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OAKLAND

RAP Annual Report
Fiscal Years
22-23 and 23-24

Department of Housing
and Community Development



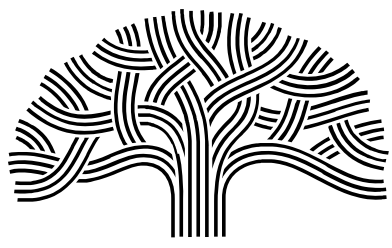
Overview

- 1. HCD's Strategic Framework**
- 2. Oakland's Rental Housing Laws**
- 3. How RAP Implements These Laws**
- 4. RAP Finances**
- 5. Looking Ahead**



Recommendation:

Staff recommends that City Council receive and file this report.



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1. HCD's Strategic Framework





The 3Ps Framework



Preservation

Existing Affordable
Housing Stock



Protection

of Oaklanders from
Displacement



Production

New Affordable Housing



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Rental Housing Laws



Preservation

Existing Affordable
Housing Stock

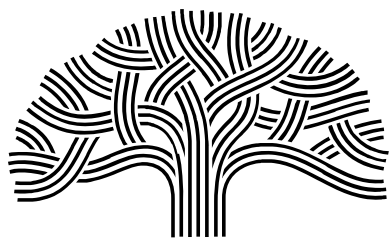


Protection
of Oaklanders from
Displacement



Production

New Affordable Housing



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2. Oakland's Rental Housing Laws



