

Alberto Quintanilla

From: H Yang <email.hyang@gmail.com>
Sent: Monday, March 6, 2023 6:30 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
2. The proposal to require landlords to provide evidence to explain the reason for rent increases above 5% during the mediation step may create unnecessary bureaucracy and red tape. Moreover, it could lead to landlords feeling forced to justify their business decisions, which could lead to fewer rental units available and ultimately hurt renters.
3. The proposal will only add more risks to property owners to operate a rental here in Fremont, it won't add a single unit to the supply, which is the root cause of the housing crisis, but it can backfire and lead to rental units being withdrawn from inventory, exacerbating the housing shortage. Look at the metros around Fremont, those with the most rental laws and restrictions ie SF, Berkeley, etc they also have the highest rents.
4. The current Rent Mediation system in Fremont is working very well with little to no complaint from either side, there is an old saying in America: if it ain't broke, don't fix it.

In conclusion, while the intentions behind the proposal might be good, there are serious concerns about their practicality and potential negative consequences. City officials should carefully consider all the factors involved before implementing any new ordinances that could impact landlords, tenants, and the rental market as a whole. SF and Berkeley are not shining examples in housing policy for Fremont to follow.

Thank you very much for your understanding,

Concerned resident of Fremont,

Alberto Quintanilla

From: Ling Zhou <ling94539@gmail.com>
Sent: Monday, March 6, 2023 4:16 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: taptango <taptango@gmail.com>
Sent: Monday, March 6, 2023 1:42 AM
To: Teresa Keng; Raj Salwan; Lily Mei; Desrie Campbell; Teresa Cox; Jenny Kassan; Yang Shao
Cc: CClerk; CityAttorneyOffice@fremont.gov; Karena McGee Shackelford
Subject: Please vote NO on Agenda item 7.A.2 Kassan - Rental Regulations

Dear Councilmembers,

I am writing to urge you to vote NO on the proposed rental housing regulations that will increase rent on tenants in Fremont. As we have seen in neighboring cities such as Oakland, Berkeley, and San Francisco, overregulation in housing leads to more bureaucracy, adds costs, and reduces housing supply, which increases rent and harms tenants.

Regarding the specific proposals, I have the following comments:

Retaliation - It is critical to assess the data on retaliation complaints received and the percentage of rental housing in Fremont that they represent before imposing additional requirements. This evaluation is necessary to determine if there is an actual issue before introducing unnecessary regulations.

Reasons for Rent Increase over 5% - This proposal will add another bureaucratic procedure that will increase operating costs for renters. Instead, the city should concentrate on encouraging the development of new rental housing, which will lead to a decrease in rent.

Finally, the state is already implementing SB 731, a Fair Chance law that removes criminal records of prior offenders who have not committed a crime in the last four years. There is no need to add a redundant local Fair Chance law with additional administrative expense.

In conclusion, I urge you to consider the negative impact that additional regulations will have on housing availability. Let's focus on reducing rent by removing unnecessary red tape and building new rental housing.

Sincerely,

Tuan Ngo

Alberto Quintanilla

From: Shari Godinez <godinezps@gmail.com>
Sent: Monday, March 6, 2023 12:24 AM
To: Jenny Kassan; Raj Salwan; Yang Shao; campbell@fremont.gov; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Rental Protections

Dear City Council Members,

I urge you to vote NO on any Rental Protections. After 3 years of the draconian Eviction Moratorium where Alameda County allowed Renters to not pay \$1 billion in rent payments. Does Fremont want to stop all production of new rental housing in the City?

Do you want to have a City with housing problems like Oakland and Berkeley? There's proof that rental protections do not work...they have the unintended consequence of reducing investment in the community. The City would be much better off in focusing Staff time on building new rental housing.

Remember, the ending of the Eviction Moratorium means that Housing Providers can now start to work with their Renters to start paying rent again. Renters have had the opportunity to save money for 3 years, they are in a position to start paying rent. Housing providers are not going to immediately evict, no one wants to go through that process. It's very long and expensive.

