Livermore, CA 94550
marrozsa@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Corazon Nunez <user@votervoice.net>
Sent: Friday, December 2, 2022 5:23 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Corazon Nunez
7288 Valley View Ct
Pleasanton, CA 94588
coranunez@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Shahab Shawn Perleschi <sfbayreagent@gmail.com>
Sent: Friday, December 2, 2022 5:12 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Shahab Shawn Perleschi
229 Arroz Pl
Fremont, CA 94536
sfbayreagent@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Teresa Galvan <realestate@teresagalvan.com>
Sent: Friday, December 2, 2022 5:15 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Teresa Galvan
171 E Sims Rd
Brentwood, CA 94513
realestate@teresagalvan.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Catherine Bierwith <catherine@grr8lif.com>
Sent: Friday, December 2, 2022 5:13 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Catherine Bierwith
563 Creedon Cir
Alameda, CA 94502
catherine@grr8lif.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sherron Engler <skengler@gmail.com>
Sent: Friday, December 2, 2022 5:13 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sherron Engler
6573 Bellhurst Ln
Castro Valley, CA 94552
skengler@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dorothy Calimeris <user@votervoice.net>
Sent: Friday, December 2, 2022 5:01 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dorothy Calimeris
3900 Linwood Ave
Oakland, CA 94602
dcalimer@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tim Totah <tim@timtotah.com>
Sent: Friday, December 2, 2022 5:04 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Tim Totah
7207 Atlas Peak Dr
Dublin, CA 94568
tim@timtotah.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kevin Brown <kevincontactus@gmail.com>
Sent: Friday, December 2, 2022 4:51 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kevin Brown
5353 College Ave
Oakland, CA 94618
kevincontactus@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jose Cerda-Zein <jose@cerdazein.com>
Sent: Friday, December 2, 2022 4:47 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jose Cerda-Zein
1417 Everett St
Alameda, CA 94501
jose@cerdazein.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ben Magalang <ben@selectrealtors.net>
Sent: Friday, December 2, 2022 4:47 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ben Magalang
2806 Sable Oaks Way
Dublin, CA 94568
ben@selectrealtors.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tripti Jain <user@votervoice.net>
Sent: Friday, December 2, 2022 4:44 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tripti Jain
4341 W Ruby Hill Dr
Pleasanton, CA 94566
rtrupti@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Frank Kunzfeld <Info@101realtyservices.com>
Sent: Friday, December 2, 2022 4:43 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Frank Kunzfeld
7762 Kelly Canyon Dr
Dublin, CA 94568
Info@101realtyservices.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Roger Tan <bayareadreamhomes@gmail.com>
Sent: Friday, December 2, 2022 4:41 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Roger Tan
7287 Lemberg Hills Dr
Dublin, CA 94568
bayareadreamhomes@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jing Zhang-Lee <user@votervoice.net>
Sent: Friday, December 2, 2022 4:47 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

As a small landlord, I'm already dealing with difficult tenant who abuses Alameda County eviction moratorium. She cashed relocation check, yet ignored notice of termination of tenancy and refuse to move out or pay rent or go for mediation. I want my house back, yet county allows tenant like her to live in my house for "free" forever. I'm the one who have to pay hefty property tax and other expenses to keep the house.

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jing Zhang-Lee
2649 Mallard Ct
Union City, CA 94587
jingzus@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Daniel Bo <dbo@harvestreg.com>
Sent: Friday, December 2, 2022 4:49 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Daniel Bo
27501 Loyola Ave
Hayward, CA 94545
dbo@harvestreg.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rut Brooks <user@votervoice.net>
Sent: Friday, December 2, 2022 4:40 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rut Brooks
1043 Melrose Ave
Alameda, CA 94502
bilge_heckle_0g@icloud.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Linda McCann <lindamccann8@gmail.com>
Sent: Friday, December 2, 2022 4:41 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Linda McCann
1133 Skycrest Dr Apt 2
Walnut Creek, CA 94595
lindamccann8@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Nirmal Jain <macarthurapt@gmail.com>
Sent: Friday, December 2, 2022 4:42 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Nirmal Jain
PO Box 5093
Pleasanton, CA 94566
macarthurapt@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Breann Hodges <breann@breannhodes.com>
Sent: Friday, December 2, 2022 4:33 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Breann Hodges
4041 China Ct
Hayward, CA 94542
breann@breannhodes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Supakit Khiewdee <user@votervoice.net>
Sent: Friday, December 2, 2022 4:37 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Please try to understand landlord side.

