

→ [En Español](#)

→ [读中文](#)

**Dear Mayor Gonzalez; City Councilmembers Aguilar, Azevedo, Ballew, Bowen, Reynes, and Simon; City Manager Fran Robustelli; and Community Development Director Tom Liao:**

California has failed to provide its residents with adequate housing for half a century. Each year, housing scarcity and rents rising faster than wages cause many San Leandro renters to be evicted or priced out of their homes, resulting in housing turnover and unstable neighborhoods.<sup>1</sup> This displacement damages our families and community by increasing homelessness,<sup>2</sup> food insecurity,<sup>3</sup> pollution,<sup>4</sup> mental illness,<sup>5</sup> and lowering life expectancy.<sup>6</sup>

Community displacement hurts not only San Leandro's residents; it also holds dire consequences for the resilience of our economy. San Leandro's manufacturing employers,<sup>7</sup> schools,<sup>8</sup> and small businesses<sup>9</sup> are already challenged in their effort to find adequately skilled, reliable, local workers. An insufficient workforce hurts business growth<sup>10</sup> and San Leandro's ability to increase revenues and improve our facilities and services.

To mitigate the consequences of California's housing shortage, the undersigned individuals and organizations ask the Council to enact robust and enforceable protections for San Leandro renters. We ask that the Council's ordinance include:

- An **ANNUAL RENT INCREASE CAP** that is 60% of the regional CPI minus housing with limitations on additional increases such as capital improvement pass-throughs or the "banking" of deferred rent increases.
- **JUST CAUSE** limitations on allowable grounds for eviction with strong enforcement mechanisms that provide greater protection than the State.
- A **RENT REGISTRY** that tracks all vacancies, re-rentals, evictions, rents and rent increases, capital improvement pass-throughs, code violations, city inspection reports, and all data relating to the ordinance for purposes of evaluating the rental market and enforcing the ordinance.

- A **REVIEW BOARD** that administers the ordinance and holds hearings on rent stability issues, including protecting a landlord's fair rate of return, alleged unlawful rent increases, rent reductions based on decreases in service, code violations and habitability issues. This board should also pre-approve any pass-through increases requested by housing providers.
- **SUFFICIENT FUNDING** to administer and enforce the ordinance, including staff that maintains the rent registry data, assists the board in dispute hearings, conducts public outreach and education, and provides housing counseling as well as software infrastructure. Funding for the ordinance should come from a per-unit fee to registered units, paid for by the housing provider.
- **BROAD APPLICABILITY** to the greatest number of units, including mobile home spaces, and future application to older housing on a rolling basis if state law is amended to allow such application.
- **ANTI-HARASSMENT AND RIGHT TO ORGANIZE PROVISIONS** to protect tenants' ability to advocate for their rights under the ordinance.
- **RIGHT TO ENFORCE VIOLATIONS THROUGH PRIVATE LEGAL ACTION** by either the tenant or the City, allowing tenants or the City to sue to remedy violations, for money damages, and for attorney's fees.
- **ENHANCED NOTICE REQUIREMENTS** for eviction that include specific information explaining the grounds.
- **AFFIRMATIVE DEFENSE** to eviction for a housing provider's failure to comply with any of the provisions of the ordinance.

Thank you,

**Coalition for San Leandro HOPE** (Housing Opportunity and Protection for Everyone)

[SanLeandroHOPE@gmail.com](mailto:SanLeandroHOPE@gmail.com)

#### FAQs

Link to FAQs for this open letter here: <https://tinyurl.com/HOPE-letterfaqs>

#### Endnotes

1. Average monthly rent in San Leandro is \$1969 for a one bedroom unit [https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023\\_code/2023summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn). A minimum wage worker must work 98.5 hours per week to affordably house a family of two based on the accepted standard that rent should not exceed 30% of monthly income before taxes. Put otherwise, a person must earn almost \$79,000 per year to afford the average one bedroom rental unit in San Leandro.

