

**PROS & CONS: ALAMEDA MEASURE L1 and M1**  
**MEASURE L1 and M1 – RENT STABILIZATION IN ALAMEDA**  
**Majority vote required to approve Measure L1 and M1**

## **THE QUESTIONS**

**L1.** Shall the voters adopt the City's March 31, 2016 Rent Stabilization Ordinance, which (a) limits residential rent increases to once annually, (b) requires mediation for all residential rent increases above 5%, including binding decisions on rent increases for most rental units, (c) restricts reasons for evictions, (d) requires landlords to pay relocation fees when terminating certain tenancies, and (e) permits the City Council to amend the ordinance to address changing concerns and conditions?

**Percentage needed to pass: 50% + 1**

**M1.** Shall the City Charter be amended to (a) limit annual residential rent increases for certain units to 65% of the percentage increase in the Consumer Price Index, (b) create an elected Rent Control Board separate from the City with authority to hire staff, impose fees on landlords for program funding and assess penalties, (c) limit the reasons for terminating tenancies and (d) require rental property owners to pay relocation fees to tenants when terminating certain tenancies?

**Percentage needed to pass: 50% + 1**

## **THE SITUATION**

After a very long period of resident displeasure with the increasing difficulties in the rental situation in Alameda, the Alameda City Council enacted Ordinance 3148 on rent stabilization. It has been in effect since 31 March 2016. The Alameda Renter's Coalition (ARC) does not think that the City Ordinance goes far enough in protecting renters' rights. The ARC has therefore submitted its own Measure (M1).

## **THE PROPOSAL**

To vote for the City Council's measure (L1) means affirming Ordinance 3148. To vote for Measure M1, a measure put on the ballot by petition signature by the Alameda Renter's Coalition, means amending the City Charter to put in place stronger renter protections than provided by Ordinance 3148.

## **FISCAL EFFECT**

The cost to implement either measure is unknown. The Renters' Coalition measure (M1) provides financing by fees paid by landlords, and means the City of Alameda would provide ongoing, administrative support. The City ordinance also provides for a "program fee" to be paid by landlords, and the costs of the ordinance are paid by the general fund. In both cases, additional staff, supplies, and office space would be required, as well as financing for support of a City Commission with powers of enforcement. It is anticipated that there will also be additional need for legal services.

## **SUPPORTERS OF L1 SAY**

- L1 is a common sense and balanced approach. It protects the city's economic diversity; lets landlords recoup their expenses.
- It can be changed by the City Council as needed.
- By allowing parties to reach agreement without binding arbitration, it will cost less to implement.
- Measure L1 offers strong tenant protections.
  - It requires a review of all rent increases over 5%.
  - No cause evictions are limited; mass evictions are banned.
  - Relocation fees go to those displaced by no fault evictions.

## **OPPONENTS OF L1 SAY**

- L1 will make it harder for landlords to evict problem tenants such as drug dealers and nuisance neighbors.
- It will burden small landlords with red tape and relocation and other costs, leading to demolition of older units and a decrease in the rental housing supply.
- The benefits of rent control accrue unevenly across the tenant population.

## **SUPPORTERS OF M1 SAY**

- M1 is crafted to meet Alameda's unique needs, allowing seniors, working families, teachers, and healthcare workers to live here.
- It cannot be weakened by the City Council.
- M1 would cost about the same as the Council's measure.
- It offers stronger tenant protections than L1.
  - It ties rent adjustments to inflation.
  - No cause evictions are banned.
  - Relocation fees for no fault evictions apply, but fees are more for households with elderly, disabled or minors.

## **OPPONENTS OF M1 SAY**

- M1 creates an out-of control bureaucracy that will take money from police, fire, parks, libraries, street and sewer repairs, and other city services.
- As an amendment to the City Charter, it is inflexible and can be changed only in an expensive election.
- M1 will protect only the 72% of Alameda's multifamily housing not exempt under state law.

## ADDITIONAL INFORMATION

Since these are competing measures on the same subject, some language has been incorporated to determine what will happen if none, one, or both measures pass/fail. The information below is to help the voters understand what will happen in each case:

### Outcomes for Rent Measures Based on November Vote

|  |   |
|--|---|
| Both measures fail                         | Ordinance 3148 stays in effect  |
| L1 passes and M1 fails                     | Ordinance 3148 stays in effect  |
| Both measures pass, But L1 gets more votes | Ordinance 3148 stays in effect  |
| Both measures pass, But M1 gets more votes | M1 Provisions in direct and irreconcilable conflict with Ordinance 3148 will take effect. Remaining portions of Ordinance 3148 will stay in effect. |
| M1 passes and L1 fails                     | The Alameda City Charter is amended with the provisions in M1 and Ordinance 3148 is cancelled.  |

#### Supporters of L1

Alameda City Councilmembers Marilyn Ezzy Ashcraft and Jim Oddie  
Alamedans for Fair Rent Control <http://affrc.org/>  
Helen Sause, President, Alameda HOME Team

#### Supporters of M1

Alameda Renters Coalition <http://thealamedarenterscoalition.org/about/m1/>  
Fr. Dana P. Michaels, Pastor/Administrator, St. Barnabas Church  
Barnett J. Brickner, Rabbi, Temple Israel of Alameda