

Examples from members correspondence to the mayor's office and council:

Subject: NO on Mayor Dellums' Proposed Housing Policy!

City Officials et al:

The Mayor's housing proposals, which includes a more restrictive rent control law as well as Inclusionary Housing and additional Condominium restrictions is a continuation of Oakland's all stick and no carrot approach to housing.

The proposal coming before the City Council will affect Oakland Rental Property Owners, Realtors, Developers, Jobs and Tax Revenues.

**OAKLAND NEEDS TO FOCUS ON CRIME AND IMPROVING SCHOOLS,
NOT HOW TO DISCOURAGE DESPERATELY NEEDED INVESTMENT IN OAKLAND.**

As a Member of Rental Housing Association Northern Alameda County (RHANAC), I oppose the Mayor's proposed changes to the Rent Control Ordinance. Oakland needs to reward individuals/companies for providing necessary housing, not punish them!

I also oppose the Mayor's suggested changes to the Condo Conversion policy because it will result in less condominiums not more. Helping tenants become homeowners and building a middle class in Oakland is good for long term growth and prosperity for the City of Oakland and Property Owners.

I fully support RHANAC's positions:

- Continue to exempt 2 to 4 units outside the impact area from any additional requirements
- Add an exemption to 2 to 4 unit buildings in the impact area from the one-for-one replacement requirement.
- Also, we need a process for an in-lieu alternative to the existing one-for-one unit replacement requirement for 5+ unit buildings

In addition, the City Council will be discussing IZ (Inclusionary Zoning). Development is good for Oakland and helps grow the local economy. The City Council should not make it more difficult to develop in Oakland by increasing restrictions that end up being an embedded

tax on developers. It is our experience that taxing an activity such as development leads to less of it taking place, not more.

Sincerely,
Ingrid Kollmann
Oakland Property Owner Since 2001

Subject: NO on Dellums BAD BAD Housing Policy

Mayor Dellums

I am a RHA member and I am writing to let you know that I **STRONGLY OPPOSE Mayor Dellums changes to Oakland's Housing Policy.**

The changes that Mayor Dellums proposes are **bad for Oakland** and will drive way investments in Oakland's Rental Housing stock.

Oakland needs to focus on reducing crime and improving its schools, NOT on driving away investments and beating up small rental property owners.

I am a small rental property owner providing good, quality housing at reasonable rents in Oakland. I am very disappointed in Mr. Dellums. What EXACTLY has he done for Oakland? Crime is up. And now he's going to bring Berkeley's failed housing practices to Oakland.

The changes that Mayor Dellums proposes are punitive and certainly will lead me to seriously considering divesting my holdings in Oakland and taking my investment dollars elsewhere – to an enlightened City and out of retrograde Oakland.

Beverly
District 1

Subject: Our missing, inaccessible mayor

Mr Johnson,

Thank you again for continuing to highlight the inaction or inappropriate action of our public officials. Today's column was especially interesting as you showed Mayor Dellums' real interests and Administrator Edgerly's cluelessness, both in the face of our ever-increasing murder and crime rates.

Mayor Dellums has been inaccessible in other areas as well. When Mayor Brown was in office, we (the Rental Housing Association of Northern Alameda County or RHANAC) were able to meet with him and discuss issues relating to housing in Oakland. He didn't always agree with us, but he was willing to listen. We have never, despite repeated attempts, been able to meet with Mayor Dellums.

Recently Mayor Dellums issued his housing proposals, which will be introduced at a City Council meeting next week, and which include changes to the Oakland Rent Control Ordinance, condo conversion policies, and an inclusionary zoning plan. RHANAC, as the primary voice for landlords in Oakland and surrounding areas, has never been allowed to discuss these proposals with Mayor Dellums. Apparently Oakland Realtors and developers have also had limited or no input to these proposals. These proposals are based on the output of the citizen groups that Mayor Dellums formed when first coming into office. While a few RHANAC members participated in these groups, their input was completely overwhelmed by tenant housing activists.

I don't want to argue the merits of the mayor's proposals with you; we may or may not agree whether they are in the best interests of the city. But I believe that RHANAC and other groups involved in providing housing in Oakland should be heard by the mayor before proposals such as these are released.

RHANAC members' initial response to these proposals seems to be that if they pass, they will be motivated to sell their Oakland properties in favor of investing elsewhere. Over time, this migration of capital out of the Oakland housing market will result in exactly what the tenant activists seem to want: the elimination of private ownership of rental properties. I've never been able to understand this position as the alternative to private ownership is public ownership, so I suppose the activists will all be happy living in Oakland Housing Authority buildings. I don't wish this fate on them; my buildings are much nicer.

Thanks again for being an effective voice for the citizens of Oakland. I really love this city and want to see it succeed.

Bill