Thank you.

Sincerely,

Supakit Khiewdee
10205 Longfellow Ave
Oakland, CA 94603
st_ram@hotmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Catherine Bierwith <catherine@grr8lif.com>
Sent: Friday, December 2, 2022 4:33 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Catherine Bierwith
563 Creedon Cir
Alameda, CA 94502
catherine@grr8lif.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: William Aboumrad <baboumrad@legacyrea.com>
Sent: Friday, December 2, 2022 4:34 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

William Aboumrad
1642 Lodestone Rd
Livermore, CA 94550
baboumrad@legacyrea.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Belinda Buchanan <info@belindabuchanan.com>
Sent: Friday, December 2, 2022 4:38 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Belinda Buchanan
6500 Dublin Blvd
Dublin, CA 94568
info@belindabuchanan.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Stephen Lin <slin6640@gmail.com>
Sent: Friday, December 2, 2022 4:25 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Stephen Lin
39901 Lindsay McDermott Ln
Fremont, CA 94538
slin6640@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Raman Natarajan <mr.raman@gmail.com>
Sent: Friday, December 2, 2022 4:21 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Raman Natarajan
15638 Atlantus Ave
San Leandro, CA 94579
mr.raman@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cedric Meriau <cm@paniak.com>
Sent: Friday, December 2, 2022 4:22 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Cedric Meriau
1536 Filbert St
Oakland, CA 94607
cm@paniak.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ralph Watkins <ralph@watkinsre.com>
Sent: Friday, December 2, 2022 4:24 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Ralph Watkins
2811 Castro Valley Blvd # 205
Castro Valley, CA 94546
ralph@watkinsre.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Amit Patankar <user@votervoice.net>
Sent: Friday, December 2, 2022 4:20 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Amit Patankar
8204 Juniper Ave
Newark, CA 94560
av8ramit@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tracey Esling <tracey@worldviewre.com>
Sent: Friday, December 2, 2022 4:18 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Tracey Esling
1784 Creek Rd
Livermore, CA 94550
tracey@worldviewre.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marie Tara <marietararealtor@gmail.com>
Sent: Friday, December 2, 2022 4:14 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Marie Tara
1525 Pico Way
Walnut Creek, CA 94597
marietararealtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ronald Gomez <user@votervoice.net>
Sent: Friday, December 2, 2022 4:15 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Ronald Gomez
1572 Balein Ct
Hayward, CA 94544
rongomez@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rashmi Judge <rashmi@armariohomes.com>
Sent: Friday, December 2, 2022 4:14 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Rashmi Judge
4221 Brindisi Pl
Pleasanton, CA 94566
rashmi@armariohomes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jack Beite <jbeite@comcast.net>
Sent: Friday, December 2, 2022 4:09 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jack Beite
353 Virginia Dr
Livermore, CA 94550
jbeite@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Dustin Ventura <dustinventura@bestproperty4u.com>
Sent: Friday, December 2, 2022 4:09 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Dustin Ventura
37222 Towers Way
Fremont, CA 94536
dustinventura@bestproperty4u.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marcel Chaparteguy <marcelchap@gmail.com>
Sent: Friday, December 2, 2022 4:06 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Marcel Chaparteguy
PO Box 906
Livermore, CA 94551
marcelchap@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tom Handley <thomashandley@comcast.net>
Sent: Friday, December 2, 2022 4:03 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tom Handley
851 Uinta Ct
Fremont, CA 94536
thomashandley@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Blaise Lofland <user@votervoice.net>
Sent: Friday, December 2, 2022 3:56 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Blaise Lofland
6255 Hansen Dr Apt Pleasanton
Pleasanton, CA 94566
b.lofland@me.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Paula Cavagnaro <user@votervoice.net>
Sent: Friday, December 2, 2022 3:54 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Paula Cavagnaro
4087 Stanford Way
Livermore, CA 94550
cavagnaropaula@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Marquita Jeffress <marquita.jeff@gmail.com>
Sent: Friday, December 2, 2022 3:55 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Marquita Jeffress
25917 Dollar St
Hayward, CA 94544
marquita.jeff@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Prasad Bodas <prasad@buysellhome.net>
Sent: Friday, December 2, 2022 3:55 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Prasad Bodas
4952 Conway Ter
Fremont, CA 94555
prasad@buysellhome.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rob Linderman <rob.linderman@bhhsdrysdale.com>
Sent: Friday, December 2, 2022 3:45 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Rob Linderman
36660 Capistrano Dr
Fremont, CA 94536
rob.linderman@bhhsdrysdale.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jerry Reynolds <user@votervoice.net>
Sent: Friday, December 2, 2022 3:44 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jerry Reynolds
39465 Paseo Padre Pkwy
Fremont, CA 94538
jerryR19@me.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jennifer Branchini <jbranchini@gmail.com>
Sent: Friday, December 2, 2022 3:37 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Jennifer Branchini
5442 Corte Paloma
Pleasanton, CA 94566
jbranchini@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rehman Farishta <rfdfarishta@gmail.com>
Sent: Friday, December 2, 2022 3:37 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Rehman Farishta
431 Casa Blanca Dr
San Jose, CA 95129
rfdfarishta@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cynthia Greci <homes@cindygreci.com>
Sent: Friday, December 2, 2022 3:36 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Cynthia Greci
68 Alden Ln
Livermore, CA 94550
homes@cindygreci.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tim S. Wang <trwexpert@gmail.com>
Sent: Friday, December 2, 2022 3:36 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tim S. Wang
41111 Mission Blvd
Fremont, CA 94539
trwexpert@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gautam Roy <gautamsfjnd@gmail.com>
Sent: Friday, December 2, 2022 3:32 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gautam Roy
8327 Regency Dr
Pleasanton, CA 94588
gautamsfjnd@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Karen Miller <karenmillercrs@gmail.com>
Sent: Friday, December 2, 2022 3:35 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Karen Miller
720 Paru St
Alameda, CA 94501
karenmillercrs@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Henry Deadrich <hank@deadrich.com>
Sent: Friday, December 2, 2022 3:33 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos. Also, exempt up to 10 units that don't have on site management.

