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| **From:** | Gloria Bruce |
| **To:** | Kalb, Dan; Kernighan, Pat; McElhaney, Lynette; Schaaf, Libby; Gallo, Noel; Brooks, Desley; Reid, Larry; Kaplan, Rebecca; At Large |
| **Cc:** | Jean Quan; offficeofthemayor@oaklandnet.com; City Administrator"s Office; Craig Castellanet; noah.frigault@sfgov.org; edward.lai9@gmail.com; mab1472@yahoo.com; Beverly.Williams@ceb.ucla.edu; bscott@adventpropertiesinc.com; Taylor, Connie |
| **Subject:** | EBHO support for Tenant Justice Campaign proposals on Capital Improvements and Debt Service |
| **Date:** | Thursday, February 20, 2014 9:14:24 AM |

Dear Council Members:

On behalf of East Bay Housing Organizations (EBHO), I write in support of the Tenant Justice Campaign's proposals on Debt Service and Capital Improvements that will be reviewed by the CED Committee next week and by the full Council in March. As you know, EBHO is a 30-year-old nonprofit organization of over 350 members dedicated to promoting affordable housing opportunities in the East Bay. In addition to creating new affordable homes, we are committed to preserving existing affordable housing stock, protecting residents at a range of incomes, and preventing displacement. Given Oakland's high number of renters and the pressures they currently face with rising housing costs and the continuing effects of the foreclosure crisis, we believe the City should use a variety of tools to ensure protections for tenants.

After review by our Oakland membership committee composed of nonprofit developers, residents, advocates, architects and consultants, **EBHO endorses the proposals below for urgently needed changes to Oakland's Rent Ordinance and Regulations regarding debt service and capital improvements**. We believe 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, **we strongly urge your support of the following Tenant Justice Campaign proposals to modify the Rent Program:**

* Eliminate increases in 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.

We appreciate your consideration of these proposals and hope that we can count on

your support.

Sincerely,

Gloria Bruce

Deputy Director, East Bay Housing Organizations

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**GLORIA BRUCE**
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**SAVE THE DATE!**
**EBHO Affordable Housing Week Kick-Off and 30th Anniversary Celebration**
*EBHO at 30: Built to Last*
**Friday, May 9, 2014 - Scottish Rite Center, Oakland - 6:00-8:30 PM**

*JOIN US! Become a member or renew today at www.EBHO.org*
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