Specific to the proposals

1. Retaliation - The RRO states that landlord retaliation is strictly prohibited. However, the City currently does not directly enforce against retaliatory conduct. Staff recommended a review of the success of approaches that may be available to reduce tenants' fear of retaliation and report back to the City Council.

>>> Rather than imposing regulations on Housing Providers, does the city have data on how many retaliation complaints have been received? What percentage is that on all the rental housing in Fremont? Shouldn't you look at that data first and determine if there's a real problem?

2. Reason for Rent Increase over 5% - The RRO requires that landlords provide a reason for any rent increases above 5% but landlords often provide very minimal explanations. Staff recommended expanding the ordinance so that the landlord/responsible party must present evidence to explain the reason for a rent increase in excess of 5% during the consultation/mediation step of the rent review process; and

>>>> This is another bureaucratic process that you would place on the housing provider that would increase operating costs for renters. Housing providers charge a higher rent if the market bears a rent increase...just like any other product on the market. Renters have the choice to move or negotiate if they don't agree with the increased amount. The City could significantly help with this problem if they would just focus staff time on promoting the building of new rental housing...this is what will cause rent prices to decline and provide lower rents for renters.

Lastly Fair Chance: The state is implementing SB 731 - a Fair Chance law across the entire state. It automatically removes criminal records from prior offenders that have not committed a crime in the last

4 years. Why not use staff time to promote building of new housing and know that you have state law that already accomplishes Fair Chance.

Thank you,
Shari Godinez,
Housing provider

Alberto Quintanilla

From: Brian Xin <bxin88@gmail.com>
Sent: Sunday, March 5, 2023 12:34 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Brian Xin

Alberto Quintanilla

From: Yanping Wang <yw434@yahoo.com>
Sent: Monday, March 6, 2023 12:10 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: Chris Moore <chrismoore@gmail.com>
Sent: Monday, March 6, 2023 12:03 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassar; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: PLEASE VOTE NO on AGENDA ITEM 7. A. 2. Kassar- Fremont Rental Protections

Dear City Council Members,

I urge you to vote NO on any Rental Protections. After 3 years of the draconian Eviction Moratorium where Alameda County allowed Renters to not pay \$1 billion in rent payments. Does Fremont want to stop all production of new rental housing in the City?

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Thank you,

Chris Moore
Boardmember and Housing Provider, East Bay Rental Housing Association

Alberto Quintanilla

From: Brenda Guo <brendabguo@gmail.com>
Sent: Sunday, March 5, 2023 11:55 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassin; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Brenda Guo

Alberto Quintanilla

From: Jen Liu <jenliu_01@yahoo.com>
Sent: Sunday, March 5, 2023 11:28 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Jennifer

Alberto Quintanilla

From: Leslie Huang <lesliehuang2599@gmail.com>
Sent: Sunday, March 5, 2023 11:26 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Leslie Huang

Alberto Quintanilla

From: Carmen <carmen2998@gmail.com>
Sent: Sunday, March 5, 2023 11:23 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Rui Yu

Alberto Quintanilla

From: Weihong Gong <gongweihong2011@gmail.com>
Sent: Sunday, March 5, 2023 11:01 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Alberto Quintanilla

From: cynthia.huang_2007@yahoo.com
Sent: Sunday, March 5, 2023 10:58 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Cynthia Huang

Sent from my iPhone

Alberto Quintanilla

From: lucy.zhang.us@gmail.com
Sent: Sunday, March 5, 2023 10:54 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
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Thank you very much for your understanding,

Concerned resident of Fremont

Alberto Quintanilla

From: Zhenlin Yang <zhenlin.yang@gmail.com>
Sent: Sunday, March 5, 2023 10:49 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Concerned resident of Fremont,

James Yang

Sent from my iPhone

Alberto Quintanilla

From: David Hsu <tigerxs@yahoo.com>
Sent: Sunday, March 5, 2023 10:48 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
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Subject: Fremont Rent Review Ordinance Changes

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The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
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In conclusion, while the intentions behind the proposal might be good, there are serious concerns about their practicality and potential negative consequences. City officials should carefully consider all the factors involved before implementing any new ordinances that could impact landlords, tenants, and the rental market as a whole. SF and Berkeley are not shining examples in housing policy for Fremont to follow.

