

Levesque, Jennifer

From: Adam Saxon [REDACTED]
Sent: Monday, August 02, 2021 12:56 PM
To: cityclerk
Cc: Serratto, Matthew; Ornelas, Jesse; Echevarria, Fernando; Perez, Bertha; Blake, Kevin; Boyle, Sarah; Shelton, Delray
Subject: Public Hearing Item J-1: Rental Housing Maintenance and Inspection Code

Dear Members of the Merced City Council,

I am writing regarding the proposed Rental Housing Maintenance and Inspection Code being considered by Council. I urge you to reconsider moving forward with this Code.

I believe it to be the good intentions of the City Council in originally proposing something to mitigate blight and sub-standard living conditions in a small fraction of the City's rental properties. As a member of this community, I too am concerned by the lack of care a very small percentage of landlords seem to show their property. Though I do not own any rental properties in Merced, I do own a rental out of state and would find this proposed solution burdensome, government overreach, and not an efficient or cost-effective way to solve this issue.

However, I DO NOT believe the proposed Code is the right solution. Nor do I believe that right now is the right time. The great majority of rental properties in Merced are not part of the problem. Yet, this code places the burden of funding and complying on those owners and their tenants. I implore you on behalf of all homeowners, business owners, and rental property owners to address the real and underlying issue at hand.

In addition, there are already numerous ways for the city and/or a tenant to address the problems you are seeking to solve. California has some of the most robust tenant protection policies in the United States. Would the council consider documents that can be included when securing a rental property in their contract that outline tenant rights along with resources if acceptable and proper management is not taking place?

I would suggest the city take time to better understand the situation from all stakeholders and work together to devise a real solution.

Thank you,

Adam D. Saxon

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