2. Kushel, M., Moore, T., et al. (2023). "Toward a New Understanding: The California Statewide Study of People Experiencing Homelessness." UCSF Benioff Homelessness and Housing Initiative. <https://homelessness.ucsf.edu/our-impact/our-studies/california-statewide-study-people-experiencing-homelessness> [According to the largest representative study of homelessness since the mid-1990s, most people become homeless because they cannot afford housing due to rising costs. Of those holding a lease, an eviction or fear of an eviction was a common cause that led to homelessness.]
3. Lee CY, Zhao X, Reesor-Oyer L, Cepni AB, Hernandez DC. (2021) "Bidirectional Relationship Between Food Insecurity and Housing Instability." *J Acad Nutr Diet*. Jan; 121(1): 84-91. <https://www.ohsu.edu/school-of-medicine/moore-institute/bidirectional-relationship-between-food-insecurity-and-housing> [The relationships between food insecurity and housing instability are highly correlated.]
4. "California's High Housing Costs: Causes and Consequences." (2015) Legislative Analyst's Office. <https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx> [High housing costs force workers to commute farther to work each day.]
5. Kessler RC, Duncan GJ, Gennetian LA, et al. "Associations of housing mobility interventions for children in high-poverty neighborhoods with subsequent mental disorders during adolescence." (2014) *JAMA*; 311(9):937-47.; Leventhal T, Brooks-Gunn J. "Moving to Opportunity: an experimental study of neighborhood effects on mental health." (2003) *AJPH*; 93(93):1576-82. [Strong correlation between housing stability and neighborhood poverty and mental health.]
6. <https://www.aha.org/system/files/media/file/2021/03/housing-and-health-roadmap.pdf> [The average life expectancy of a person experiencing housing instability is 27.3 years less than the average.]
7. <https://www.uschamber.com/workforce/understanding-americas-labor-shortage-the-most-impacted-industries#:~:text=The%20manufacturing%20industry%20faced%20a,were%20693%2C000%20open%20manufacturing%20jobs> [The manufacturing industry lost roughly 1.4 million jobs at the onset of the pandemic. Since then, the industry has struggled to fill job vacancies. As of March 2023, there were 693,000 open manufacturing jobs.]
8. <https://www.governing.com/education/californias-teacher-shortage-is-dire> [In California, there were more than 10,000 teacher vacancies — including positions filled by people who do not hold credentials — during the 2021-22 school year, according to the state's Department of Education.]
9. <https://www.cnn.com/2022/08/19/economy/worker-shortage-small-business/index.html> [A 7/22 survey from the National Federation of Independent Business found that about half of small-business owners cannot fill open jobs, a near-record high in the survey's roughly five-decade history.]
10. <https://www.axios.com/2021/09/22/housing-crisis-economic-growth> [High housing prices can directly lead to a rise in homelessness, but also hold back economic growth by making it harder for people — especially those lower on the income scale — to move to more productive metro areas.]

## LETTER ENDORSED BY



**CENTRO**  
**LEGAL** DE LA RAZA

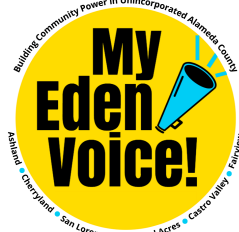
**ACLU**  
Northern California



**SIERRA CLUB**  
SAN FRANCISCO BAY



**EAST BAY**  
**FOR EVERYONE**

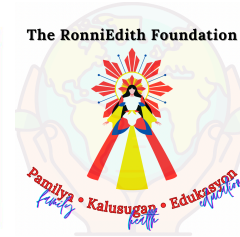


**NUHW**  
NATIONAL UNION OF  
HEALTHCARE WORKERS

**MBRA**  
MISSION BAY RESIDENTS ASSOCIATION



**Tenants Union  
San Leandro**



### Organizations

**Alameda County Democratic Party**

**Centro Legal de la Raza**

**East Bay Housing Organizations**

**East Bay for Everyone**

**Bay Area Business Round Table**

**The RonniEdith Foundation**

**ACLU of Northern California**

**Sierra Club, San Francisco Bay Chapter**

**National Union of Healthcare Workers (NUHW)**

**Mission Bay Residents Association**

**SEIU Local 1021**

**Tenants Union San Leandro**

Securing tenant protections, including limits on rent increases and evictions, is essential to the stabilization of our communities.

### **My Eden Voice**

My Eden Voice supports all renters in Alameda County, every family deserves a right to stay in a healthy, affordable home to live for our children to prosper. We hope San Leandro city and Alameda County can show political leadership in fully ensuring families are safe, protected and healthy in their homes.

### Individuals

**Assemblymember Liz Ortega**

**Surlene Grant**, San Leandro Resident

The demographics of San Leandro are diverse on many fronts - economically, socially. The only way we can continue to have a diverse community is with housing available for everyone. This is a step in that direction. The market demand for housing is pretty much demanding such actions in the marketplace.