Thank you very much for your understanding,

Concerned resident of Fremont,

Thanks!

Dave Xu

Sent from my iPhone

Alberto Quintanilla

From: fan zhang <zhangfan@gmail.com>
Sent: Sunday, March 5, 2023 10:27 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Oppose Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Fan Yeung

Alberto Quintanilla

From: Connie Ma <connieNPU@yahoo.com>
Sent: Sunday, March 5, 2023 10:20 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Connie

Sent from my iPhone

Alberto Quintanilla

From: Meina Young <meinayoung1@gmail.com>
Sent: Sunday, March 5, 2023 10:12 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassin; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned small property owner,

Meina Young

Alberto Quintanilla

From: Mei H <hongmei@gmail.com>
Sent: Sunday, March 5, 2023 10:16 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Mei Hong

Alberto Quintanilla

From: Susan G <xz1130@yahoo.com>
Sent: Sunday, March 5, 2023 10:13 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Bay Area,
Susan Gao

Alberto Quintanilla

From: Sandy Tam <sandy0798@yahoo.com>
Sent: Sunday, March 5, 2023 10:04 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sandy

從我的iPhone傳送

Alberto Quintanilla

From: leiwang2003 <leiwang2003@gmail.com>
Sent: Sunday, March 5, 2023 9:59 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you

Thank you,

Lei

Alberto Quintanilla

From: yang yang <zero_hust@yahoo.com>
Sent: Sunday, March 5, 2023 9:59 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Yang

Alberto Quintanilla

From: Renhui Zhang <zhang_renhui@yahoo.com>
Sent: Sunday, March 5, 2023 9:54 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,
Rebecca Zhang

Sent from my iPhone

Alberto Quintanilla

From: Regarder He <regarderhe@gmail.com>
Sent: Sunday, March 5, 2023 9:51 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,
Emily He

Sent from my iPhone

Alberto Quintanilla

From: Yanyan Zhang <yanyanzhang8@gmail.com>
Sent: Sunday, March 5, 2023 9:44 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: Johnson Neal <johnson.neal@gmail.com>
Sent: Sunday, March 5, 2023 7:57 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of BayArea

Johnson Neal

Sent from my iPhone

Alberto Quintanilla

From: CK Zhang <ckzhang77@gmail.com>
Sent: Sunday, March 5, 2023 6:49 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

ck

41009 cornac ter, Fremont, 94539

Alberto Quintanilla

From: Sophy <soso9602@gmail.com>
Sent: Sunday, March 5, 2023 5:15 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Feedbacks on Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding!

A concerned resident of Fremont

Alberto Quintanilla

From: MM TB <mbtb222@gmail.com>
Sent: Sunday, March 5, 2023 2:22 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Cherry

Alberto Quintanilla

From: Andrew Y. -R- <andrew.yu2009@gmail.com>
Sent: Sunday, March 5, 2023 1:44 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
2. The proposal to require landlords to provide evidence to explain the reason for rent increases above 5% during the mediation step may create unnecessary bureaucracy and red tape. Moreover, it could lead to landlords feeling forced to justify their business decisions, which could lead to fewer rental units available and ultimately hurt renters.
3. The proposal will only add more risks to property owners to operate a rental here in Fremont, it won't add a single unit to the supply, which is the root cause of the housing crisis, but it can backfire and lead to rental units being withdrawn from inventory, exacerbating the housing shortage. Look at the metros around Fremont, those with the most rental laws and restrictions ie SF, Berkeley, etc they also have the highest rents.
4. The current Rent Mediation system in Fremont is working very well with little to no complaint from either side, there is an old saying in America: if it ain't broke, don't fix it.