Sincerely,

Henry Deadrich
266 Begier Ave
San Leandro, CA 94577
hank@deadrich.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Meena Gujral <meena.gujral@gmail.com>
Sent: Friday, December 2, 2022 3:33 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Meena Gujral
3171 E Ruby Hill Dr
Pleasanton, CA 94566
meena.gujral@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Teri Pohl <teri@teripohl.com>
Sent: Friday, December 2, 2022 3:31 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Teri Pohl
4390 1st St
Pleasanton, CA 94566
teri@teripohl.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Craig Ragg <craggre@pacbell.net>
Sent: Friday, December 2, 2022 3:32 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Craig Ragg
17444 San Franciscan Dr
Castro Valley, CA 94552
craggre@pacbell.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Gina Huggins <homes@ginahuggins.com>
Sent: Friday, December 2, 2022 3:29 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Gina Huggins
1153 Sherry Way
Livermore, CA 94550
homes@ginahuggins.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: David Wilhite <dwilhite@intero.com>
Sent: Friday, December 2, 2022 3:25 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

David Wilhite
9640 Crow Canyon Rd
Castro Valley, CA 94552
dwilhite@intero.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Kathy Anderson <kathy@kathyandersonrealty.com>
Sent: Friday, December 2, 2022 3:22 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Kathy Anderson
1245 Kings River Rd
Livermore, CA 94550
kathy@kathyandersonrealty.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Lester Belliveau <les@coldwellbanker.com>
Sent: Friday, December 2, 2022 3:24 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Lester Belliveau
38136 Lansing Ct
Fremont, CA 94536
les@coldwellbanker.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Daniel Fries <daniel@friesproperties.com>
Sent: Friday, December 2, 2022 3:24 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Daniel Fries
315 J St
Fremont, CA 94536
daniel@friesproperties.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sally Anne Rudloff <user@votervoice.net>
Sent: Friday, December 2, 2022 3:25 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sally Anne Rudloff
1828 Clinton Ave
Alameda, CA 94501
srudloff@aol.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Laurie Hall <lauriehall@kw.com>
Sent: Friday, December 2, 2022 3:16 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Laurie Hall
857 Bella Vista Ave
San Leandro, CA 94577
lauriehall@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Joanne Gardiner <joanne@joannegardoner.com>
Sent: Friday, December 2, 2022 3:19 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Joanne Gardiner
2533 Kirkwood Dr
Hayward, CA 94545
joanne@joannegardoner.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jerry Kumar <jerrykahuja@comcast.net>
Sent: Friday, December 2, 2022 3:16 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