**Bernard Ashcraft**, CEO and Founder Bay Area Business Roundtable, Founder of Unity in the Community, Big Tent.

**Deborah Lopez**, Senior Commissioner

**Marc Janowitz**, San Leandro Resident

**Jeromey Shafer**, San Leandro Resident

**John Minot**, San Leandro Resident

**Deborah Acosta**, San Leandro Resident

**Judy Seymour**, Mission Bay Mobile Home Park Resident

As in other cities, the owners of properties in San Leandro like to maximize their investment by raising rents, often on an annual basis as is true for the owners of our manufactured housing community. The "Park" I live in is a Senior community meaning that at least one of the people who live in each house has to be 55 years old of age. So you have a community who's often aging with a reduced ability to make more money and yet is asked to pay more rent every year.

Secondly the amount of unhoused people is constantly increasing. Unhoused people are treated like animals, living on the streets and scrambling to get food every day, not like human beings. Not every unhoused person is a drug addict or alcohol. Some are just people who are paid minimum wage or less (it happens) and yet their landlord keeps on raising their rents. They simply can't afford to have a roof over their head. Pitiful and unacceptable.

Greed is a natural part of being human personalities which is why we need to restrain that particular personality feature through legislation and other methods.

**Emily Rich**, Broadmoor Homeowner

California's skyrocketing rents are driven primarily by housing scarcity. As a community, we need to reduce legal and political obstacles to housing creation. But in the meantime, we need rent stabilization. Rent stabilization does not affect housing scarcity, but experts agree it reduces displacement and homelessness. We need policy intervention to prevent even more displacement which disrupts our residents' lives and damages our City's economy.

**Rob Rich**, San Leandro Resident

**Robert J. Farber**, Dowling Boulevard Resident

Renters are supporting the local economy. They deserve protection from arbitrary and excessive rent increases and evictions.

**Paulyn Bello**, Gateway Apartments Renter

We are immigrants and we work hard. We came to America not as freeloaders, but as people looking for better opportunities. While we work hard, we still cannot afford to buy a house. The next best thing is to rent a place. However, if rent continues to increase while our meager salaries remain the same, then, who will help us? We need protections to keep us living in a decent place.

**Shannon Kitchens**, San Leandro Racquet Club Renter

Everyone deserves a home and at a reasonable price. Everyone deserves to live with dignity and to not have to fear imminent homelessness due to being priced out of their neighborhood.

**Hons. Jim Prola and Diane Prola**, Marina Homeowner

Right now the landlords have almost all the control. There has to be an equitable balance, which is why we favor Rent Stabilization. Some Bay Area cities have 3% or 60% of COLA, whichever is lower. We have 4% or COLA, whichever is lower for Trailer Parks. If it goes any higher per year, it puts working families out into their cars or onto the street. We are supposed to be the city of kindness and we need to treat working low income people fairly. If they can't afford rent increases they will become a bigger burden on the city we love in the long run. Do what is morally right and put a balanced Rent Stabilization program in place.

**K. Lee-Figueroa**, Downtown Renter

Because my rent is too damn high, and the landlords can keep raising it every year by 7%, even though my retiree benefits don't get raised by that much each year.

**Ginny Madsen**, Mulford Gardens/Marina Renter

I was one of many tenants who fought to make the 2015 update of the Rent Review Ordinance provide some real protections to renters in San Leandro. And I have continued to work on housing issues ever since because things I have experienced as a renter happen to so many others, and this needs to stop. Renters are half of the population and do NOT deserve to be treated like second class citizens.

**Jacqueline Propps**, Davis East Renter

There's too much income inequality—the dam is about to burst w/r/t the unhoused population of San Leandro.

**Douglas Spalding**, Bay-O-Vista Landlord

Renter protections will afford San Leandro with the greatest possible diversity of residents.

**Robert Bulatao**, Homeowner

I support rental protections because the cost of living constantly goes up while wages remain stagnant. In San Leandro 75% of our schools are Title I so not only would slowing down rent hikes help adults, it would help children by allowing families to have more disposable funds to spend within our local economy. If we want our local businesses to thrive then we have to make sure that the local population has money to spend on local restaurants, local retail, extracurricular activities, school fundraisers, and more. If we want a strong economy then we shouldn't look to line the pockets of landlords, we should be getting spending power to our citizens.