In conclusion, while the intentions behind the proposal might be good, there are serious concerns about their practicality and potential negative consequences. City officials should carefully consider all the factors involved before implementing any new ordinances that could impact landlords, tenants, and the rental market as a whole. SF and Berkeley are not shining examples in housing policy for Fremont to follow.

Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: Comcast <tngtsi@comcast.net>
Sent: Sunday, March 5, 2023 1:38 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Tim Teng

Sent from my iPhone

Alberto Quintanilla

From: Jason H <snow8runner@gmail.com>
Sent: Sunday, March 5, 2023 1:27 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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As a long time resident and voter, I will not support any council member who turns Fremont safety into a dangerous zone.

Thank you very much for your understanding,

Concerned resident of Fremont,

-Jason

Alberto Quintanilla

From: William Yu <wwy.yu@yahoo.com>
Sent: Sunday, March 5, 2023 1:16 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Bayarea.

William Yu

Alberto Quintanilla

From: Iris Song <iris.song@gmail.com>
Sent: Sunday, March 5, 2023 12:47 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: zephyr zhao <zephyr.zhao@gmail.com>
Sent: Sunday, March 5, 2023 12:47 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: Jeff Li <li2588@gmail.com>
Sent: Sunday, March 5, 2023 12:46 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,
Jeff Li
925-899-9366

Alberto Quintanilla

From: sfre pm <sfrepm@gmail.com>
Sent: Sunday, March 5, 2023 12:40 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could strain city resources which might be better deployed elsewhere.
2. The proposal to require landlords to provide evidence to explain why rent increases above 5% during the mediation step may create unnecessary bureaucracy and red tape. Moreover, it could lead to landlords feeling forced to justify their business decisions, which could lead to fewer rental units available and ultimately hurt renters.
3. The proposal will only add more risks to property owners to operate a rental here in Fremont, it won't add a single unit to the supply, which is the root cause of the housing crisis, but it can backfire and lead to rental units being withdrawn from inventory, exacerbating the housing shortage. Look at the metros around Fremont, those with the most rental laws and restrictions, i.e., SF, Berkeley, etc. also have the highest rents.
4. The current Rent Mediation system in Fremont works very well with little to no complaint from either side; there is an old saying in America: if it ain't broke, don't fix it.

In conclusion, while the intentions behind the proposal might be good, there are serious concerns about their practicality and potential negative consequences. City officials should carefully consider all the factors involved before implementing any new ordinances that could impact landlords, tenants, and the rental market as a whole. SF and Berkeley are not shining examples of housing policy for Fremont to follow.

Thank you very much for your understanding,

Best Regards,

A concerned resident of Fremont,
Paul

Alberto Quintanilla

From: Van liang <vanliang@yahoo.com>
Sent: Sunday, March 5, 2023 11:41 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Yong Liang

Sent from my iPhone

Alberto Quintanilla

From: Dan Pan <dan_pan@hotmail.com>
Sent: Sunday, March 5, 2023 11:10 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

A very concerned housing provider in Fremont

Dan Pan

Alberto Quintanilla

From: Carl's Gmail <carlcfung@gmail.com>
Sent: Sunday, March 5, 2023 10:54 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassin; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Thanks
Carl

Alberto Quintanilla

From: 辛若菲 <jingmin201@gmail.com>
Sent: Sunday, March 5, 2023 10:47 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Jingmin Yang

Alberto Quintanilla

From: Chunchi Ma <3machunchi@gmail.com>
Sent: Sunday, March 5, 2023 10:11 AM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,
Chunchi Ma

Alberto Quintanilla

From: alfred yeung <ayeungcf@gmail.com>
Sent: Monday, March 6, 2023 8:58 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassin; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Oppose Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Alfred Yeung

Alberto Quintanilla

From: Brenda Then <brenda_then@yahoo.com>
Sent: Monday, March 6, 2023 10:41 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Bayarea.

