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| **From:** | Alberto Flores |
| **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@cjjc.org |
| **Subject:** | Urging you to support the proposals of the Tenant Justice Campaign on debt service and capital improvements |
| **Date:** | Thursday, February 20, 2014 7:18:14 AM |

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*Rents in Oakland 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 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 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,

*Alberto Flores, LCSW*

*Oakland, CA 94606*

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~Paulo Freire

"To live is to be separated from what we were in order to approach what we are going to be in the mysterious future" ~ Octavio Paz

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