



EBRHA
EAST BAY RENTAL
HOUSING ASSOCIATION

City Councilmembers Propose Capping CPI Increases For Oakland's Rent Controlled Buildings

Contact Councilmembers Today
Voice Your Strong Opposition
[Step 2]

Stop Oakland City Council from further destroying the quality of housing for renters and harming small property owners in Oakland. The power behind EBRHA is you and your voice!

A week after Oakland announced that owners of rent-controlled properties would be permitted to raise rents by as much as 6.7% this year, City **Councilmember Carroll Fife** proposed a permanent annual cap increase at 3%. **Fife's ordinance is scheduled for a vote at the May 31 City Council meeting.**

The bottom line is that our city officials need to work with rental property owners too. We **MUST** stand together and hold them accountable for the policy blunders, lazy legislation, and irreparable impacts that have gone on far too long in Oakland.

We deserve to be heard.

LET'S RALLY TOGETHER AND TAKE ACTION! [STEP 2]

Today, **EBRHA** is joining forces with representatives from other housing partners to rally against Fife's proposal! **PLEASE CALL Oakland City Councilmembers (contact information below) between 2:00-4:00 PM today, Thursday, May 26, 2022**, to express your vehement opposition to the proposed ordinance.

We have developed a script below to help you articulate your voice. Feel free to include your personal views and reasoning in your message.

Sample Phone Script:

"Hello, Councilmember (Insert Name),

This is (Insert Your First Name), and I own rental property in Oakland. (Mention you're an Oakland voter if applicable). I strongly oppose the City Council's attempt to change the allowable rent increase for 2022 and permanently modify or cap the current CPI formula (select any of the talking points below and/or include your own message).

- *Inflation has been high over the last 12 months, and currently, at about 8.5%, The*

allowable increase moved from 1.9% last year to 6.7% this year due to general consumer costs outpacing housing costs.

- *Harms property owners who have not received rent for over two years from Oakland's Eviction Moratorium with slow or no rental assistance. It will accelerate small property owners being pushed out of the Oakland rental business and out of investing in our local communities.*
- *The cost of operating housing hasn't remained stagnant and isn't capped. Everything has become more expensive: water, gas, electric, sewer, repair services, equipment, appliances, electrical, plumbing, building materials, supplies, and other fees.*
- *Last month, without wide voter support, the Council increased their pay based on a CPI formula. The 6.3% pay increase was unanimously approved – effectively increasing council members' annual salary from \$97,480.55 to \$103,621.82. Should they limit their salary to 60% CPI capped at 3%?*
- *If the City Council is serious about encouraging the creation of new housing, it shouldn't continue to single out and punish housing providers. Creating uncertainty around the economics of housing in Oakland only serves to encourage the continued flight of small property owners to get out of the rental housing business entirely or invest in other geographies.*
- *The City has already taken two years of banking from rental property owners due to the 10-year limitation and the current ban on banked increases. The City appealed to housing providers to delay CPI increases with the promise of a "safe harbor" but has not indicated any end in sight for the restrictions to actually recoup these lost inflation-driven corrections.*
- *Fife's proposed ordinance is another example of a broken promise and social contract that further disadvantages rental property owners. It violates a 20+ year negotiated agreement between the city council, tenant groups, and rental property owners.*

Thank you for considering the plight of Oakland's housing provider community. I urge you to reject the ordinance being proposed on May 31.

**CALL ALL 8 CITY COUNCILMEMBERS ON THURSDAY, MAY 26,
BETWEEN 2:00-4:00 PM TO VOICE YOUR OPPOSITION:**

CONTACT COUNCILMEMBER CARROLL FIFE:

CFife@oaklandca.gov | 510. 238.7003

LET MAYORAL CANDIDATES KNOW HOW YOU FEEL:

Sheng Thao | SThao@oaklandca.gov | 510.238.7004

Treva Reid | TReid@oaklandca.gov | 510. 238.7578

Loren Taylor | LTaylor@oaklandca.gov | 510.238.6672

OTHER CITY COUNCILMEMBERS TO CONTACT:

Rebecca Kaplan | atlarge@oaklandca.gov | 510.238.7008

Dan Kalb | DKalb@oaklandca.gov | 510.238.7001

Nikki Fortunato Bas | NFbas@oaklandca.gov | 510.238.7002

Noel Gallo | NGallo@oaklandca.gov | 510.238.7005

To have the greatest impact, it is critically important that each member call all 8 Councilmembers and leave a message during the timeframe above. If you cannot call during the time listed above, call another time during the day or send an email to each Councilmember.

Help us keep the pressure on by making a donation to the EBRHA Legal Fund today at <https://web.ebrha.com/join-us/donation.aspx>. Thank you for joining EBRHA in advocating for the rights of housing providers!

EBRHA: The Essential Resource for Housing Providers