

## Gerard, Jennie

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**From:** Pat Kernighan <pat.kernighan@gmail.com>  
**Sent:** Friday, March 07, 2014 8:27 AM  
**To:** Gerard, Jennie  
**Subject:** Public Records Request - McConnell and Rent Adjustment amendments

**Pat Kernighan** [pat.kernighan@gmail.com](mailto:pat.kernighan@gmail.com)

Feb 23 (12 days ago)



to Greg



Hi Greg,

Got your voicemail on Friday about the proposed rent program amendments. Can you talk by phone tomorrow morning at 10:00 or 10:30? I am still studying the reports.

Hope you had a nice weekend,  
Pat



**Gregory McConnell**

Feb 24 (11 days ago)



to me



Unfortunately I have a hearing at the rent board that should last from 10 to 12. Can you talk in the afternoon, after 1:30? Also please give Fred B a call about staffing impacts if they go to a forced petition on every building wide Capital Improvement. A huge bureaucratic mess for no good reason.

There are app. 50,000 regulated units. Last year there were slightly more than 300 petitions and 50 of them were landlord generated exemption petitions. That means 250 tenant petitions out of 50,000 regulated units. Why the sea change in procedures that have existed for more than 33 years?

I get the extended amortization period. I could even live with an annual cap as long as the period is extended to allow full recovery. The rest is bad for Oakland. Kalb's proposals will greatly discourage investment in an aging housing stock. This is especially true given the Mayor's goal of soft story seismic retrofits.

Please help make this a policy that does not unfairly punish people like Rosetti just because a few people are mad at a few greedy landlords and some others are running for office.

Greg **Gregory McConnell**  
**President and CEO**  
**The McConnell Group**

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