

Bliss, Sandi

From: Carolyn Aiello <cmanorthbay@prodigy.net>
Sent: Thursday, August 8, 2019 1:04 PM
To: _CityCouncilListPublic
Subject: Mandatory Section 8

I am writing to request all of the City Council members vote NO on the item on the agenda requiring that private property owners accept Section 8 housing for the following reasons:

- Such an ordinance effectively forces all rental owners to contract with local and federal government
- It creates a potential loss of income, obligates owners to months of delays for Section 8 approval process, property inspections, contracting, etc. and creates potential delays in finding local contractors/vendors to address the inspection requirements. With the rebuilding efforts still underway, there is an extreme limited availability of local contractors to perform building repairs.
- It creates a lack of safety net in the event a rental is damaged and increases the property owners' risk exponentially
- It allows any entity to sue on behalf of tenants which leaves owners susceptible to costly discrimination claims and litigation. This will discourage investors from considering purchasing real property to rent or to build more apartments for rent. The investors will consider other areas that do not have such restrictions on their investments.
- Such an ordinance does not address underlying problems with housing supply or affordability. The City should do more to increase the supply of land zoned for multi-family densities and create INCENTIVES in the form of reduced fees to ENCOURAGE more building and investing in housing for rental purposes. The City Council should take a more positive and constructive approach to solving the affordability issues in the City by INCREASING more multi-family housing grants, low-cost bonds, increasing the density in medium density zones to high density, waiving fees, expediting the processing of new building permits for new apartments and creating a more welcome and friendly attitude towards the investors/property owners who are providing the rental housing both now and in the immediate future.

Thank you for your consideration.

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