**Whitney Walker**, Homeowner

Rent control and tenant protections are what we need to keep people housed and off the streets. Do what's right.

**Katerina Moreno**, Renter

The rents are ridiculous and too high for most working class citizens to afford

**Patricia Moreno**, Renter

It's the right thing to do to protect against landlord greed.



**Janie Ahmach**, Renter

To stop rent increases.

**Michael A. Azzolino**, Renter

I am a renter and I feel the uncertainty of my living situation all the time. Protections for renters is essential!

**Stephen Michael Tow**, Chateau Thierry Homeowners Association

Because housing is a human right and everyone deserves a safe, affordable place to call home.

**Jacqueline Hollar**, Renter

Recently affected by Enormous Rent Increase

**Kellie Parker**, Renter

**Ronniedith Dimapasoc**

My Family, my Parents, my Elders, We reside in San Leandro and we work day and night to have a roof over our head, it is rightfully ours to have peace of mind and stability in our homes, whether Apartment or House and safety when and being Community members.

**Jenna Hewitt King**, Renter

After living in San Leandro for the first 25 years of my life, I was pushed out due to increasing home and rent costs. As a teacher in San Leandro Unified School District and a civically engaged citizen, I believe San Leandro needs to do better to support its residents with securing and retaining stable housing.

**Anita Wills**, Renter

I am afro/indigenous and have lived in San Leandro for over 27 years. I face racism from landlords whenever I attempt to look for housing here. I am an activist on behalf of house less people and see how housing is used as a weapon against poor people and people of color. The same people complaining about crime refuse to make a connection between homelessness and crime. Housing must not be for entitled people to make more money. Housing is a human right. The laws that we have must include housing as a human right and landlord should not be allowed to use housing to further their agendas. I support caps on rents and leasing of property and fairness and loss surrounding rentals and leases. For generations, Black people were blocked from buying housing, in certain areas and from renting in certain areas that has to be addressed in the laws going forward. That is one of the reasons why many of the homeless in urban areas are African-American.

**Molleen Dupree-Dominguez**, Homeowner

All people deserve decent affordable housing.

**Lidia Reynes**, San Leandro Landlord

**Charles Reynes**, San Leandro Landlord

**Theodore Reynes**, San Leandro Renter (Downtown)

I've been a renter all my life. Despite a longtime career as an elementary school teacher, my family and I can barely afford rent in San Leandro. I want our City to be one that continues to value diversity and kindness...and that includes enacting renter protections.

**Pamela Wool**, Estudillo Estates Homeowner



I want San Leandro to remain an economically and racially diverse community. Renter protections allow younger and low-income families and individuals to have predictability in their housing situation and this created a more stable community for all San Leandrans. I don't want San Leandro to become a community of haves and have nots. I also want my children to be able to afford to stay in San Leandro when they grow up.

**Bob Bailey**, Estudillo Estates Homeowner

**Camille Brisco**, Marina Renter

We rent. It's getting more expensive every year, while our salary hardly increases. With a family of 6 in a 2 bed room apartment we don't have many options. We don't qualify for assistance, so we're forced to pay rent, no matter the increases.

**Rhodel Simbulan**, Manor Homeowner

Protect tenants from inflation costs while salaries stagnate

**Hector**, Belvedere Avenue Renter

With the cost of living and inflation plus the homeless crisis in Alameda county we need rent protection.

**Marvin Penalver**, Manor Homeowner

**Esther Cruz**, Belvedere Avenue Renter

Cost of living is too high, inflation, and raising children is a challenge after the pandemic plus minimum wage is not enough, you need more than one job to survive.

**Gabriel Reyes**, Estudillo Estates Renter

**Eric Reyes**, Estudillo Estates Homeowner

Renters should be protected.

**Rachel Hamburg**, Broadmoor Homeowner

I want to live in a city that is diverse, accessible, and attuned to the needs of its most vulnerable citizens (which, sadly in the Bay Area, inherently includes renters). Renters shouldn't have to choose between paying for housing and meeting other basic needs. Renter protections will help make San Leandro the safest, most vibrant city it can be.

**Tricia Reichert**, Estudillo Estates Homeowner

**Sarah Marxer**, Farrelly Pond Homeowner

Renters are an essential part of the San Leandro community. I was a renter for many years, and I know from my own experience that the security that comes from strong renter protections makes it possible for tenants to plan their lives, build and care for their families, and contribute to their communities.