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And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jerry Kumar
530 Fawn Glen Dr
Tracy, CA 95376
jerrykahuja@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Chuck Edell <chuck@realtyexperts.com>
Sent: Friday, December 2, 2022 3:19 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Chuck Edell
1440 Hardy Pl
Fremont, CA 94536
chuck@realtyexperts.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Abhi Indap <abhijitindap@kw.com>
Sent: Friday, December 2, 2022 3:15 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Abhi Indap
378 Felipe Cmn
Fremont, CA 94539
abhijitindap@kw.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: LaShan Jenkins <LjBeyondtheSale@gmail.com>
Sent: Friday, December 2, 2022 3:10 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

LaShan Jenkins
1569 Solano Ave Apt 655
Berkeley, CA 94707
LjBeyondtheSale@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jon Meyers <j.m.prescape@gmail.com>
Sent: Friday, December 2, 2022 3:18 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Jon Meyers
4846 Kathleen Ave
Castro Valley, CA 94546
j.m.prescape@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Tina Hand <tina@tinahandhomes.com>
Sent: Friday, December 2, 2022 3:18 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Tina Hand
2179 Grove Way
Castro Valley, CA 94546
tina@tinahandhomes.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jane Rowson <janeismyagent@gmail.com>
Sent: Friday, December 2, 2022 3:17 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Jane Rowson
22812 Woodroe Ave
Hayward, CA 94541
janeismyagent@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Scott Harrison <user@votervoice.net>
Sent: Friday, December 2, 2022 3:17 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Scott Harrison
8171 Mulberry Pl
Dublin, CA 94568
scottharrisonhomes@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: William Doerlich <will@willdoerlich.com>
Sent: Friday, December 2, 2022 3:12 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are not Necessary

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

Housing Supply is an area that needs to have incentives not more restrictions. Measures like these discourage the purchase and retention of available rental units by individual investors who are providing a needed service to the community.

The need is for MORE available housing. Good business practices are a benefit to the Owners and the tenants. Restricting the owner of rental properties further does not produce the desired result.

Study after study confirms the more restrictive the laws regarding rental properties the more restricted is the inventory.

I'm a Property Manager who manages a properties for clients. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

William Doerlich
PO Box 1736
San Ramon, CA 94583
will@willdoerlich.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Robin West <robin@arobinsnest4u.com>
Sent: Friday, December 2, 2022 3:12 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Robin West
2101 Shoreline Dr Apt 292
Alameda, CA 94501
robin@arobinsnest4u.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Janella Anguiano <user@votervoice.net>
Sent: Friday, December 2, 2022 3:12 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Janella Anguiano
22118 Lantana Ct
Castro Valley, CA 94546
janella_sells@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Patty Manzi <info@action1pm.com>
Sent: Friday, December 2, 2022 3:08 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Patty Manzi
3521 Olympic Ct S
Pleasanton, CA 94588
info@action1pm.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Daniel Gamache <dan@gamacheteam.com>
Sent: Friday, December 2, 2022 3:07 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Daniel Gamache
4964 Tesla Rd
Livermore, CA 94550
dan@gamacheteam.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Cynthia Dake <homes@cynthiadake.com>
Sent: Friday, December 2, 2022 3:07 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium, which heavily affects good investors. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

So sad - when did this become 'your' will minus the will of the people? It's borderline criminal!

