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| **From:** | Helen Duffy |
| **To:** | Kernighan, Pat; Schaaf, Libby; Brooks, Desley; Reid, Larry; McElhaney, Lynette; Kalb, Dan; Gallo, Noel; At Large |
| **Cc:** | jeanquan4@gmail.com; Office of the Mayor; officeofthecityattorney@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 |
| **Subject:** | Please Support the Proposals of the Tenant Justice Campaign on Debt Service and Capital Improvements |
| **Date:** | Monday, February 17, 2014 9:05:27 PM |

Dear Council Member:

**Subject: Urging you to support the TJC proposals on Debt Service and Capital Improvements.**

My husband and I have been small landlords in West Oakland for the last 22 years. We have made some mistakes financially and have had some tenants who have caused problems but we take our responsibilities seriously and recognize that we earn our money by providing a service. The rising rents in Oakland cause us great concern because they are displacing people in our neighborhood and causing the quality of life for all of us to deteriorate. We want you to fix some parts of the rent law that we believe are extremely unfair and detrimental to city life and that you have the power to change.

(I) (We) hope you will 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) (we) 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,

***Helen Duffy***
District 3 resident
retired OUSD teacher
Oakland landlord
Member of Alliance of Californians for Community Empowerment