Alberto Quintanilla

From: Li Zhen <rainbow0229@gmail.com>
Sent: Sunday, March 5, 2023 5:29 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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In conclusion, while the intentions behind the proposal might be good, there are serious concerns about their practicality and potential negative consequences. City officials should carefully consider all the factors involved before implementing any new ordinances that could impact landlords, tenants, and the rental market as a whole. SF and Berkeley are not shining examples in housing policy for Fremont to follow.

Thank you very much for your understanding,

Concerned resident of Fremont,

Alberto Quintanilla

From: Rong Zhang <rzhangnj@yahoo.com>
Sent: Monday, March 6, 2023 11:09 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Concern of Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
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Thank you very much for your understanding,

Concerned resident of Fremont,
Rong zhang

Sent from my iPhone

Alberto Quintanilla

From: Julia Wang <juliahomeloan@gmail.com>
Sent: Monday, March 6, 2023 11:32 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned Fremont small landlord

Sent from my iPhone

Alberto Quintanilla

From: Sue Kwong <suekwong805@gmail.com>
Sent: Monday, March 6, 2023 11:36 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sue Kwong
29 years resident in Fremont

Sent from my iPhone

Alberto Quintanilla

From: Julia Wang <juliahomeloan@gmail.com>
Sent: Monday, March 6, 2023 11:32 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned Fremont small landlord

Sent from my iPhone

Alberto Quintanilla

From: Fang Deng <fdeng@uci.edu>
Sent: Monday, March 6, 2023 11:31 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,
Fanny

Alberto Quintanilla

From: l w <lvwan666@gmail.com>
Sent: Monday, March 6, 2023 12:32 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Linda Wan

Alberto Quintanilla

From: homairice@gmail.com
Sent: Monday, March 6, 2023 12:31 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Linda Shen

Sent from my iPhone

Alberto Quintanilla

From: Chunchi Ma <3machunchi@gmail.com>
Sent: Monday, March 6, 2023 11:58 AM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,
Chunchi Ma

Alberto Quintanilla

From: Songyue Tang <tangsy71@hotmail.com>
Sent: Monday, March 6, 2023 11:55 AM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

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Thank you very much for your understanding,

Concerned resident of the bay area,

Songyue

Get [Outlook for Android](#)

Alberto Quintanilla

From: Stephanie Szto <stephanie.szto@gmail.com>
Sent: Monday, March 6, 2023 1:03 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

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Thank you very much for your understanding,

Concerned resident of Fremont,

Alberto Quintanilla

From: Joyce Zhao <joyce.zhao@gmail.com>
Sent: Monday, March 6, 2023 12:42 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

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Thank you very much for your understanding,

Concerned resident of Fremont,

Thanks,
Joyce

Alberto Quintanilla

From: Zhigang Liang <marsfly1981@hotmail.com>
Sent: Monday, March 6, 2023 1:24 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Regards,

Zhigang Liang

Alberto Quintanilla

From: dehuahuang@gmail.com
Sent: Monday, March 6, 2023 1:21 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: Yanyan Zhang <yanyanzhang8@gmail.com>
Sent: Monday, March 6, 2023 2:08 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: Anne Rabbit <arabbit2006@gmail.com>
Sent: Monday, March 6, 2023 3:12 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassin; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassin- Fremont Rental Protections

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Anne Xia

Alberto Quintanilla

From: Maogang Wang <mgwang@gmail.com>
Sent: Monday, March 6, 2023 10:41 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
2. The proposal to require landlords to provide evidence to explain the reason for rent increases above 5% during the mediation step may create unnecessary bureaucracy and red tape. Moreover, it could lead to landlords feeling forced to justify their business decisions, which could lead to fewer rental units available and ultimately hurt renters.
3. The proposal will only add more risks to property owners to operate a rental here in Fremont, it won't add a single unit to the supply, which is the root cause of the housing crisis, but it can backfire and lead to rental units being withdrawn from inventory, exacerbating the housing shortage. Look at the metros around Fremont, those with the most rental laws and restrictions ie SF, Berkeley, etc they also have the highest rents.
4. The current Rent Mediation system in Fremont is working very well with little to no complaint from either side, there is an old saying in America: if it ain't broke, don't fix it.