Sincerely,

Cynthia Dake
2300 1st St
Livermore, CA 94550
homes@cynthiadake.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Max DeVries <max@maxdevries.com>
Sent: Friday, December 2, 2022 3:06 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Max DeVries
695 Brighton Way
Livermore, CA 94551
max@maxdevries.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Rachel Saini <rsaini@baycapmtg.com>
Sent: Friday, December 2, 2022 3:09 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Rachel Saini
912 Santa Cruz Dr
Pleasant Hill, CA 94523
rsaini@baycapmtg.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sheila Cunha <sheila@sheilacunha.com>
Sent: Friday, December 2, 2022 3:07 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Sheila Cunha
PO Box 2856
Castro Valley, CA 94546
sheila@sheilacunha.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michael Huang <michaelhuang510@gmail.com>
Sent: Friday, December 2, 2022 3:08 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Michael Huang
7841 Pineville Cir
Castro Valley, CA 94552
michaelhuang510@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Barry Ripp <barryrippmanager@gmail.com>
Sent: Friday, December 2, 2022 3:05 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

We already have plenty of state-wide laws to protect tenants. Rental property owners like me and my clients don't need more rules that are causing us to go out of business.

It's about time the County helped rental providers like me stay in business – which is providing safe and affordable housing – rather than piling on more layers of redundant rules. Please stop and think about what you're doing with all these new ordinances and if they will really help renters or just lead to more evictions as more people like me sell my rental property.

Sincerely,

Barry Ripp
2850 Montair Way
Union City, CA 94587
barryrippmanager@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Sherry Nigg <sherrynigg@gmail.com>
Sent: Friday, December 2, 2022 3:06 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Sherry Nigg
658 S K St
Livermore, CA 94550
sherrynigg@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Farooq Khan <user@votervoice.net>
Sent: Friday, December 2, 2022 3:05 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Farooq Khan
5324 Tanglewood Park Dr
Fremont, CA 94538
ffk786@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Jasbir Gujral <jgujral@comcast.net>
Sent: Friday, December 2, 2022 3:05 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Jasbir Gujral
PO Box 1154
Pleasanton, CA 94566
jgujral@comcast.net

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Danielle Keil <danielle@gotyourkeys.com>
Sent: Friday, December 2, 2022 3:04 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Danielle Keil
20273 Patio Dr
Castro Valley, CA 94546
danielle@gotyourkeys.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ed Jue <ed@edjue.com>
Sent: Friday, December 2, 2022 3:05 PM
To: Rivera, Sandra, CDA
Subject: Exempt Single Family and Condos from New Rent Rules

Dear Ms. Rivera,

The three rental ordinances you want to approve on December 6 - the Fair Chance ordinance, Just-Cause for Eviction, and the Rent Registry/Anti-Harassment - should not apply to single-family homes and condos that are rentals.

I rely on criminal background checks to ensure the safety of those living near my rental property.

The Just-Cause ordinance has some requirements that just don't make sense. Example: Can a rental unit be sold if it's occupied by a family with school-aged children? And, if I have to make a relocation payment to my tenant, that will be added to the sales price of the home. This ordinance will make homeownership even more expensive.

The Rent Registry ordinance is just too burdensome and the anti-harassment requirements expose me to significant legal liability.

I'm a good landlord who owns and manages a few units. I just won't be able to continue under these new rules. If you have to adopt these ordinances, please exempt single-family homes and condos.

Sincerely,

Ed Jue
613 Orion Way
Livermore, CA 94550
ed@edjue.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Anthony Arsondi <anthony.arsondi@gmail.com>
Sent: Friday, December 2, 2022 3:09 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Anthony Arsondi
4055 Findlay Way
Livermore, CA 94550
anthony.arsondi@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Ana Pacheco <ana@anapacheco.com>
Sent: Friday, December 2, 2022 3:08 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

These ordinances are not needed in Alameda County.

For example, there is already state law that applies Just-Cause eviction protections to renters.

The Fair Chance ordinance, which makes it a crime for me to ask a tenant about their criminal history, is simply irresponsible and a clear violation of my private property rights.

And, there's simply no reason for me to share details about my rental business, including how much I charge for rent.

This latest round of rules for landlords, on top of a never-ending eviction-moratorium is the last straw. Please back off on all the new rules or I'll be selling my rental property.

Sincerely,

Ana Pacheco
1807 Santa Rita Rd
Pleasanton, CA 94566
ana@anapacheco.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Michael Valentine <michael.valentine@wscnc.com>
Sent: Friday, December 2, 2022 3:03 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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Sincerely,

Michael Valentine
5344 Tilton Ct
Dublin, CA 94568
michael.valentine@wscnc.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Judy Grubb <judy@grubbteam.com>
Sent: Friday, December 2, 2022 3:04 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

Rental housing providers like me are coming up on three years of trying to survive the Alameda County eviction moratorium. And now you're thinking about outlawing background checks, forcing me to share details about my rental business including how much rent I charge, and put even more limits on when I can evict a tenant. This is just too much.

