**From:** Patty Chang
**To:** Schaaf, Libby
**Subject:** Proposed Changes on Improvements and Debt Service, 02/25/2014
**Date:** Thursday, February 20, 2014 9:25:23 PM

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Dear Councilmember Schaaf,

I write to urge you to oppose the amendments to the capital improvement, debt service and the petition requirement for landlords in Oakland.

I am a small landlord of a 10-unit apartment complex in Oakland. I read the recent article in the East Bay Express and wanted to clarify a point one of the change advocates made that the owner should share in the costs because they get increased property value from the capital improvements. The property value of apartments is only related to the rental income, unlike single family homes. As a small landlord, my cash flow is very tight and the current proposal makes it impossible to borrow additional funds for needed improvements.

As an example, recently we had a problem with our laundry service and discovered that our entire electrical panel needed to be upgraded to support the on-site laundry and the tenants' electrical usage for the entire building. These kinds of capital improvements have a direct impact on tenant's quality of life.

I am also concerned that the petition process will delay this type of situation where every day of delay negatively impacts our tenants. An additional process isn't a benefit to either landlords or tenants.

For these reasons, I ask you to oppose the amendments.

Best regards,

Patty Chang