From: Keith Weber <keithmax2@gmail.com>
Sent: Sunday, September 2, 2018 6:03 PM
To: Rick Bonilla <RBonilla@cityofsanmateo.org>; Maureen Freschet <mfreschet@cityofsanmateo.org>; Joe Goethals <jgoethals@cityofsanmateo.org>; Diane Papan <dpapan@cityofsanmateo.org>; Eric Rodriguez <erodriguez@cityofsanmateo.org>; Julia Klein <jklein@cityofsanmateo.org>
Cc: Sandra Council <scouncil@cityofsanmateo.org>; George White <gwhite@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: Support for Affordable Rental Housing Policies 9/4/18

Dear City Council Members,
I am writing in **support of the Affordable Rental Housing Policies** on the 9/4/18 Council study session. There is no need to repeat the overwhelming evidence documenting stagnant wages and skyrocketing rents that have resulted in displacement of many Bay Area renters and put the squeeze on many more. It is becoming increasingly difficult for hardworking families to afford to live here. Therefore I encourage you to move forward towards implementing the following policies:

Increase Inclusionary Requirements. As you are well aware, San Mateo's inclusionary housing program, first established as Measure H in 1991, enables the City Council to increase the requirement percentage at any time to any level.

Section 8 Landlord Incentives. The marketplace is rife with disincentives for landlords to participate in the Section 8 program. Adding a few incentives to encourage landlord participation will help reduce the overly long waiting list for Section 8 apartments.

Relocation Assistance. The current policy of providing rental assistance upon demolition is good policy, but is no longer sufficient in itself. Companion relocation policies, such as remodel/renovation, red tag, and economic relocation have now become necessary.

Rental Database. Last, but not least, it is important to collect data to inform decision makers of the size and scope of the problems locally, so that policies can be accurately crafted to address them. Without accurate data, crucial problems go unrecognized and unsolved.

Needless to say, these policies must be crafted carefully in order to avoid unintended consequences to small "mom & pop" landlords. The best way to avoid these unintended consequences is with accurate and adequate rental data.

Thank you,
Keith Weber
San Mateo