**Minh Luu**, Broadmoor Homeowner

**Kiera Rain**, Downtown San Leandro Renter

**Laura Blumenthal**, Broadmoor Renter, Homeowner

**Carol Bardoff**, Estudillo Estates Homeowner

**Matthew La Rocque**, Broadmoor Renter, Homeowner

Rentals are too costly for working class individuals who need them and without adequate protections, there are inadequate controls for rents to continue to rise. As both a homeowner and a renter in San Leandro, I see the benefits of fairness and transparency that will follow from rent control.

**Lacisha Isiah**, Marina Renter

**Elizabeth Kallquist**, Broadmoor Homeowner

Housing is a human necessity. It should be available and affordable to absolutely everyone.

**Sulema Hernandez**, Downtown Renter

I CAN'T AFFORD MY RENT ANYMORE.

**Rudolfo Hernandez**, Downtown Renter

I CAN'T AFFORD MY RENT ANYMORE.

**Carol Habercross**, Manor Renter

We need to have affordable housing in San Leandro for all of our residents especially low income and seniors living on Social Security

**Molly Almeida**, Estudillo Estates Homeowner

The power imbalance between renters and landlords puts renters at greater risk of housing instability, harassment, and homelessness and fuels racial inequity. Renter protections help ensure that San Leandro moves towards becoming a more just and equitable community.

**Kyle Neptune-Salisbury**, Broadmoor Renter

**Lily Alegria**, Farley Pond Homeowner

**Karen Difrummolo**, Estudillo Estates Homeowner

In this messed up world we have to come together as a community and help make housing more available to the unhoused. It is a travesty that this situation is happening in the richest country in the world. We also need to protect the rights of tenants who are at the mercy of some landlords who just care about the bottom line.

**Olivia Reyes**, Estudillo Estates Renter

**Craig Williams**, Downtown Homeowner

Everyone needs protection, especially renters. Conservatives worry about creeping socialism, renters worry about creeping landlord-ism where the rents each decade are a higher and higher percentage of renters' income. This isn't progress, it's a type of tyranny.

**Ivy Sabuero**, Mulford Gardens Renter

I have been renting for many years and I'm afraid that I won't be able to afford living here anymore. I recently got a raise on my rent. Everything is very expensive, I'm making lesser money each year. I am a single mother and most of the money I make goes to rent.

**Arlyn Tero Carter**, Renter

To help the residents in San Leandro so we can afford to rent and not struggle.

**Rebecca Day-Rodriguez**, Broadmoor Homeowner

Housing is a human right. As a child, my parents were renters. The worry about rent increases and meeting the basic needs of our family was a hard balance. Partnering with tenants and property owners to ensure profit is not made at the cost of families and seniors is essential and urgent. Let's work to have housing security as a non negotiable and improve the wellness for all in our San Leandro community.

**Cathy Ralph**, Bay-o-Vista Homeowner

Renter protections will reduce the number of people forced onto the streets and begin to control the spiral of massive rent increases in short periods of time.

**Evelyna Camacho-George**, Estudillo Estates Homeowner, Landlord

To prevent the existence of unscrupulous landlords and protect tenants.

**Zachary Borja**, Davis East Renter

70% of San Leandro's population are renters. For us to keep our residents in our city and not be priced out in a matter of years, we need additional housing for them to expand into as families grow and stabilized rent to keep pricing affordable for our people.

**Lisa Wong**, Estudillo Estates Homeowner

**Kim Vanderheiden**

At Homebridge Connect, we directly witness the effects of housing insecurity on our neighbors. We see it with people who are on fixed incomes such as disability, that do not receive enough each month to be housed. We see it with seniors. We see it with families with children. We see it with people who want to work and have a stable future but are prevented from doing so by the repeated traumas of housing instability and homelessness. It's shameful for those of us who are securely housed to accept this and go on with our lives. We have enough home to go around. No one should have to face housing insecurity or homelessness.

**Tim Holmes**, Broadmoor Homeowner

Protecting and supporting the people is the very core of the mission and purpose of our government. We must support each other in every way we can and nothing is more urgent and essential than the housing crisis impacting so many, leaving people vulnerable and with nowhere to turn. Everyone deserves help.

**Monique Berlanga**, Estudillo Estates Renter

**Cartier Lee**, Heron Bay Homeowner

Stabilize Rent to attract more business and workers to San Leandro.