In conclusion, while the intentions behind the proposal might be good, there are serious concerns about their practicality and potential negative consequences. City officials should carefully consider all the factors involved before implementing any new ordinances that could impact landlords, tenants, and the rental market as a whole. SF and Berkeley are not shining examples in housing policy for Fremont to follow.

Thank you very much for your understanding,

A concerned home owner of Fremont,

Maogang Wang

Alberto Quintanilla

From: Qiqi J <wangchunman2018@gmail.com>
Sent: Monday, March 6, 2023 10:16 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Chunmiao wang

Alberto Quintanilla

From: wilson guo <wilsonjianfa@yahoo.com>
Sent: Monday, March 6, 2023 9:56 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Thanks and regards
Wilson

Alberto Quintanilla

From: C R <chaki.rokki@gmail.com>
Sent: Monday, March 6, 2023 9:48 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Bay area,
Hua Tong

Alberto Quintanilla

From: Choo Sim <csim233@yahoo.com>
Sent: Monday, March 6, 2023 8:34 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
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Concerned resident of Bayarea,
Julie Sim

Alberto Quintanilla

From: Qi Sun <qisun1999@gmail.com>
Sent: Monday, March 6, 2023 8:10 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassin; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Oppose Fremont Rent Review Ordinance Changes!!!

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: Qi Sun <qisun1999@gmail.com>
Sent: Monday, March 6, 2023 8:08 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassin; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: Li Li <yizesmail@icloud.com>
Sent: Monday, March 6, 2023 7:58 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Sent from my iPhone

Alberto Quintanilla

From: S Ma <aldernetnetwork@gmail.com>
Sent: Monday, March 6, 2023 7:53 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Alberto Quintanilla

From: Joyce Joy <hopefulcj@yahoo.com>
Sent: Monday, March 6, 2023 7:40 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont

Alberto Quintanilla

From: Kase Reis <outlook_3A7CE99E5392FEC8@outlook.com> on behalf of Kase Reis <floorstoyourdoor@comcast.net>
Sent: Monday, March 6, 2023 5:54 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassar; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassar- Fremont Rental Protections

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Kathryn Reis

Sent from my iPhone

Alberto Quintanilla

From: Adeles Fan <adeles.fan@icloud.com>
Sent: Monday, March 6, 2023 5:47 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford; fc2.mediapon@gmail.com
Subject: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Adeles Fan

Alberto Quintanilla

From: Desrie Campbell
Sent: Monday, March 6, 2023 3:59 PM
To: Anne Rabbit
Cc: Lily Mei; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox; CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Re: Please Vote No on AGENDA ITEM 7. A. 2. Kassan- Fremont Rental Protections

Sent from my iPad

Desrie Campbell

CITY COUNCIL MEMBER, DISTRICT 2

City of Fremont | City Council
3300 Capitol Ave., Bldg. A, Fremont, CA 94538
(510) 284-4008 | dcampbell@fremont.gov



On Mar 6, 2023, at 3:12 PM, Anne Rabbit <arabbit2006@gmail.com> wrote:

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,

Anne Xia

Alberto Quintanilla

From: lucy wei <lucyhuiwei@yahoo.com>
Sent: Monday, March 6, 2023 3:48 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

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Thank you very much for your understanding,

Concerned resident of Fremont,
Lucy

Alberto Quintanilla

From: Desrie Campbell
Sent: Monday, March 6, 2023 3:37 PM
To: MM TB
Cc: Lily Mei; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox; CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Re: Fremont Rent Review Ordinance Changes

Hello,

I am in receipt of your email. Thank you for your interest in this agenda item that the City Council will be discussing on March 7th. Your input will be taken under advisement as I consider this item.

