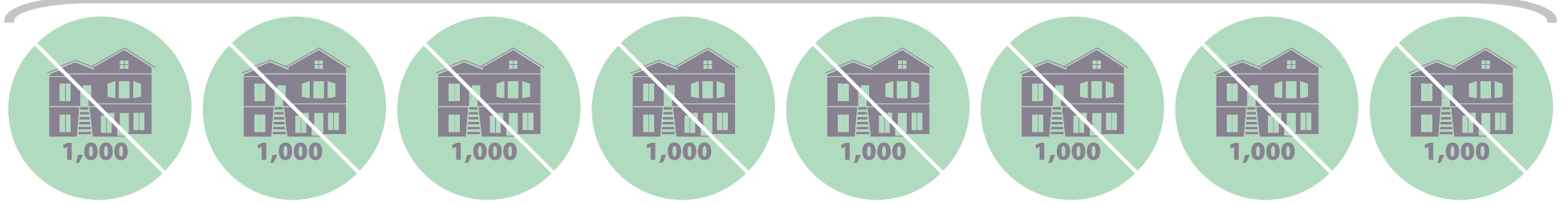


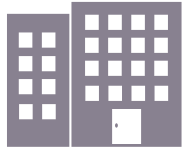
CLOSE THE LOOPHOLE, PROTECT OAKLAND RENTERS

11,000+ DUPLEX AND TRIPLEX UNITS IN OAKLAND COULD LOSE RENT STABILIZATION
5,000+ TENANTS ALREADY HAVE



HOW?

RENT STABILIZATION



multi-unit building
built before 1983

NO RENT STABILIZATION



owner-occupied
duplexes & triplexes



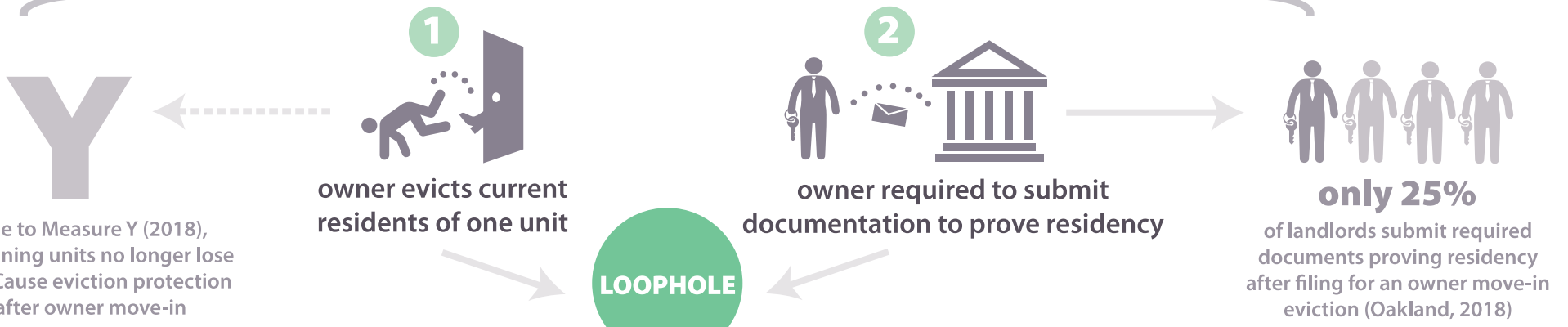
units built or substantially
rehabilitated after 1983



single family
homes or condos

excluded from rent stabilization
because of state law Costa Hawkins

HOW OWNER MOVE INS WORK



OWNER MOVE-INS TO DUPLEXES AND TRIPLEXES CAUSES ALL UNITS IN THE BUILDING TO LOSE RENT STABILIZATION AFTER 2 YEARS

THIS ALLOWS LANDLORDS TO



force evictions through
rent increases



exploit tenants by
increasing rent

WHICH REMOVES AFFORDABLE, RENT-STABILIZED UNITS FROM THE MARKET



1 in 4

Nearby, in SF, an investigation found that 1 in 4 owner move-in evictions were fraudulent (2016)

BECAUSE OF THIS LOOPHOLE, SPECULATORS TARGET DUPLEXES AND TRIPLEXES
REAL AND FRAUDULENT OWNER MOVE-INS ARE A TACTIC TO
AVOID RENT CONTROL PROTECTIONS AND RAISE RENTS TO MARKET RATE

ALL TENANTS DESERVE THE RIGHT TO STABLE HOUSING

90%

For an Oakland tenant household making the median renter income of **\$40,321**, losing rent stabilization would mean spending **90%** of their income to afford a median-priced market rate rental

JOIN *CLOSE THE LOOPHOLES COMMITTEE* IN ASKING CITY COUNCIL TO
PROTECT RENT STABILIZATION FOR 32,000 TENANTS IN DUPLEXES AND TRIPLEXES

CLOSE THE LOOPHOLE, PROTECT OAKLAND RENTERS