

Levesque, Jennifer

From: Amanda Gallegos <amandag@hmgmt.com>
Sent: Monday, August 02, 2021 12:29 PM
To: cityclerk
Subject: Public Comment for Rental Housing Ordinance

Hello,

My name is Amanda Gallegos and I am the General Manager for Heritage Management. We are unique in the sense that we only manage the properties owned by our company. We currently manage over 45 rental homes and over 500 apartment doors in Merced. This ordinance is catastrophic to property managers and owners who have been financially affected by the pandemic. We currently conduct 2 semi-annual interior inspections, countless exterior inspections, bank inspections, and for those who have federal HUD loans we also have REAC inspections. These inspections are intense, detailed, and very structured. To force us to self-certify is an immense overreach considering all of the other fees we pay at this time. This should not be a council priority at this time and I urge the Council to vote against this.

AMANDA GALLEGOS

General Manager

755 E. Yosemite Ave., Suite J

Merced, CA 95340

TEL 209.383.2244 ext 115 FAX 209.383.2248

www.hmgmt.com



[NOTICE: This message originated outside of City of Merced -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Levesque, Jennifer

From: Sarah Boyle <sarah4merced@gmail.com>
Sent: Friday, July 30, 2021 1:34 PM
To: cityclerk; Dietz, Stephanie
Subject: Fwd: 3 areas

This was sent to my gmail account that I used while campaigning.

Sarah Boyle

Merced City Council Member, District 5

www.sarah4merced.com

Sent from a mobile device. Please excuse brevity and typos.

Begin forwarded message:

From: Amanda Gallegos <amandag@hmgmt.com>
Date: July 28, 2021 at 3:09:09 PM PDT
To: Sarah Boyle <sarah4merced@gmail.com>
Subject: RE: 3 areas

Hi Sarah,

I wasn't sure if this is your current email but it is the only one I had on file. I hope all is well with you and your family! I am reaching out to you regarding the proposed rental housing inspection ordinance. It is my understanding that Mr. Serrato proposed this disaster of an ordinance before he was elected mayor. I wanted to get your position on this. We have been meeting with the city manager and other city employees and we feel like this ordinance is way off base. We are just barely coming out of a pandemic and the delta variant is on the rise. Landlords and property managers were some of the hardest hit throughout the past 18 months. We have several tenants who have not paid rent, some who are truly affected and others who are taking advantage of the situation. This ordinance is punishing the 99% of landlords and property managers who take great care of their homes. We hate blight just as much as you do. Stephanie stated 100-300 homes/units are in poor condition so this is barely 1% of the total rental inventory in town.

Did you know that landlords conduct semiannual internal inspections every year? We also do inspections on renewals, move ins, and move outs. If landlords take section 8, those are the most detailed and tedious yearly inspections. They get dinged if an outlet doesn't work, even if there are several other working ones in the same room. Heritage (at this time) does not have any section 8 tenants, but we also have to do annual bank inspections for our lenders. The fire department does their annual inspection and a 5 year inspection. On top of that, if you carry a federal loan (many landlords like to do this because of the low interest rates) then you are also subject to yearly REAC inspections. If you have not seen the detailed inspection reports that come with a REAC inspection, I am happy to show them to you. We are under such tight laws and regulations.

The City knows who the slumlords are in this town. The good PMs and LLs (everyone else aka the 99%) are the ones that will bear this burden. We are still trying to become whole again with all of our outstanding rents. This goes against your number one goal for the City which is to provide affordable housing for Merced residents and area transplants. This ordinance will do the opposite and will drive our rents up even higher. At the meeting yesterday, every single landlord stated they have ZERO vacancy. This housing ordinance is going to deter investors from building here. Rents are at an all time high and

vacancy is at an all time low. I am more than happy to meet with you to discuss the massive problems with this disaster of an ordinance. I also plan on being at the Council meeting on Monday so hopefully we can talk more there. I appreciate you taking the time to hear my valid and credible feedback regarding this ordinance. Thank you!

AMANDA GALLEGOS

General Manager

755 E. Yosemite Ave., Suite J

Merced, CA 95340

TEL 209.383.2244 ext 115 FAX 209.383.2248

www.hmgt.com

<image001.jpg>

[NOTICE: This message originated outside of City of Merced -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]