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| **From:** | Kathleen Gutierrez |
| **To:** | Kernighan, Pat; Schaaf, Libby; Brooks, Desley; Reid, Larry; McElhaney, Lynette; Kalb, Dan; Gallo, Noel; At Large |
| **Cc:** | Robbie Clark |
| **Subject:** | Please Support the Proposals of the Tenant Justice Campaign |
| **Date:** | Thursday, February 20, 2014 2:49:18 PM |

Hello,

I hope this message finds you well. As a resident of Oakland and full-time student, I write with concern regarding the rising rent prices throughout the city.

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 support 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 adjacent cities.

For these reasons, I ask for 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.

I appreciate your support of the Tenant Justice Campaign. Please continue to consider the housing needs of Oakland renters.

Sincerely,
Kathleen Gutierrez

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Keep your dissidence.