Thanks,

Sent from my iPad

Desrie Campbell
CITY COUNCIL MEMBER, DISTRICT 2

City of Fremont | City Council
3300 Capitol Ave., Bldg. A, Fremont, CA 94538
(510) 284-4008 | dcampbell@fremont.gov



On Mar 5, 2023, at 2:22 PM, MM TB <mibt222@gmail.com> wrote:

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

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Thank you very much for your understanding,

Concerned resident of Fremont,

Cherry



FremontForEveryone.com | FremontForEveryone@gmail.com

Dear Honorable Mayor and Councilmembers of the City of Fremont:

Fremont for Everyone strongly supports the referral in item 7.A.2 by Councilmember Kassan to direct staff to provide updated recommendations to strengthen the Rent Review Ordinance in advance of the end of the county-wide eviction moratorium.

We are deeply concerned that many of our currently-housed neighbors will lose their housing when the eviction moratorium ends. The City should mitigate the impact as best it can. One important strategy is to make sure that tenants are treated fairly during this time of transition. The Rent Review Ordinance is the existing policy that aims for fair treatment, but there are still tenants who fall through the cracks.

For example, there are those who are afraid to report maintenance needs for fear of being labeled a “problem tenant” and being retaliated against in terms of higher rent or even eviction. When a tenant’s only recourse for retaliation is legal action against their landlord, enforcing their rights is a risky move. If they don’t prevail in court, they’d be seen as even more of a problem.

Councilmember Kassan’s referral takes the measured and practical approach of asking staff to review the issue and make recommendations. The example recommendations from 2019 in turn make practical suggestions such as studying which policies have been effective in other jurisdictions in order to recommend which to implement here.

We strongly encourage you to vote in favor of this referral and to fast-track the next steps so that improvements can be implemented before the eviction moratorium expires.

Sincerely,
Fremont for Everyone



Alberto Quintanilla

From: Lisa Danz <ldanz@gmail.com>
Sent: Monday, March 6, 2023 9:21 AM
To: citycouncil
Subject: I support item 7.A.2 on tenant protections for the March 7, 2023 Council meeting

Dear Fremont Mayor, City Council, and Staff,

I'm writing to express my strong support for Councilmember Kassan's referral item 7.A.2 on tomorrow's (March 7, 2023) City Council meeting.

I agree with Councilmember Kassan's concern that the upcoming end to the eviction moratorium could trigger a wave of homelessness, and her suggestion that now is a good time to improve tenant protections. Fremont has expressed its desire to prevent homelessness, and now is a very important time to act. Councilmember Kassan's recommendations are modest and practical; she is simply asking for staff to review the issue and make updated recommendations for today's context. This should absolutely be implemented.

Sincerely,
Lisa Danz
Sundale Neighborhood, District 4

Alberto Quintanilla

From: Padma Gopalakrishnan <gopalpadma@hotmail.com>
Sent: Monday, March 6, 2023 11:08 PM
To: citycouncil
Subject: No on limiting background checks

Dear city council,

Background checks serve the purpose of keeping communities safe. Making decisions for keeping us safe is the primary purpose of city council.

Please do not loosen background check or eviction requirements in our city. They do more harm than good. That is why Fair Chance Ordinance failed to pass in the county. Fremont police department is already stretched thin and can't deal with any further increase in crimes. Please vote NO on Jenny Kassar's referral to limit background checks.

Sincerely,
Padma

Alberto Quintanilla

From: Evan zhou <evanzhouhunter@gmail.com>
Sent: Tuesday, March 7, 2023 12:23 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
2. The proposal to require landlords to provide evidence to explain the reason for rent increases above 5% during the mediation step may create unnecessary bureaucracy and red tape. Moreover, it could lead to landlords feeling forced to justify their business decisions, which could lead to fewer rental units available and ultimately hurt renters.
3. The proposal will only add more risks to property owners to operate a rental here in Fremont, it won't add a single unit to the supply, which is the root cause of the housing crisis, but it can backfire and lead to rental units being withdrawn from inventory, exacerbating the housing shortage. Look at the metros around Fremont, those with the most rental laws and restrictions ie SF, Berkeley, etc they also have the highest rents.
4. The current Rent Mediation system in Fremont is working very well with little to no complaint from either side, there is an old saying in America: if it ain't broke, don't fix it.