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Sincerely,

Judy Grubb
20273 Patio Dr
Castro Valley, CA 94546
judy@grubbteam.com

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From: Shirley Nevin <user@votervoice.net>
Sent: Friday, December 2, 2022 3:02 PM
To: Rivera, Sandra, CDA
Subject: Don't Put Rental Housing Providers Out of Business

Dear Ms. Rivera,

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Sincerely,

Shirley Nevin
1095 Hilltop Dr
Redding, CA 96003
shirlnevin@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Guillermo Duran <gduranrealtor@gmail.com>
Sent: Friday, December 2, 2022 3:05 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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Sincerely,

Guillermo Duran
1231 88th Ave
Oakland, CA 94621
gduranrealtor@gmail.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: Juan Ontiveros <user@votervoice.net>
Sent: Friday, December 2, 2022 3:05 PM
To: Rivera, Sandra, CDA
Subject: New Rules for Landlords are the Last Straw

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Rivera,

Alameda County does not support rental housing providers. The Fair Chance, Just-Cause, and Rent Registry/Anti-Harassment ordinances you're trying to pass are three examples.

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Sincerely,

Juan Ontiveros
182 Broadway St
Redwood City, CA 94063
juanjose650@yahoo.com

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

From: [David Stark](#)
Sent: Friday, December 2, 2022 11:04 AM
To: davids@bayeast.org
Subject: Bay East Comments on Tenant Protection Ordinances

Supervisors Brown, Haubert, Miley, and Valle and County staff, thanks for the opportunity to comment on the latest suite of tenant protection ordinances.

General Comments: We ask the Board of Supervisors to delay taking action on all three of these ordinances until they may be fully understood by all stakeholders and fully vetted to ensure compliance with applicable state law. Adopting the ordinances as presented by County staff may expose the County to additional litigation while simultaneously exacerbating the loss of rental units as housing providers choose to sell their property in response to additional layers of burdensome County regulations.

Furthermore, if the Supervisors are compelled to enact these ordinances, we ask that rental properties with four or fewer units be exempt from all requirements. Exempting smaller rental properties, especially single-family homes, condominiums, and townhomes from these aggressive ordinances will help preserve an important element of the rental housing stock in unincorporated Alameda County.

The following are comments related to each ordinance.

Fair Chance Ordinance: We ask the following changes be made to section 6.25.020 “Definitions” on page 4.

"Housing" means any residential rental housing, building, or unit, including permitted and unpermitted units, in the unincorporated areas of Alameda County, with the exception of the following:

1. Single family dwellings where one or more owners occupy the dwelling as their principal residence;
2. Single family dwellings with Accessory Dwelling Units, as defined in section 17.04.010 of the County Zoning Ordinance, where either the main or an accessory dwelling unit is occupied by one or more owners as their principal residence;
3. Properties with four units or fewer. ~~where at least one of the units is occupied by one or more owners as their principal residence;~~

Rent Registration and Anti-Harassment Ordinance: We ask the following changes be made to section 6.64.030 “Definitions” on page 3.

“Property” means any real property with ~~one~~ five or more Rental Housing Units or Mobile Home Park Spaces. The term “Property” shall also include tracts, lots, easements or parcels of land and any and all improvements thereon.

Just-Cause Ordinance: We ask the following changes be made to section 3.70.040 (B)(2) “Exemptions” on page 4.

Rental Units in a residential property of four or fewer units. ~~where the owner occupies a unit in the same property as their principal residence.~~

-

We further ask any Board actions related to this ordinance be delayed until potential inconsistencies within the Ordinance and between the Ordinance and state law, including the Ellis Act, be resolved.

