

Levesque, Jennifer

From: Aaron Ta [REDACTED]
Sent: Monday, August 02, 2021 9:58 AM
To: cityclerk
Subject: Comment for #21-545 Ordinance Adding Chapter 8.52 "Rental Housing Maintenance and Inspection Code"

Dear City Of Merced City Clerk

RE: #21-545 Ordinance Adding Chapter 8.52 "Rental Housing Maintenance and Inspection Code"

I would like to submit my comments as follows:

I am a new home owner in Merced. Moved here from San Francisco a year and half ago. It has been an amazing experience living here. Meeting my new neighbors and seeing the city grow. I am one of those Millennials who have been priced out of the housing market in the bay area. Merced gave me an opportunity to own a home. I rent out my extra rooms to help me with my repayments. I treat my renter with respect and like family. I am proud of the work done by the City of Merced on Yosemite Crossing, Castle Airport New Manager, New Homeless navigation center, and more. However, I strongly oppose this proposed new Ordinance.

Here's my reasons why:

- 1)The Ordinance is too broad, it doesn't solve the actual problem experienced by a small subset of renters. 5 years as an exemption is too new.
- 2) There's no need to add more red-tape to your mom and pop property owners, and add more cost to renters. An annual compliance process with all the other fees.
- 3) Merced is only recovering from the last economic downturn, do we really want to scare away investors and make it another Berkeley, Detroit, and San Francisco?
- 4) There are other tenant protections in the existing legal framework.
- 5) Many renters are already seeing this Ordinance as a headache and added costs to their already tight budget.
- 4) I challenge the city to solve these problems through other means and not penalize the home owners and renters.

These are my questions for the city:

1. Where are you seeing the issues that require such a broad ordinance to be introduced?
2. What statistical samples can you provide of code compliance on rental properties?
3. Why is this required when there are other rental bodies already established within CA?
4. Will this bill cause more red-tape/harm to Merced businesses than good ?
5. How did the city arrive at the 5 year old home exemption? It seems most homes are built to last at least 30 years and do not expect to see deteriorating condition until way further down the track.
6. The city should provide clear guidance on what possible causes of action are available to renters who are suffering from poor unit conditions (without this ordinance) and assess whether it sufficiently addresses the root cause/problem being solved?

Please fix the bad apples, but not at the expense of law abiding and sensible citizens in Merced.

Best

Aaron Ta

Resident of Merced (95348)



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