

Bliss, Sandi

14.2

From: Mitch Conway <mitch@uniquecountryproperty.com>
Sent: Saturday, December 7, 2019 8:56 AM
To: _CityCouncilListPublic
Subject: [EXTERNAL] Price Gouging Order

I am the manager of a 40 unit apartment complex in Santa Rosa. The owner of the complex has never aggressively insisted on annual rent increases to meet current market rates, so when the fire of Oct. 2017 occurred, the rents were below market rate. Now, because of the 10% moratorium, the rental rates are hundreds of dollars below market rate and will remain so if the moratorium is not lifted, allowing the owner to gradually increase rents annually by 5% plus cost of living. Essentially the owner has been penalized for not maximizing his return on investment prior to the fire and becomes one more random victim, as the costs to maintain that investment have increased. Especially random because not all rental housing is equally affected. I understand the city of Santa Rosa is considering lifting the moratorium along with the state, which sunsets at the end of December.

This is appropriate action and should be agreed to.

Best,

Mitch

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From: Sue Carrell <sue@suecarrell.com>
Sent: Friday, December 6, 2019 4:13 PM
To: _CityCouncilListPublic
Subject: [EXTERNAL] Price Gouging Order

PLEASE REMOVE THE PRICE GOUGING ORDER. CONSIDERING THE RENT CONTROL ORDINANCE THAT THE STATE HAS PASSED WILL GO INTO EFFECT IN 3 WEEKS. IT JUST CONFUSING AND SUPERFLUOUS.

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