



Call Your Legislators by April 17 to Oppose AB 1506!

IT'S NOT TOO LATE to call all assembly members and urge them to VOTE NO on AB 1506—repealing the Costa-Hawkins Act—which would be devastating for your business. The deadline for calling has been extended to April 17. As it stands, AB 1506 must be heard in committee by April 26th and then clear the Assembly floor for a vote in May. Your calls are critical, as tenant groups across the state are organizing en masse and are now actively making calls to legislators in support of AB 1506. Here is what AB 1506 would allow your city or county to do:

- **END VACANCY DECONTROL.** Because of this restriction, rental income will rarely increase which will result in not making energy and seismic safety improvements, and forgoing needed maintenance. The income stream will not be sufficient to obtaining a loan for improvements.
- Set rent controls on newly constructed housing built after 1995. The property was built on reliance of being exempt from rent control.
- Set rent controls on single-family homes. These units will now be subject to a complex set of rent and eviction control mandates.

Property owners did not cause the current rental housing shortage. Instead, we worked with existing rental

laws to provide reasonably affordable housing with less and less income for maintenance and improvements. We cannot afford to offer the same subsidized rent to subsequent tenants when the original tenant vacates. The numbers just don't add up to a fair return. Please call the Assembly Members listed on page 9 by April 17! EBRHA will continue to send updates to members regarding AB 1506 and its status as they become available.

City of Oakland Sends Misleading Information to Rental Owners

IN MARCH, the City of Oakland sent a notice from the Rent Adjustment Program (RAP) to rental property owners, which incorrectly states: "Effective February 1, 2017, property owners must petition the Rent Adjustment Program (RAP) for any rent increases over the amount of the Consumer Price Index (CPI) allowable rent increase or one based on prior "banked" increases." The letter--specifically the statement above--has caused confusion among owners and EBRHA members, giving the impression that they must petition for increases based on banking. In reality, the ordinance actually states that CPI and Banking increases do not require filing a petition. EBRHA Board Member Luke Blacklidge emailed Oakland City Attorney Richard Illgen about the misleading information, stating that some tenants are already filing petitions against owners for banked increase pass-throughs. Blacklidge also urged the city to issue a correction as soon as possible to avoid further confusion. "We understand that the rules have changed, but this misleading presentation of the new rules is troubling. The RAP program needs to immediately correct this error, post the correction on their website, and re-issue a corrected statement to the community," he said. "I trust that the publication and website statements were merely a huge mistake by the RAP and were not reviewed by your office rather than a deliberate attempt to mislead owners and tenants. Please make the corrections as soon as possible." At the time of publication, no response had been issued from the city.