

Levesque, Jennifer

From: Boyle, Sarah
Sent: Monday, July 26, 2021 7:43 AM
To: cityclerk
Cc: Dietz, Stephanie
Subject: Fw: Landlords rental inspection fee

Another email, making sure it was received by you..

Thank you!

Sarah Boyle

District 5 Council Member, City of Merced

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From: Sally Strasser [REDACTED]
Sent: Thursday, July 22, 2021 8:20 PM
To: Serratto, Matthew <serrattom@cityofmerced.org>
Cc: Ornelas, Jesse <OrnelasJ@cityofmerced.org>; Echevarria, Fernando <EchevarriaF@cityofmerced.org>; Perez, Bertha <PerezB@cityofmerced.org>; Boyle, Sarah <BoyleS@cityofmerced.org>; Shelton, Delray <SheltonD@cityofmerced.org>
Subject: Landlords rental inspection fee

City Council Members:

I'm writing you this email in regard to the recent County Times newspaper article on the issue of implementing a Landlords rental inspection fee.

Yes, there are out-of-town landlords who do not care about neighboring property values, and it is very evident simply by taking a drive by properties in Merced which are rentals by the way they look and not being monitored by the absent landlord. I totally agree that they should be accountable for maintaining their investments which in turn will help Merced property owners keep the value of their property as well as keep our town ghetto free.

My husband and I have lived in Merced for the past fifteen years. We both worked for Mercy hospital and donated both time and money to benefit the community. We have investment rental properties in Merced. We pay for city utilities as well as county & state taxes. The renters living in our homes also work locally. When we need to do improvements on these properties, we hire local contractors and also shop at local stores for the tools needed.

We bought these properties to benefit our retirement years. Currently we depend on the rents to pay for medical insurance and other basic needs. I welcome anyone of you to drive by our properties and see how well maintained we keep them. We care about our investments and we care about our tenants.

Recently we installed a new fence at one of our rentals and painstakingly stained the fence so that it would look nice in the neighborhood. A couple of days ago there was graffiti on a couple of the fence panels. My husband and I spray washed it to get off the paint. The next day more graffiti however we were not able to remove the paint by spray washing it. We made a report to the police and was told that it was from out-of-town gangs tagging their new areas. We will continue to find a way to remove the tagging until hopefully they do not continue. Everything we do to maintain our properties takes time and money. It's part of being a good landlord. This inspection fee should not be meant for good landlords.

My suggestion is to get a group of volunteers to patrol neighborhoods. Have them call in reports on houses that have overgrown lawns, junk in the yard, peeling paint, too many cars parked on the streets. Senior Citizens are great advocates for a better town. I would be happy to volunteer my time. Have a renter's HOTLINE. If the renter's basic living conditions are not being met, they can call and report it. Send these landlords a notice and if they do not comply send them an inspection fee.

Please reconsider your position in this matter. Don't make the landlords who are making good efforts pay for the ones who are not.

Thank you,
Sally Strasser
Merced Resident & Landlord

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