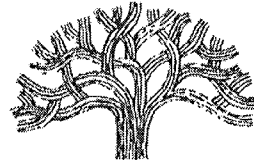


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CITY OF OAKLAND



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September 11, 2018

Dear Members of the Oakland CED Committee and Members of the Public,

Today, the CED Committee is receiving a report with possible options for action on the issue of the "substantial rehab" exemption to Oakland's rent law. This loophole, which allows properties which spend a certain amount of money to then be exempt from rent protections, has been abused and creates increasing problems of displacement of tenants. Displacement is a large and rising problem in our community, causing suffering for families, undermining the fabric of our neighborhoods, and causing us to lose vital workers like teachers, nurses, paramedics and more as tenants facing skyrocketing rents can no longer afford to live here.

In evaluating the potential future of the substantial rehabilitation loophole, it is worth noting that no other city does this the way Oakland has, and virtually no other city has any kind of substantial rehabilitation loophole.

While some have suggested that we could adopt a more complicated and labor-intensive substantial rehab loophole, but this would not necessarily prevent renter displacement, and would require a large amount of additional work by our already-overworked staff.

Thus, the solution which is simplest in this case turns out to be the best one, which is that we should simply eliminate the substantial rehabilitation loophole altogether. Since staff has said doing so will take some time, we should extend the current moratorium while that work is completed.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rebecca Kaplan".

Councilmember At-Large Rebecca Kaplan