

Townhall Meeting Summary Comments – May 30, 2023

1. What are your initial thoughts about the rental inventory?
 - Not sure how it would help
 - What information (if any) will be made public?
 - Concerns about added costs – breakdown the \$400,000 cost
 - Invasion of privacy of renter & owner – names, lease info, etc., property / rental status
 - Burden of cost (landlord and tenant)
 - Rent increase on everyone every year – added fees to cover program falling to renters, leaves no choice for landlords but to charge extra
 - Creating a senseless bureaucracy (& costly)
 - Landlords sensitive to increased costs – pass to renters
 - Invasion of privacy
 - The only information we're comfortable sharing is what is on Zillow
 - Monetary compensation for hacked information from inventory.
 - The only information we're comfortable sharing is what is on Zillow / Redfin. As such, what is the benefit of incurring the \$400,000 charge / debt to create a rental inventory?
 - Is \$400,000 every year or just the first year?
 - Building inventory will incur cost and do nothing to increase available housing
 - This would raise rent
 - Whose idea was this locally?
 - What are other cities doing and how is it going?
 - What would the enforcement mechanism be for the inventory?
 - What is the purpose of the inventory?
 - Whether the city has studied small vs. large landlords
 - How does this help inventory?
 - Moving too fast
 - Haven't exhausted other options
 - Unclear what the benefits are?
 - What questions will the inventory answer?
 - Why are rents high because City raises fees?
 - How will the registry provide affordable housing?
 - Time suck and distraction to staff
 - Does not consider the money landlords put into their buildings.
 - Don't understand how this affects renters and if there will be fees to renters
 - Concern about privacy information – address and rental price
 - Cost of program is better spent by increasing city worker salaries so they can afford to rent here
 - Could cause collusion among property owners to increase rents
 - Why are we doing this if it doesn't solve the problem
 - Expense on landlords not being heard, there's another side of the equation
 - Will landlords recoup loss?
 - Turnover rate is important for renters to see.
 - Definition of short – term rentals?

- Data gives us information to make responsible decisions about the community.
- What are the potential benefits to renters.
- How can I opt out of being known by the tenant? Property manager is the go between.
- Makes me feel uncomfortable.
- Why do they need a copy of the lease – private contract.
- What happens if correct information isn't provided? Prosecution?
- Suspicious about what information is used for.
- What are the consequences if we don't provide information?
- Creates division between owners and tenants.
- Creating inventory doesn't solve the issue of not enough inventory.
- How many employees will run the program?
- Not necessary – landlord / renter wouldn't use it.
- Fair market more powerful.
- The ability to have market rent helps local renters.
- Feels socialist.
- Concerned about stability.
- Strengthen renter / landlord relationship.
- Could help health / transparency.
- How can the City mitigate risk to property owners?
- Don't pass on costs to owners, trickle down to renter.
- Right to charge rents, privacy
- Scarcity problem, solve water?
- Don't record rent / increases.
- No more government involvement.
- Proper noticing – MC Weekly
- Is there a way to access realtor.com?
- Pay to have access to MLS, why should others have access to this information if they have access to the MLS
- Is rental inventory assisting with credit / background checks to find good renters, already pay realtor for this service
- What problems are we trying to solve? If the problem we all agree on is affordable housing, this is not the solution.
- Private information that is not protected puts military members and others at risk
- The owner should have a choice
- Burden of cost
- Rent increase on everyone every year – added fees to cover program falling to renters, leaves no choice for landlords but to charge extra
- Creating senseless bureaucracy and it's costly
- Hurts renters
- Property management costs will increase
- Negatively impact sales of homes / lowers values
- Destroys privacy for landlords & renters
- Ignores law of supply & demand
- Prevents renters from negotiating rents with landlords because prices will be public
- Does not consider money that the landlords put into their buildings

- Don't understand how this affects renters and if there will be fees for renters
- Concern about privacy information -address and rental price

2. What information is most useful to include in the rental inventory?

- SF, year built, renovations
- Renters Rental history / references
- Helpful to whom?
- Emergency contact for property
- Section 8 housing data comparison
- Insurance information / property tax
- Number of water meters
- Live onsite
- Market value of property
- Income of tenant / minimum wage
- Only what is already publicly available
- Turnover rate available to public
- How has rent increased or changed year over year?
- If all information is publicly available, why pay the government for a database?
- Nothing
- Aggregated data only
- Only number of bedrooms / baths and SF
- Rent amount
- Owner names, not corporation name – name of owners who own corporation that owns the property

3. What information would you like to see omitted from the rental inventory?

- Everything but emergency contact
- Mortgage status
- No names / ethnicity / personally identifiable information
- Turnover rate
- The lease
- Mandatory participation
- Names and contact information
- Everything
- Social Security Number
- Rental price
- Everything
- Renter's history
- Omit anything other than basic inventory information like number of bedrooms / baths
- Copies of leases and rental agreements
- Terms of lease
- How do we include those that would like to rent but can't afford it – how do we get to know who they are?
- Not sure we want a rental registry
- Study / survey that is anonymous rather than a rental registry.

- The general cost per SF of renting in different parts of the city
- Anything that would require regular reporting

4. What questions or concerns still need to be addressed?

- Concerned about displacement due to owners selling property (condo, owner-occupied unit)
- Should know what program is first before comments
- Lack of transparency
- Lack of ability to public input
- Will this really benefit anyone?
- How does the military affect the market?
- If registry is used for rent control, ordinance is terminated
- Focus on new housing
- Seattle is a good study – 2020
- State Farm no longer insuring
- Rent control protects current renter, not future
- What stage in this are we in?
- What information will be public via PRA request?
- Will landlords sell property instead of dealing with inventory, will property come off the market?
- Has there been an analysis to show how this is beneficial & to who?
- Penalty for noncompliance?
- How to tell who's not complying?
- How do we solve the real problem?
- Incentive for compliance
- Vacancy taxation
- Why spend money on short term rental consultant / enforcer if the rental inventory staff can do both jobs?
- Sunset provision / when will it end
- Cap / limit for programmatic costs
- Citywide vote on any ordinance regarding rental inventory / control.
- How does it consider differing costs?
- Is there a landlord protection element?
- What would the enforcement mechanism be for the inventory?
- What is the purpose of the inventory?
- What are the effects on the larger market – net loss of housing units?
- Is compliance mandatory – is there a reward for compliance?
- How does this help the landlords?
- When will rent control be initiated?
- The city should address the fact that two people spoke at a City Council meeting and said that rent registries did not work in their cities and properties sold.
- Can keep track of evictions
- Who pays the landlord when renters don't pay rent?
- If I sell my property because of government overreach (rent control & rent registry) rents, will go way up due to new mortgage & property taxes?

- How does this help tenants?
- Impacts to individual small landlords that may rent just one property.
- What is the annual cost of the rental registry?