

Rental Housing Association of Southern Alameda County

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Our Organization is very concerned with Action 56.1C of San Leandro Housing Element Goals.

Quote: *"Added action to consider developing a Rental Housing inspection program similar to Hayward, Berkeley, and Concord"*.

This is contradictory to Goal 53 of the Housing Element.

Quote: *"Encourage private investment including foreign investment, to support housing production"*.

Implementing an inspection program would be counterproductive to encouraging private investment so far as it creates an unwanted stigma on our Rental Housing stock; thereby giving a totally false impression.

Hayward with its blighted Harder Tennyson District and Concord with its infamous Monument Corridor blighted area and Berkeley with its overcrowding problems, "all experimented with inspection ordinances".

Despite the fact that these ordinances have been in effect for many years, there is little evidence of improvement. Hayward is a prime example. This City was held to violate tenants rights: *"Unwarranted entry and search"* which was upheld by the California Appellate Court.

San Leandro does not have blighted areas. By and large our Rental Properties stock is well maintained and our Property Owners and Management Companies do a conscientious job of maintaining and upgrading their properties. Understandably, as in any City, there is the odd exception. But, there are Health and Safety Laws already on the books to address such exceptions. Others Cities take the responsibility to handle these issues on a "complaint driven basis".

The Negatives to our City enacting such an ordinance, are many.

The stigma, as mentioned, causes Housing Investment monies to be diverted to other Cities. This we can't afford to let happen in San Leandro.

The good conscientious Landlord becomes the victim. All will agree that San Leandro Landlords generally do a commendable job of maintaining their properties. With Inspection Ordinances, the conscientious Landlord winds up paying though he/she receives NO benefits.

Historically, these Inspection Ordinances keep growing once enacted and **becoming more intrusive**. They have the negative effect, to the City, of causing the conscientious Landlords to sell and to invest on other areas to avoid such annoyances.

Our Organization has always been open to working with San Leandro City Staff. We would welcome the opportunity to talk to whoever suggested this Inspection Ordinance and to review any statistics of deferred maintenance. Through peer pressure, we could make a **significant** difference.

As an Organization with many of our members having invested in San Leandro, we are always concerned about any negatives that may effect the welfare of our City. For the reasons stated, **we respectfully request that Action 56.01C would be stricken from out Housing Element Policies.**

Sincerely:

Paul C. Russo

President

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