

ARGUMENT IN FAVOR OF MEASURE H

Let's keep our community affordable for seniors, working families, our children and our future.

Since 1984 East Palo Alto has had rent stabilization, adopted to protect residents against unjust rental practices by those who cared most about profit, not community. Voters overwhelmingly approved the current Rent Stabilization and Eviction for Good Cause Ordinance (RSO) in 1988.

However, since 1988, state laws have changed. The RSO must now change too, if it is to remain most effective.

For over 20 years, the RSO has protected tenants by restricting unfair rent increases, and protected landlords by guaranteeing a fair return on investment. It has helped local businesses by preserving scarce affordable housing for our workers, and protected the fabric of our community by encouraging long-term residency.

Measure "H" continues our City's tradition of fairness. It modernizes the RSO while discouraging irresponsible property speculation, protecting tenants from displacement, and guaranteeing property owners' the right to a fair return.

Measure "H" will:

- Protect tenants against unfair rent increases.
- Protect tenants against arbitrary, discriminatory, or retaliatory evictions.
- Preserve landlords' right to a fair return.
- Encourage stable tenancies and responsible ownership practices.
- Exempt single-family homes and owner-occupied small properties.
- Offer flexibility to landlords by introducing limited rent increase banking.
- Expand eligibility to serve on the Rent Stabilization Board.
- Align the City's ordinance with changes in state law.
- Protect the City and its residents and taxpayers against unfair litigation tactics by unscrupulous absentee landlords.

The City Council placed the Measure "H" on the ballot after extensive public input from tenants, homeowners, and landlords. The revised RSO is endorsed by the City Council, tenants, homeowners, landlords and housing activists.

Vote "YES" on the Measure "H" - help keep our City strong.

/s/ **David E. Woods**
Mayor

March 18, 2010

/s/ **Carlos Romero**

March 18, 2010

Vice-Mayor

/s/ **Laura Martinez**
Councilmember

March 19, 2010

/s/ **A. Peter Evans**
Councilmember

March 19, 2010

/s/ **Ruben Abrica**
Councilmember

March 19, 2010