RAP-Enforced Laws

Rent Adjustment Program

Rent stabilization; pre-1983

Just Cause for Eviction

Eviction protections

Rent Registration

Annual registration of rentals

Rent Program Service Fee

Annual RAP cost recovery

Tenant Protection

Harassment deterrence

Tenant Move Out Agreement

Move-out protections

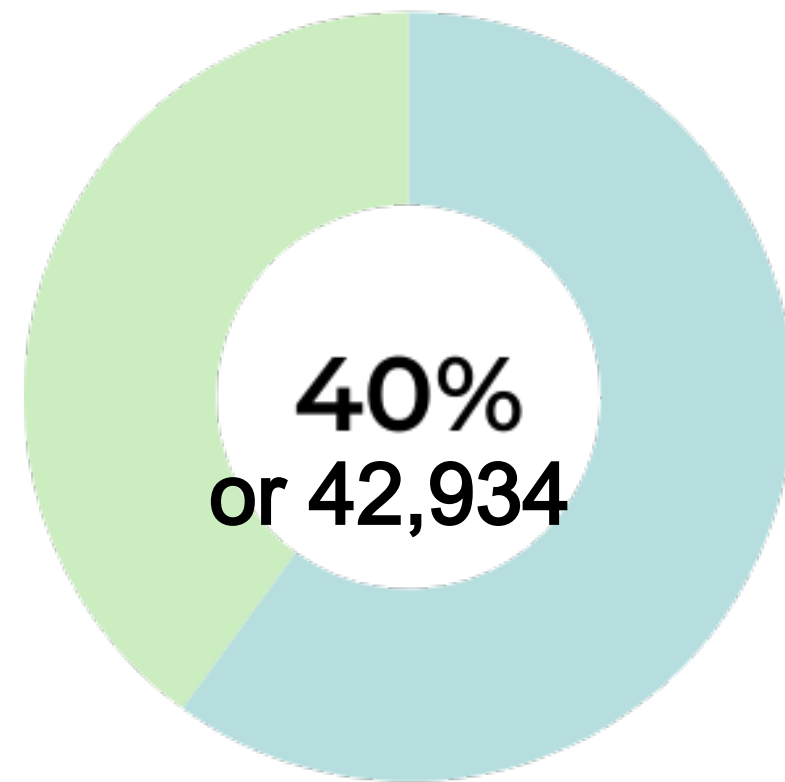
Tenant Relocation

Relocation protections & benefits

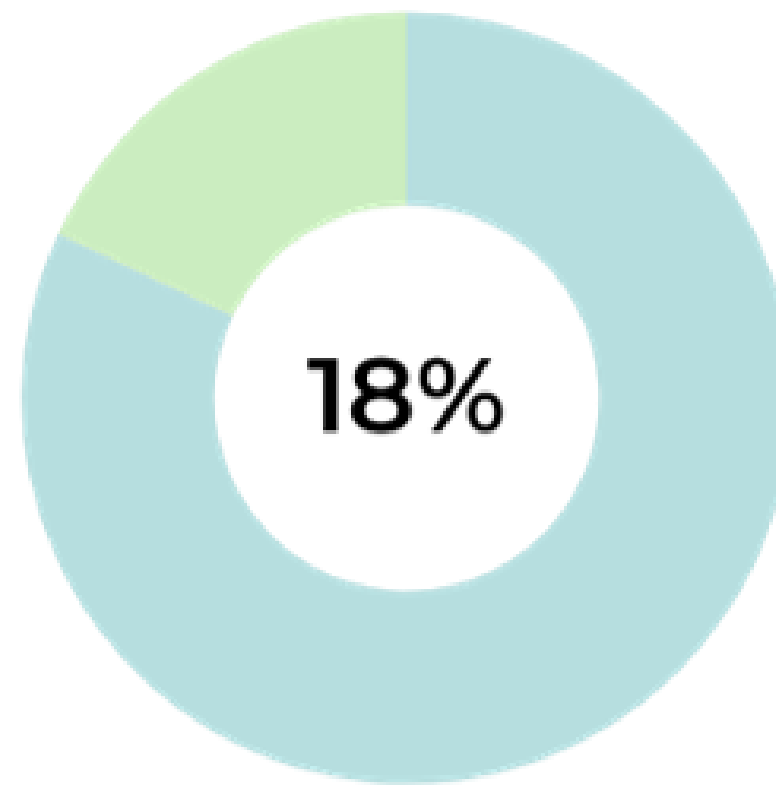
Oakland's Housing Stock

There are 182,000 occupied units in Oakland.

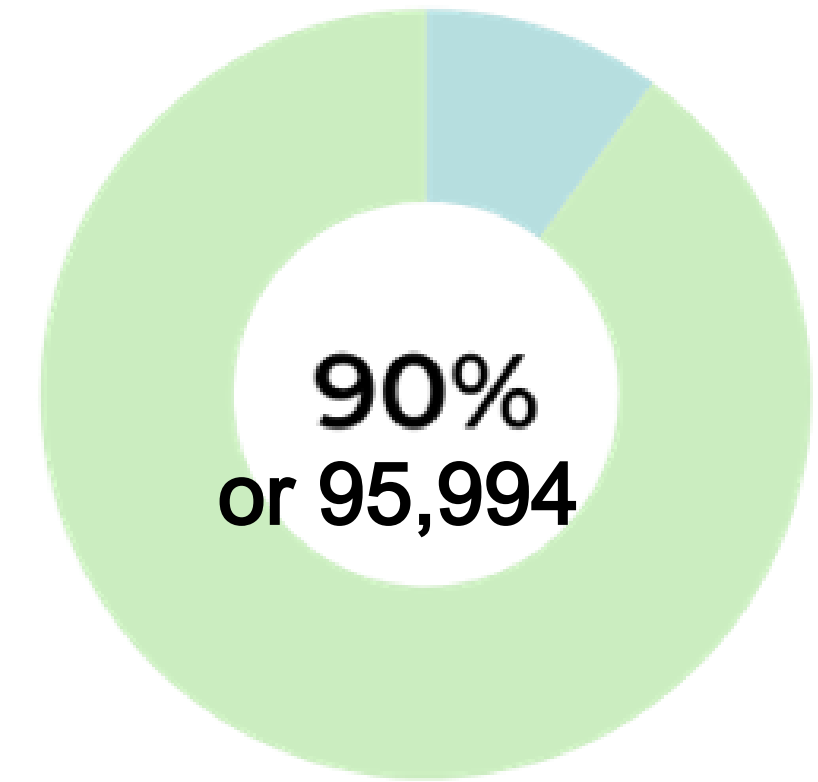
107,000 (59%) are tenant-occupied. 75,000 (41%) are owner-occupied.



