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| **From:** | Emily Montan |
| **To:** | Kernighan, Pat; Schaaf, Libby; Brooks, Desley; Reid, Larry; McElhaney, Lynette; Kalb, Dan; Gallo, Noel; At Large |
| **Cc:** | jeanquan4@gmail.com |
| **Subject:** | Control My Rising Rent Bill Please |
| **Date:** | Tuesday, February 18, 2014 9:36:23 AM |

The Honorable Pat Kernighan, Libby Schaaf, Desley Brooks, Larry Reid, Neal Gallo, Rebecca Kaplan, Dan Kalb and Lynette McElhaney,
Oakland City Councilmembers:

Rents in Oakland are rising dramatically. In just one year, rents in my neighborhood have risen over 20%! Despite this I have no choice but to rent because of housing prices. It is long past time to achieve fairness and justice for all Oakland tenants.

I hope you will support the proposals put forth by the Tenant Justice Campaign (TJC) for urgently needed changes to Oakland's Rent Ordinance and Regulations regarding **debt service** and **capital improvements**. The TJC proposals are reasonable, balanced, and fair to both tenants and owners, and are more closely aligned with policies of adjacent 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 current five year amortization period for capital improvements “pass-throughs” to 10 or 20 years to more accurately reflect the useful life of the improvements; and
- Ensure that Capital Improvements increases are removed from tenant's rent on the pay-off expiration date.

As a long time Oakland resident and civic activist, I would appreciate your

support of the above modifications to the Rent Program's debt service and capital improvements. If you do not, please let me know why or send me to an informational website.  Thank you.

Sincerely,

Emily Montan
721 Beatie Street
National Night Out Organizer
Former CBGB Board Member