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?