## BALLOT MEASURE QUESTION

**Jurisdiction Name:** Alameda  
**Election Date:** 11/6/2018

*Note: The information as it appears within the text box will be printed on the ballot and voter guide.*

**Insert ballot question text here:**

City of Alameda Initiative Measure: Shall the Charter be amended by incorporating Ordinance 3148, the City’s Rent Review, Rent Stabilization and Limitations on Evictions law, with the following modifications: (a) preclude City Council from amending the law in response to changing conditions and concerns, and require voter approval instead, and (b) eliminate the December 31, 2019 sunset clause?

### TYPE OF MEASURE

- [ ] Regular Measure
- [ ] Parcel Tax
- [ ] Bond Measure
- [x] Charter Amendment

### PERCENTAGE NEEDED TO PASS

- [ ] 50% + 1
- [x] 66.6667%
- [ ] 2/3
- [ ] Other: ______________

### FULL TEXT OPTION

**Full Text to be printed in the Voter Information Pamphlet:**

- [ ] YES (note: must provide a MS Word file)
- [ ] NO – Do not print, but it’s accessible at: Alameda City Clerk’s office

### AUTHORIZED REPRESENTATIVE/CONTACT PERSON

**(office use)**

- **Print Name:**
- **Signature:**

- **Phone #:**
- **Email:**

### CONTACT INFORMATION

**(public use)**

- **Phone #:** 510-747-4800
- **Email:** clerk@alamedaca.gov
- **Website:** alamedaca.gov
In March 2016, the Alameda City Council adopted Ordinance No. 3148, a rent control ordinance ("the Ordinance"). On August 8, 2016, the City Council voted to place the Ordinance on the November 8, 2016 election ballot. The voters approved the Ordinance, including a provision that the City Council retained the authority to amend the Ordinance in the future in response to “changing conditions and concerns”.

The proposed measure would incorporate the Ordinance into the City Charter and make two significant changes. First, it would eliminate the City Council’s authority to amend the Ordinance instead requiring a vote of the people for any amendment. Second, it would eliminate the Sunset Provision currently established as December 31, 2019, meaning the law would remain in effect unless the voters voted to amend or repeal it.

The current Ordinance limits rent increases to once a year, requires a review process for all rent increases above 5%, and requires landlords to pay relocation fees when terminating certain tenancies. In addition, for all rental units in the City, the Ordinance limits the grounds upon which a landlord may terminate a tenancy. Those grounds include a landlord’s right to terminate a tenancy for “cause” (e.g. failure to pay rent, breach of lease, etc.), “no fault” (e.g., owner move in, withdrawal from the rental market), or, with certain restrictions, “no cause” (no articulated basis). In cases of “no fault” and “no cause” evictions, landlords must pay relocation benefits to displaced tenants. These benefits amount to $1,595, which is periodically adjusted for inflation, plus the equivalent of one month’s rent for each year that a tenant has rented the unit capped at four months’ rent. The Ordinance remains in effect until December 31, 2019, unless the City Council affirmatively acts to extend it.

If the proposed measure is passed, the foregoing provisions of the current Ordinance will remain in effect except for the following two changes: (1) the Ordinance will not sunset on December 31, 2019; and (2) the Ordinance can only be modified by a vote of the people not by act of the City Council.

The proposed measure was placed on the ballot by a petition signed by the requisite number of Alameda voters.

s/ Janet C. Kern
City Attorney

The above statement is an impartial analysis of Measure __. If you desire a copy of the measure, please call the Alameda City Clerk’s office at 510-747-4800 and a copy will be mailed at no cost.
Whether you rent or own, the cost of housing is Alameda is too high. Measure _ will protect our seniors, working families, and our most vulnerable residents.

Measure _ is a common sense initiative that will protect Alameda’s rent control law and will prevent politicians from changing it in the future. By putting the people of Alameda in charge, Measure _ protects our rent control system and ensures it will continue to work for tenants and property owners alike. A YES vote on Measure _ will:

• **Protect Rent Control**: Measure _ will cap rent increases at 5% annually and require a hearing before any larger rental increases can be implemented.

• **Prevent Evictions**: Landlords will not be permitted to evict tenants just to raise rents. However, Measure _ allows landlords to maintain their right to evict bad tenants who violate the terms of their lease - by dealing drugs or engaging in domestic violence or other criminal activity.

• **Provide Relocation Assistance to Displaced Tenants**: Measure _ provides relocation assistance where tenants, through no fault of their own, must relocate.

Alameda voters spoke loud and clear by passing Measure L1, the 2016 Rent Stabilization Ordinance, and rejecting the extreme, activist-sponsored Measure M1 by overwhelming margins. A YES vote for Measure _ safeguards this important law for our community by placing it into the Alameda City Charter for good.

