



MEMORANDUM

TO: Honorable Mayor and City Council **FROM:** Emily Weinstein, Director
Housing and Community
Development Department

SUBJECT: 2026-27 RAP CPI Rent Increase **DATE:** May 28, 2026

City Administrator
Approval


[Betsy Lake \(May 28, 2026 13:05:38 PDT\)](#)

Date: May 28, 2026

INFORMATION

This memorandum provides information to the public regarding the Rent Adjustment Program (RAP) annual rent increase based on the Consumer Price Index (CPI).

Background

The estimated number of residential rental units covered under the RAP is approximately 100,000. Of these units, **about 43,000 are subject to the Rent Adjustment Ordinance**, which applies to most multi-unit residential rental properties built before 1983.

All 100,000 units are covered under the Just Cause for Eviction Ordinance. This ordinance applies to all residential rental properties built more than ten years ago, including single-family homes and condominiums when the property owner does not reside on the property.

Annual CPI Rent Increase

The Rent Adjustment Ordinance permits an annual rent increase based on the regional CPI for any tenancy subject to the Ordinance. This increase is known as the annual CPI rent increase or annual general rent increase.

In June 2022, the City Council amended the Ordinance to revise the formula used to calculate the annual CPI rent increase. The annual rent increase is now set at 60% of the change in CPI, or 3%, whichever is lower (Oakland Municipal Code Section 8.22.070.B.3).

RAP Annual CPI Adjustments

RAP Program Year	CPI Rent Increase
2021-2022	1.9%
2022-2023	3%
2023-2024	2.5%

2024-2025	2.3%
2025-2026	0.8%

2026–2027 CPI Rent Increase

Based on the CPI-All Items published for April 2026, effective **August 1, 2026**, the CPI Rent Increase for the **2026–27** program year is **2.3%**.


Contact Information

For questions, please contact Victor Ramirez, Rent Adjustment Program Manager, at 510-238-3220.

Respectfully submitted,

Emily Weinstein

Emily Weinstein, Director

Signature: 
[Emily Weinstein \(May 28, 2026 11:09:18 PDT\)](#)
Email: EWeinstein@oaklandca.gov