In conclusion, while the intentions behind the proposal might be good, there are serious concerns about their practicality and potential negative consequences. City officials should carefully consider all the factors involved before implementing any new ordinances that could impact landlords, tenants, and the rental market as a whole. SF and Berkeley are not shining examples in housing policy for Fremont to follow.

Thank you very much for your understanding,

Concerned resident of Fremont,

Alberto Quintanilla

From: Myra Lee <myra.lee@gmail.com>
Sent: Tuesday, March 7, 2023 2:23 PM
To: Jenny Kassan; Raj Salwan; Yang Shao; Desrie Campbell; Lily Mei; Teresa Cox; Teresa Keng
Cc: CityAttorneysOffice; CClerk; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
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Thank you very much for your understanding,

Concerned resident of Fremont,

Alberto Quintanilla

From: alice wang <caliwang06@yahoo.com>
Sent: Tuesday, March 7, 2023 3:04 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassan; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Fremont Rent Review Ordinance Changes

Dear Fremont City Council Members,

The proposal presented by the staff for the City Council raises important issues related to tenants' rights and landlord responsibilities. However, there are concerns about the practicality and potential unintended negative consequences of some of the recommendations.

1. The proposal to review approaches to reduce tenants' fear of retaliation is vague and lacks concrete steps to achieve its goal. Additionally, enforcing this recommendation could put a strain on city resources which might be better deployed elsewhere.
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4. The current Rent Mediation system in Fremont is working very well with little to no complaint from either side, there is an old saying in America: if it ain't broke, don't fix it.

In conclusion, while the intentions behind the proposal might be good, there are serious concerns about their practicality and potential negative consequences. City officials should carefully consider all the factors involved before implementing any new ordinances that could impact landlords, tenants, and the rental market as a whole. SF and Berkeley are not shining examples in housing policy for Fremont to follow.

Thank you very much for your understanding,

Very concerned resident of Fremont,

[Sent from Yahoo Mail on Android](#)

Alberto Quintanilla

From: Steven Zhang <stevenzhang2025@gmail.com>
Sent: Tuesday, March 7, 2023 1:05 PM
To: Lily Mei; Desrie Campbell; Raj Salwan; Teresa Keng; Jenny Kassin; Yang Shao; Teresa Cox
Cc: CClerk; CityAttorneysOffice; Karena McGee Shackelford
Subject: Concerns about Fremont Rent Review Ordinance Changes

Dear Members of the Fremont City Council,

I am writing to address the proposal presented by your staff which highlights important issues surrounding tenants' rights and landlord responsibilities. However, there are valid concerns about the practicality and potential unintended negative consequences of some of the recommendations.

Firstly, the proposal to review approaches to reduce tenants' fear of retaliation lacks concrete steps and may strain city resources that could be better used elsewhere. Secondly, requiring landlords to provide evidence for rent increases above 5% during the mediation process may create unnecessary bureaucracy and red tape, leading to fewer rental units available and ultimately hurting renters.

Moreover, the proposal may add more risks to property owners operating a rental in Fremont without addressing the root cause of the housing crisis, which is the lack of supply. There is a possibility that the proposal may lead to rental units being withdrawn from inventory, worsening the housing shortage. The example of SF and Berkeley shows that those metros with the most rental laws and restrictions have the highest rents.

Lastly, the current Rent Mediation system in Fremont is working well, with no complaints from either party. Therefore, it would be wise to adopt the old saying, "if it ain't broke, don't fix it."

In conclusion, while the proposal's intentions are good, there are serious concerns about its practicality and potential negative consequences. City officials must carefully consider all the factors involved before implementing any new ordinances that may impact landlords, tenants, and the rental market as a whole. Fremont should not follow the examples of SF and Berkeley in housing policy.

Thank you for your attention and understanding.

Sincerely,
Steven Zhang, a concerned resident of Fremont