**Protect Alameda’s rent control law! Vote YES on Measure _.**

s/ Anthony ("Tony") Daysog
Former City Councilmember

s/ Michael Gorman
Former City Councilmember
Rebuttal to Argument in favor of Measure __

The fact is, Alamedans already enjoy all the benefits of Ordinance 3148 – which protects renters – without having to adopt Measure ___.

But nothing’s perfect – if we need to change the law, our council, elected by the people, can do it quickly and inexpensively.

Measure ___ would add months to the process and cost hundreds of thousands of dollars even for the simplest changes. It just doesn’t make sense.

In fact, we know from community input and City staff review that Ordinance 3148 needs more than two dozen necessary administrative changes to work for all.

And with the complexities of housing policy and the reality of ever-changing State laws, we must expect that even more changes will be required.

Under Measure ___, all changes require a costly and time-consuming election regardless of whether they’re to correct minor errors or to remedy major flaws that hurt those most in need.

Alameda’s seniors, working families, and our most vulnerable shouldn’t be made to wait months for an election to get the help they need and taxpayers shouldn’t have to pay a fortune to give them that help.

Every day more Alamedans recognize the importance of Ordinance 3148 and the benefits it provides, but let’s not stall necessary changes when they are most needed.

We’ll make the most progress in addressing our housing crisis, while continuing to serve all Alamedans, by preserving our ability to enact the best possible laws as we need them. Vote NO on Measure ___.

s/ Malia Vella
Vice Mayor, City of Alameda

s/ Marilyn Ezzy Ashcraft
Councilmember, City of Alameda

s/ Frank Matarrese
Councilmember, City of Alameda

s/ Jim Oddie
Councilmember, City of Alameda
We strongly urge you to vote NO on Measure __.

Measure __ locks Ordinance 3148, the current law governing rent increases, into our City Charter so that it can only be changed by a costly election. This is just not a realistic or practical way to address our housing crisis.

Roughly half of Alamedans live in rental housing and most Alamedans agree that we need fair and equitable laws that protect renters from unreasonable rent increases. But nothing is perfect.

Ordinance 3148 is a good start, but needs fixes and we shouldn’t have to wait months and spend hundreds of thousands of dollars to make them. And we may have to do more than just fix minor errors, and do it often. The reality is that housing policy is complicated and must adapt to ever-changing State laws.

If Ordinance 3148 becomes part of the City Charter, any change would require a costly and time-consuming election, regardless of whether the change is to correct minor errors or critical changes needed to remedy major flaws.

The Registrar of Voters says an election in Alameda would cost the Alameda taxpayers a minimum of $188,000 and can go to over half a million dollars for a special election – even to correct the tiniest error in our Charter.

Let’s be practical in addressing our housing crisis and maintain the flexibility to enact laws that serve all Alamedans, while adapting to the circumstances unique to our island city.

Join us in continuing to ensure balanced and fair treatment for all – in the tradition of Alameda – by voting NO on Measure __.

s/ Malia Vella  
Vice Mayor, City of Alameda

s/ Marilyn Ezzy Ashcraft  
Councilmember, City of Alameda

s/ Frank Matarrese  
Councilmember, City of Alameda

s/ Jim Oddie  
Councilmember, City of Alameda
Most Alamedans agreed that we needed fair and equitable laws that protect renters from unreasonable rent increases and evictions, which is why our community came together to develop our Rent Stabilization Ordinance. The City Council approved the Ordinance, and the voters overwhelmingly passed Measure L1 in November, 2016. Then, Councilmembers attempted to override the clear direction of over 20,000 voters by trying to add provisions that were rejected by almost two-thirds of the voters in the very same election. This is why we must pass Measure ____.

Just like Berkeley, Oakland, and San Francisco, Alameda has allowed the voters to decide rent issues. This is good governance. Opponents of Measure ___ argue that holding an election to make changes is too costly, but this cost is nominal compared to the significance of letting voters decide important issues, like rent control.

Most importantly, over two years later, the current Rent Stabilization Ordinance is working to protect seniors, working families, and our most vulnerable residents. Measure ____ provides rent protections, including allowing renters to challenge a rent increase of any amount and obtain a binding decision, when appropriate, and receive moving costs when required to relocate, resulting in greater stability for renters.

Measure ____ allows for flexibility by providing a mediation-based process to address the unique circumstances of every rental relationship.

Let's send a clear message to City Council that they must honor Alamedans' vote for balanced and fair rental protections.

Vote YES on Measure ____

s/ Trish Spencer
Mayor, City of Alameda

s/ Dan Tuazon
Retired Tax Accountant and Martial Arts Instructor

s/ Candace Gutleben
Retired Teacher – Alameda Unified School District

s/ Victor Jin
Resident

s/ Terry Harrison
Vice President, Alameda Naval Air Museum