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OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY COUNCIL PRESIDENT PRO TEM DAN KALB AND
COUNCILMEMBER NIKKI FORTUNATO BAS

RESOLUTION IN SUPPORT OF ASSEMBLY BILL 36 (BLOOM) THAT WOULD ALLOW LOCAL JURISDICTIONS TO APPLY RENT STABILIZATION TO (1) RENTAL UNITS THAT ARE MORE THAN TEN YEARS OLD AND (2) SINGLE-FAMILY RENTALS AND CONDOMINIUMS IF THE OWNER OWNS AT LEAST THREE HOUSING UNITS WITHIN THE JURISDICTION OR IS NOT A NATURAL PERSON

WHEREAS, California's housing crisis hits the working class and the poor the hardest, with over half of California renters spending more than 30% of their income on rent, and nearly one-third spending more than 50% of their income on rent; and

WHEREAS, the housing crisis has been particularly dire in the Bay Area, including Oakland, with housing rental costs amongst the highest in the nation; and

WHEREAS, rent stabilization laws are designed to protect tenants from sharp rent increases that could lead widespread displacement; and

WHEREAS, Oakland's Rent Adjustment Ordinance sets limits on residential rent increases; and

WHEREAS, in 1995, the California State Legislature adopted the Costa-Hawkins Rental Housing Act (California Civil Code Sections 1954.50-1954.535), allowing a property owner to establish a new rental rate for each new tenancy, allowing unlimited increases upon vacancy and then re-control of rents, and exempting certain units from rent control, including single family homes, condominiums, and Oakland homes constructed after 1983; and

WHEREAS, Costa Hawkins prevents local jurisdictions from applying any form of rent regulation to single family rentals, in which nearly 8 million tenants in California live, many of which are owned by large institutional investors; and

WHEREAS, Costa Hawkins prevents local jurisdictions from applying rent regulation to units built after 1995 and cemented the new construction date in existing local rent stabilization ordinances at the time of Costa Hawkins' passage; and

WHEREAS, on July 5, 2016, the Oakland City Council unanimously adopted a resolution introduced by Councilmembers Rebecca Kaplan and Dan Kalb, No. 86273 C.M.S., urging state legislators and the Governor to repeal or modernize Costa Hawkins; and

WHEREAS, on March 21, 2017, the Oakland City Council unanimously adopted a resolution, introduced by Councilmembers Rebecca Kaplan, Dan Kalb, and Abel Guillen, No. 86664 C.M.S., supporting Assembly Bill 1506 that would have repealed Costa Hawkins and otherwise urging various reforms of the law; and

WHEREAS, Assembly Bill (AB) 36 (Bloom with Chiu and Bonta) would allow local jurisdictions to apply rent stabilization to (1) rental units that are more than ten years old and (2) single-family rentals and condominiums if the owner owns at least three housing units in the jurisdiction or is not a natural person; and

WHEREAS, Assembly Bill (AB) 36 is supported by Alliance of Californians for Community Empowerment and various other groups; now, therefore, be it

RESOLVED: That the Oakland City Council hereby endorses Assembly Bill (AB) 36 and urges the California State Legislature and Governor Gavin Newsom to support its enactment into law.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND
PRESIDENT KAPLAN

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of the
City of Oakland, California