% of rental units that are rent controlled



% of rental units that are subsidized



% of rental units that are covered by just cause

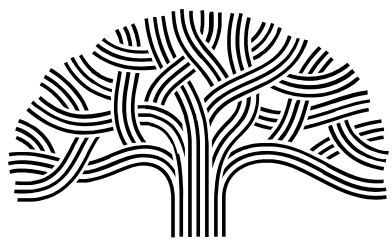
Annual Report: Key Data

Eviction Notices Received*

2019-2020 (pre-pandemic)	4,696
2022-2023	719
2023-2024 (post-moratorium)	5,515

Top three reasons (numbers combined 22-24)

Failure to Pay Rent	5,468
Disorderly Conduct	223
Rental Agreement Violation	214



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3. How RAP Implements These Laws



Implementation: RAP Structure

Administration and Policy

Provides leadership and overall management of RAP operations. Staffs Rent Board meetings, conducts analysis and prepares reports.

Community Engagement and Enforcement

Provides counseling services, workshops and other outreach to guide tenants and owners through the petition process and inform them of their rights and responsibilities.

Hearings

Adjudicates disputes between tenants and owners over rent increases, conditions of the property, and other issues related to tenancies under the Rent Stabilization Ordinance.

Rent Registry

Informs owners of annual registration requirements, provides technical assistance, and maintains rent registry.

Annual Report: Highlights

Managed the lifting of the Eviction and Rent Increase Moratoriums

Launched the Rent Registry

Partnered with community-based organizations to provide increased support for tenants and owners, such as representation at RAP petition proceedings

Improved the customer service experience through technology

4. RAP Finances



RAP Cost Recovery

Council established the **Rent Program Service Fee (RAP Fee)** Ordinance to cover RAP's costs to implement rental housing laws and provide essential services to tenants and property owners

Property owners are required to pay the RAP Fee and may pass-through half of the fee to tenants

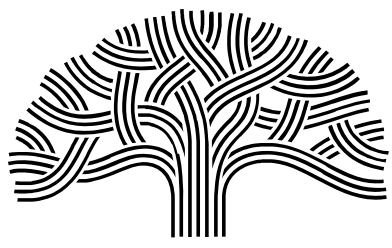
Finance Department (Revenue Management Bureau) manages the collection process

Surplus and Deficit

RAP Fund Financials (in millions)	17-18 actual	18-19 actual	19-20 actual	20-21 actual	21-22 actual	22-23 actual	23-24 actual	24-25 projected
Revenue	5.21	6.92	8.04	10.95	7.46	7.82	8.24	8.0
Expenditures	-4.43	-5.64	-8.21	-9.22	-9.38	-9.55	-10.38	-11
Surplus / (Deficit)	0.78	1.28	-0.17	1.73	-1.92	-1.73	-2.14	-3.0
FYE Fund Balance	1.9	3.18	3.02	4.75	2.83	1.1	-1.04	-4.04

Non-HCD Costs Supporting RAP

Category	17-18 actual	18-19 actual	19-20 actual	20-21 actual	21-22 actual	22-23 actual	23-24 actual*	24-25 projected
Non-HCD Expenditures (in millions)	1.66	2.06	2.86	3.37	3.64	3.57	1.4	1.4
Revenue (in millions)	5.21	6.92	8.04	10.95	7.46	7.82	8.24	8.0
% of RAP Revenue Covering Non-HCD Expenditures	32%	30%	36%	31%	49%	46%	17%	18%



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5. Looking Ahead



Looking Ahead

Continue to meet tenant and property owner demand for RAP services

Focus on staff retention/training and operational efficiency to meet current and anticipated demand

Increase property owner compliance with RAP Fee and Rent Registry requirements

Engage property owners to better understand barriers to RAP Fee payment and devise strategies to reduce or eliminate barriers

Ensure financial sustainability of RAP

Work with key stakeholders to explore strategies to increase revenue and reduce expenses

Increase Rent Registry functionality and leverage data to better serve tenants and property owners

Build-out data management system to send Rent Registry data and helpful information to tenants and to use its data to drive City decision-making re: rental housing policy