

| | July 1 2020 | July 1 2021 | July 1 2022 | July 1 2023 | July 1 2024 | July 1 2025 | Total - 6 years | Notes |
|--|---|--------------|----------------|----------------|----------------|-------------|-----------------|--|
| | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | | |
| Waste Management Annual Increase | 2.61% | 1.90% | 4.30% | 7.80% | 2.80% | 2.90% | | |
| Recycling Anual Increase | 3.17% | 2.50% | 4.60% | 6.60% | 3.70% | 5.62% | | |
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| Total Annual Increase (Weighted Average) | 2.80% | 3.78% | 4.45% | 7.38% | 3.11% | 3.88% | 25.40% | Actual Waste Management/Recycling % Fee Increase |
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| | July 1, 2020 | July 1, 2021 | August 1, 2022 | August 1, 2023 | August 1, 2024 | Aug 1, 2025 | | |
| RAP % Increase | 2.70% | 1.90% | 3% | 2.50% | 2.30% | 0.80% | 13.20% | RAP Permitted Increase |
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| % Housing Incurred over Allowed RAP CPI | 0.10% | 1.88% | 1.45% | 4.88% | 0.81% | 3.08% | 12.20% | % Waste Management/Recycling Fees have increased over the RAP Allowed % increase |
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| Sources: | https://www.oaklandrecycles.com/services/service-rates/ | | | | | | | |
| | https://oakland.legistar.com/LegislationDetail.aspx?ID=7423249&GUID=6304E4BC-46E2-4DA8-BE9F-D7F9CFCFCA87&Options=&Search= | | | | | | | |
| | https://www.oaklandrecycles.com/wp-content/uploads/2025/05/Oakland-Rates-MFD-July-2025.pdf | | | | | | | |

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| 1. Rent Increases Are Capped—But Operating Costs Are Not |
| >> Oakland's RAP caps annual rent increases based on CPI, typically around 2–3% per year and as low as .8% in 2025.. |
| >> Meanwhile, garbage rates have risen 25% more over the past 6 years, an average of 4.2%. |
| >> Waste rates have increased a full 12.2% more than permitted by RAP CPI. Housing providers cannot pass through these significantly rising costs. |
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| 2. Inability to continue to provide housing |
| >> Rising garbage rates, along with other uncontrollable expenses (insurance, taxes, maintenance), leave nothing left to provide housing. |
| >> This creates unsustainable financial pressure on small housing providers who often rely on these properties for retirement or supplemental income. |
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| 3. Disincentive to Maintain or Improve Properties |
| >> When operating costs rise faster than allowed rent increases, landlords are less able to afford repairs, upgrades, or property improvements, degrading housing quality over time. |
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| 4. Accelerated Disinvestment and Loss of Housing Supply |
| >> Over time, persistent financial strain drives small landlords to sell, exit the market, or convert units to non-rent-controlled use (e.g., owner occupancy or short-term rental). |
| >> This reduces the supply of affordable rental housing—ironically worsening the housing crisis RAP aims to address. |