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| **From:** | rr strickler |
| **To:** | Kernighan, Pat; Schaaf, Libby; Brooks, Desley; Reid, Larry; McElhaney, Lynette; Kalb, Dan; Gallo, Noel; At Large |
| **Cc:** | jeanquan4@gmail.com; offficeofthemayor@oaklandnet.com; officeofthecityattoney@oaklandnet.com; officeofthecityadministrator@oaklandnet.com; ccastellanet@pilpca.org; noah.frigault@sfgov.org; edward.lai9@gmail.com; mab1472@yahoo.com; Beverly.Williams@ceb.ucla.edu; bscott@adventpropertiesinc.com; Taylor, Connie; RIllgen@oaklandcityattoney.org; Robbie Clark |
| **Subject:** | Urging You to Support the Proposals of the Tenant Justice Campaign on Debt Service and Capital Improvements |
| **Date:** | Thursday, February 20, 2014 10:26:16 AM |

Hello,

I am currently a renter in Oakland, and have been for the past 21 years. I'm finally looking at being able to buy a home in Oakland, and it's not been easy. Most recently I was forced out of my last home by a landlord who, after we started requesting that he make basic habitability repairs, instituted a retaliatory rent increase since he had no cause to evict us, but the house was not under rent control.

My situation is not unique; all over Oakland, rents are rising dramatically. In just one year, rents in some Oakland neighborhoods have risen over 20%! In a city where renters are the majority, it is long past time to achieve fairness and justice for Oakland tenants.

I endorse the proposals put forth by the Tenant Justice Campaign for urgently needed changes to Oakland's Rent Ordinance and Regulations regarding debt service and capital improvements. The TJC proposals -- unlike those of the City's Rent Adjustment Program -- are reasonable, balanced, and fair to both tenants and owners, and are more closely aligned with policies of nearby cities.

For these reasons, I strongly urge your support of the Tenant Justice Campaign's proposals to modify the Rent Program's debt service and capital improvements justifications for rent increases:

* Eliminate the owner's Debt Service as a basis for rent increase

* Share the costs of Capital Improvements between tenants and owner

* Require owners to file petitions before passing-through Capital Improvement costs to tenants, and require notification to affected tenants of regulations governing Capital Improvements

* Establish a maximum cap of 10% on annual rent increases to include ALL allowable increase justifications, including Capital Improvements.

* Expand the present 5-year amortization period for capital improvements pass-throughs to 5, 10, 20 years to more accurately reflect the useful life of the improvements,

* Ensure that Capital Improvements increases are removed from tenant's rent on the payoff expiration date.

Your support of the Tenant Justice Campaign's fair and reasonable recommendations is greatly appreciated.

Sincerely,

Rachel Strickler

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