**Bonnie Cartwright**, Davis Tract Renter

**Elvira Velasquez**, Ashland Renter

Rent can be increased 10% yearly without protections. My salary does not increase this much yearly. Factor in inflation. This is a recipe for poverty and displacement. Protect renters!

**Jacqueline Aguilar**, Floresta Gardens Renter

Because rents are too high and unaffordable.

**Kathleen Parsons**, Downtown Renter

As a renter, I feel very insecure in San Leandro.

**Imelda Castaneda**, Washington Manor Renter

Because it's just and necessary

**Bryan Moore**, Florist Renter

California rent is ridiculously expensive.

**Diana Gutierrez**, Renter

**Sofia Sainaz**, San Leandro Renter

The rent is too high

**Amissa Miller**, Downtown Renter

**Meilani Clay**, Lower Bal Renter

**Cristina Ramirez Fonua**, Ashland Renter

We need rent protection

**Shalandra Cotton**, Davis Street Renter

Because people need housing stability during these unprecedented times.

**Silvia Garcia**, Mulford Gardens Renter

**Linda Marie Boykins**, Washington Area Renter

I am paying \$ 2535 and he raises it \$200 a year

**Kimberly Rizzo**, Davis Street Renter

People of lower incomes deserve access to affordable housing and should be protected from skyrocketing rent prices.

**Tina Crawford**, San Leandro Renter

I have lived in San Leandro almost all my life and the rent in San Leandro is going up every year and the cost of living is extremely high. This is why we have so much homelessness in the Bay Area.

**Jemia Pennywell**, Ashland Renter

**Ben Frager**, Broadmoor Homeowner

This is the time to support our elected officials in preserving the character of our community. This is the time to support our at risk neighbors who are financially challenged to afford food and housing. San Leandro doesn't have to become a city of expensive new high rise apartments with people living in the bushes at street level.

**Becky Tatum**, Downtown Renter

To afford renters to fair and equitable living.

**Doreen Dorsey**, Ashland Renter

So that housing can be affordable.

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En Español:

Estimados Alcalde González, Concejales Aguilar, Azevedo, Ballew, Bowen, Reynes y Simon, Administradora Robustelli y Director de Desarrollo Comunitario Liao:

California ha fracasado en lo que se refiere a proveer vivienda para sus residentes durante los últimos cincuenta años. Todos los años, hay muchos inquilinos en San Leandro que son desalojados o deben dejar sus viviendas debido a la escasez de alquileres y el hecho que los alquileres aumentan más que los sueldos. Esto resulta en desplazamientos continuos y barrios inestables. Este desplazamiento daña a nuestras familias y a nuestra comunidad al aumentar el sinhogarismo, la inseguridad alimentaria, la contaminación, las enfermedades mentales y al bajar la expectativa de vida.

El desplazamiento de las comunidades no sólo daña a los residentes de San Leandro sino que resulta en consecuencias negativas para la resiliencia de nuestra economía. Las fábricas, escuelas y pequeñas empresas ya tienen problemas para encontrar trabajadores locales calificados y fiables. La falta de mano de obra daña el crecimiento empresarial y la habilidad de San Leandro de aumentar sus reservas y mejorar sus instalaciones y servicios.

Con el objeto de mitigar las consecuencias de la falta de viviendas en California, las organizaciones e individuos abajo firmantes le solicitamos al Concejo que pase protecciones robustas y ejecutables para los alquinos en San Leandro. Le solicitamos que la ordenanza incluya:

- Un límite anual de aumento de precio de los alquileres que sea no mayor al 60% del CPI menos costos de vivienda regional, con limitaciones a aumentos adicionales tales como los traspasos de mejoras capitales o el ahorro de los aumentos de alquileres diferidos.
- Límites a las razones justificables que permitan los desalojos, con mecanismos fuertes de cumplimiento, para así proveer mayor protección que la que ofrece el estado.
- Un registro de alquileres que registre las viviendas en alquiler disponibles, los re-alquileres, los desalojos, el precio de los alquileres y los aumentos de precio, los traspasos de mejoras capitales, las violaciones a los códigos, los informes de las inspecciones municipales, y todos los datos relativos a la ordenanza con el propósito de evaluar el mercado de alquileres y hacer cumplir a la ordenanza.
- Una comisión evaluadora que administre la ordenanza y conduzca audiencias sobre cuestiones de estabilidad de alquileres, incluyendo cual sea el índice justo de ganancias para los propietarios, aumentos de alquiler presuntamente ilegales, reducción de alquiler basado en la reducción de servicios, violaciones a los códigos y cuestiones de habitabilidad
- Financiamiento suficientes para administrar y hacer cumplir a la ordenanza, incluyendo el personal para mantener el registro, asistir a la comisión evaluadora en audiencias, conducir programas de difusión y educación pública, y para proveer asesoramiento sobre viviendas e infraestructura informática.
- Amplia aplicabilidad al mayor número de unidades, incluyendo espacios para casa móviles y aplicación futura a viviendas más antiguas en forma continua si la ley estatal es modificada para permitir tal aplicación
- Disposiciones anti-acoso y por el derecho a organizarse para proteger la habilidad de los inquilinos para abogar por sus derechos bajo la ordenanza.
- El derecho a hacer cumplir la ordenanza a través de acciones legales privadas iniciadas por los alquinos o por la ciudad, y permitir que los inquilinos o la ciudad demanden para remediar las violaciones, por daños y perjuicios y por honorarios de abogados.
- Expandir los requerimientos de avisos de desalojo para incluir información específica que explique las causas.
- Defensa afirmativa frente al desalojo si los dueños no cumplen con cualquier disposición de la ordenanza.

Atentamente,

Coalición HOPE de San Leandro (Housing Opportunity and Protection for Everyone)  
[SanLeandroHOPE@gmail.com](mailto:SanLeandroHOPE@gmail.com)

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## 读中文

尊敬的Gonzalez 市長;市議員 Aguilar、Azevedo、Bellew、Bowen、Reyes 和Simon;城市經理 Fran Robustelli;和社區發展總監 Tom Liao:

半個世紀以來,加州未能為其居民提供足夠的住房。每年,住房短缺和租金上漲速度快於工資上漲,都會導致許多聖利安住市租房者被迫遷或因價格過高而搬出離開,從而導致住房週轉和社區不穩定(尾註1)。這種流離失所現象會導致無家可歸者增加(尾註2)、糧食不安全(尾註3)、污染(尾註4)、精神疾病(尾註5),和降低預期壽命(尾註6)。

社區流離失所不僅傷害了聖利安住市的居民,它也對我們經濟的彈性產生可怕的後果。聖利安住市的製造業雇主

(尾註7)、學校(尾註8)、和小型企業(尾註9)在尋找熟練、可靠的當地工人方面已經面臨挑戰。勞動力不足會損害業務成長(尾註10)以及聖利安住市增加收入和改善設施和服務的能力。

為了減輕加州住房短缺的後果,以下簽名的個人和組織要求理事會為聖利安住市租屋者制定強而有力且可執行的保護措施。我們要求理事會的條例包括:

- 年度租金上漲上限為地區 CPI 減去房屋的 60%,並對額外上漲進行限制,例如資本改善轉嫁或延期租金上漲的「銀行業務」。
- 正當理由 -透過強大的執行機制對允許的驅逐理由進行限制,提供比國家更大的保護。
- 租金登記處 - 追蹤所有空缺、重新出租、迫遷、租金和租金上漲、資本改善透傳、違規行為、城市檢查報告以及與該條例相關的所有數據,以評估租賃市場和執行該條例。
- 審查委員會- 負責管理該條例並就租金穩定問題舉行聽證會,包括保護房東的公平回報率、涉嫌非法租金上漲、因服務減少而減少租金、違反規範和可居住性問題。該委員會還應預先批准住房提供者要求的任何透傳增加。
- 有足夠的資金來管理和執行該條例,包括維護租金登記資料、協助委員會進行爭議聽證會、進行公眾宣傳和教育、提供住房諮詢以及軟體基礎設施的工作人員。該條例的資金應來自向註冊單位繳納的每單位費用,並由住房提供者支付。
- 廣泛適用於最大數量的單元,包括移動房屋空間,如果州法律修改為允許此類應用,則未來可滾動應用到舊住房。
- 反騷擾和組織權利條款以保護租戶根據該條例主張其權利的能力。
- 租戶或市政府透過私人法律訴訟強制執行違規行為的權利-允許租戶或市政府提起訴訟以糾正違規行為,要求賠償金錢損失和律師費。

- 加強驅逐通知要求- 其中包括解釋理由的具體資訊。
- 肯定性辯護- 住房提供者未能遵守該法令的任何規定而對迫遷提供肯定的辯護。

謝謝。

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