Specifically, Section 3.70.060 includes among the just causes for terminating a lease, an “Ellis Act Removal” in which the rental unit is removed from the market so it may be sold. Section 3.70.80 emphasizes the Ordinance be applied “in a manner that does not conflict or interfere with the Ellis Act.” However, section 3.70.100 “Additional Protections” bans evictions of tenants “if a child under the age of eighteen (18) resides in the unit, or the School Employee is a Tenant in the unit, and the expiration date of the Notice of Termination of tenancy falls during the regular school year (excluding any summer sessions).” This provision is confusing and appears to be in conflict with Section 3.70.060 and violates the Ellis Act. If adopted as submitted, it could complicate real estate transactions or even criminalize the sale of rental properties. We ask these issues be resolved prior to adoption of this ordinance.

Please let me know if you have any questions about these comments or requests.

David Stark

Chief Public Affairs and Communications Officer

Bay East Association of REALTORS®

Mobile: 925.914.7049

www.bayeast.org

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69,1

Campbell-Belton, Anika, CBS

From: Brenda Goodrich <brenda_lou@juno.com>
Sent: Tuesday, December 6, 2022 10:21 AM
To: Clerk of the Board
Cc: Membership@ebrha.com
Subject: 12/6 hearing Vote NO on Just Cause Ordinance with Attachment
Attachments: Rental Housing Letter 12-6-2022.pdf

Greetings,

I will not be able to attend this meeting. Please share the attached letter with the board members and interested parties.

Thank you,

Brenda

~~~~~\_/\_) ~~~~~\_/\_)

Brenda L. Goodrich  
925-938-3850

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Brenda Goodrich  
2518 SE Elliott Dr.  
Gresham, OR 97080

12/6/2022

Honorable Board of Supervisors  
Administration Building  
1221 Oak Street, Suite 536  
Oakland, California 94612

RE: FIRST READING OF THREE (3) ORDINANCES TO PROVIDE TENANT PROTECTIONS IN THE UNINCORPORATED COUNTY

Greetings,

I encourage the board of supervisors not to approve the Just Cause Ordinance. This ordinance is misguided, and will result in less rental housing, not more.

The county should repeal the draconian eviction restrictions which are discouraging rental housing investors and chasing them from the area, and focus on real change and initiatives which will serve those most in need. Rental property investors and developers should be required on a panel set up to explore these measures in order to provide a balanced understanding of their economic impact.

Section 8 is designed to provide rental assistance to low income tenants. Section 8 housing is tax exempt. Section 8 rents are guaranteed by the government. Many parts of Alameda County are opportunity zones. These tax incentives and guaranteed income streams provide competitive returns on investments in section 8 housing, but it doesn't seem that a system is in place to encourage this type of development in Alameda County.

The county should partner with experienced section 8 housing developers to encourage and streamline approval of investment in more affordable housing developments. Basic furnished apartments could accommodate much of the currently unhoused community using this approach. An additional incentive could be a personal property exemption for the furnishings in these units.

In order to support the Section 8 population, in person mobile social services should be coordinated and made available at these properties on a predictable weekly schedule. This would include healthcare funded through medicaid and medicare, mental health services, employment counseling and placement assistance, and food bank delivery services. On site child care and recreation (basketball courts, etc) might also be a consideration.

The development of these properties would create jobs during construction and after completion. It would enhance our community and build diversity in some areas.

I am not a developer, and have no interest in this other than a desire to see the county and its residents prosper. I own a single family residence in Oakland. I leased it to a tenant on a one year term in 2021. The contract had a clear end date. Under the pandemic restrictions, I was informed that the contract end date was temporarily invalid, and I was required to extend the terms of the contract month-to-month

indefinitely. If I did not do so, it would be deemed an “eviction”. This has now become a permanent law, and I continue to rent property out of state, with the hope of someday returning to my home in Oakland.

The termination of a tenancy with a clear end date is “Just Cause” and should not be deemed an eviction. The language supercedes the legally binding contract, and would seem acceptable in a state of emergency, but untenable in the normal course of business. Legally binding contracts are entered into in order to protect the rights of both parties. The County and City’s “eviction moratorium” contains provisions which are illegal and contrary to contractual terms.

Given the current conditions, I will absolutely not be investing in any other rental property in Alameda County, and I can’t imagine that any informed business person would do so. I encourage the county no to approve the Just Cause Ordinance, and to explore a more thoughtful approach which would serve all residents by providing a long-term solution to affordable housing in the area.

Thank you,

A handwritten signature in black ink, appearing to read 'B Goodrich', written in a cursive style.

Brenda Goodrich

925-938-3850