

Tom F. McGurk

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**From:** Carolyn Lehr  
**Sent:** Monday, October 31, 2016 1:38 PM  
**To:** Dianne Martinez; Scott Donahue; Jacqueline Asher; Ruth Atkin; Nora Davis  
**Cc:** Tom F. McGurk; Sheri Hartz  
**Subject:** Correspondence: Proposed Ordinance - Tenant Eviction and Harassment Protection

Forwarded by City Manager:

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**From:** dauidinorman@gmail.com [mailto:dauidinorman@gmail.com]  
**Sent:** Saturday, October 29, 2016 7:56 PM  
**To:** Carolyn Lehr  
**Cc:** DJ Norman  
**Subject:** Proposed Ordinance - Tenant Eviction and Harassment Protection

Hi Carolyn,

I have never had the pleasure of meeting you but know that you have an impressive background and I certainly respect the role you are in and the decisions you are asked to make for the betterment of the city. I wanted to share my thoughts and view points on the proposed ordinance related to "Tenant Eviction & Harassment Protection". As the market and economy continue to improve and interest rates increase I want to ensure that property owners and renters continue to have an interest in residing and owning in the beautiful City of Emeryville. I also think it is important that we retain the property tax base while balancing the rights of those who chose to rent vs own.

My initial review of the proposed ordinance was positive and I do believe that tenants have rights as should property owners and that all parties should be treated fairly. However, as I read further into the proposed ordinance I began to feel like the benefits were heavily sided toward tenants and that property owners are footing the bill for tenants who may take advantage of the current rental laws set forth by the state of CA. The proposed ordinance creates an environment that could create a much higher level of risk and liability to property owners. For example, property owners having to provide a higher amount of relocation assistance to tenants who are evicted and/or having to notify a past evicted tenant to provide them the opportunity to re-rent the previous unit they were evicted from.

Please help me understand why the city (not the property owner) would think it is a good idea to allow an evicted tenant the opportunity to re-rent their previous unit? With the increased relocation coverage the evicted renter would have funds to not only find a new rental unit but may even qualify for many first time buyer programs and would not have any reason to re-rent the previous unit they were evicted from. I think you would agree that there is typically a cause for eviction. Also, this type of reunion between a property owner and past evicted tenant could create unnecessary unfriendly encounters as well as place additional financial burden and oversight on the city government by having to track and administer the proposed ordinance, which would in part be at the expense of property owners. Another challenge with the proposed ordinance is that it tries to define all the possible scenarios a tenant could be evicted. I am not sure that it is possible or necessary to define all scenarios and this leads to "over governance" and additional bureaucracy.

The proposed ordinance places so many additional measures on property owners that it feels like the city is creating an environment that deters property owners from renting in the City of Emeryville. Tenants are not responsible for any of the responsibilities of an ownership but under the proposed ordinance would enjoy a safety net that protects them from acting responsibly as a tenant.

I ask that you and the members of the city council reject this proposed ordinance and focus on bigger issues impacting the city of Emeryville such as job creation, crime and homelessness. Thank you for your service and for your time in reading my email. Please feel free to share this email among the city council and call me directly if you want to discuss further.

Sincerely,

DJ Norman  
Concerned Property Owner & Renter in the City of Emeryville  
 [dauidinorman@gmail.com](mailto:dauidinorman@gmail.com)