



Oakland Rental Property Owners Come Out In Force

AS A RENTAL PROPERTY OWNER of **any size** building in Oakland, you should be aware of the drastic changes being proposed and considered by Oakland council and the mayor. At May's CEDA meeting, council did not and could not make a decision on the proposed renter-support group ballot initiative. The item was scheduled as an informational report only (not an action item), and the committee did not have a quorum, due to Council President McElhaney's absence. At the conclusion of the meeting, council decided to 1) request legal analysis of the initiative at the June 7 council meeting and 2) present the analysis to council at the June 21 meeting. As usual, nothing is set in stone until agendas are made public, and as we know, even then things change. From a representation standpoint, this meeting was a wonderful display of a wide range of property owners in Oakland, with more than 20 owners speaking at the dias. What is on the line: changes that will further strip the ability to manage and own rental property. Both the mayor and some city council members support changes to the current rent ordinance that are aimed specifically at property owners who live on site in 2 and 3-unit buildings. Council just may present their own version of a proposed new rent ordinance that will remove 2 and 3-unit owner occupied exemptions, mandate all increases above CPI (including capital improvements) be pre-petitioned, institute a rental registry of your property and increase the RAP fee. Your continued calls, emails and presence at committee and council meetings are needed in June. Please go to www.ebrha.com/events to see the upcoming meeting schedules and get involved.

EBRHA Members Share Concerns with Oakland Council President Lynette McElhaney

COUNCIL PRESIDENT LYNETTE GIBSON-MCELHANEY met with EBRHA members at our office in May concerning all the proposed changes to the rent ordinance. The meeting went on for nearly two hours and rental property owners were honest in their frustrations and burdens as Oakland stakeholders. Council President McElhaney made it clear that rental property owners—especially owners of smaller buildings—need to show up to meetings, call or email to have their story be heard. She said that renter-support groups are dominating and making a stronger case for why changes are needed. If you could not attend the forum, share your concerns with Council President McElhaney over the phone or via email at (510) 238-7003 or lmcelhaney@oaklandnet.com

Berkeley Rental Housing Coalition Places Measure on the November Ballot

AN UPDATE FROM THE BERKELEY RENTAL HOUSING COALITION: On March 29, the Berkeley Rental Housing Coalition announced its intention to collect signatures to place a measure on this year's ballot. On May 16, the Coalition submitted more than enough validated signatures to qualify for the ballot. *The History:* Since 2012, the City Councilmembers (guided by external supporters of the Rent Board) have been considering an increase in the Business License Tax (what you pay annually on your gross receipts) from its current 1.018% to a possible 3.88%. That's a 288% increase and one that would be carried solely on the backs of the Coalition's rent-controlled members. Recognizing that many rental property owners are already doing their part to contribute to housing affordability by renting units at an average of 42% below market rate, the Coalition knew it had to enact a more fair and equitable tax measure. *The Future:* After