

OFFICE OF THE CITY CLERK
OAKLAND

16 SEP 15 PM 3:19

Approved as to Form and Legality


Office of the City Attorney

OAKLAND CITY COUNCIL

RESOLUTION NO. 86408 C.M.S.

INTRODUCED BY COUNCIL PRESIDENT LYNETTE GIBSON MCELHANEY,
PRESIDENT PRO TEMPORE LARRY REID AND COUNCIL MEMBER ABEL GUILLÉN

RESOLUTION (1) REQUESTING THE CITY PLANNING COMMISSION TO CONSIDER ZONING REGULATION CHANGES TO FURTHER PRESERVE RESIDENTIAL HOTELS FOR VERY LOW AND LOW INCOME RESIDENTS, (2) STRENGTHENING TENANT PROTECTIONS AND (3) DIRECTING THE CITY ADMINISTRATOR TO PREPARE OPTIONS TO PRESERVE OAKLAND'S SUPPLY OF RESIDENTIAL HOTELS AVAILABLE FOR VERY LOW AND LOW INCOME RESIDENTS

WHEREAS, residential hotels, also known as Single Room Occupancy (SRO) hotels, are often housing of last resort for the poor especially in areas such as Oakland with extremely high costs of housing; and

WHEREAS, a number of economic forces such as the dearth of hotel rooms in Oakland, the lack of residential supply in Oakland, and the high cost of new construction in Oakland create incentives for developers to purchase residential hotels and repurpose them as boutique hotels or dormitory style housing for affluent residents; and

WHEREAS, the loss of residential housing in Oakland would exacerbate the already overwhelming burden on public and non-profit agencies that provide protective, social, health, psychological, nutrition, and other important and necessary services to this population; and

WHEREAS, it is imperative that the City work to preserve the dwindling stock of residential hotels in Oakland to ensure that opportunities for dignified shelter continue to exist in Oakland for those who are extremely low income; and

WHEREAS, Chapter 17.144 of the Oakland Planning Code sets forth the Rezoning and Law Change Procedure, and describes the procedure by which changes may be made in the text of the citywide zoning regulations; and

WHEREAS, Oakland Planning Code section 17.144.030 provides that, upon request of the City Council, the City Planning Commission shall initiate action to change the text of the zoning regulations; now, therefore, be it

RESOLVED: That, in accordance with Oakland Planning Code section 17.144.030, the City Council requests the City Planning Commission to initiate action to change the text of the Planning Code to further the preservation of residential hotels as housing for very low and low income residents and to return to Council within six months with an ordinance recommended for adoption; and be it

FURTHER RESOLVED: That the City Council requests the City Planning Commission to immediately initiate action to amend Section 17.102.230(B) of the City Planning Code to increase the relocation assistance amount to be equivalent to relocation assistance amounts adopted by the City Council for evictions authorized by the Ellis Act (C.M.S. 13358) and any other amendments necessary to protect the tenants of residential hotels; and be it

FURTHER RESOLVED: That the City Council directs the City Administrator to return to Council within six months with an informational report detailing what options the City may pursue to preserve the use of residential hotels to provide housing for very low and low income residents which shall include, but not be limited to, how the City of Oakland could purchase or master-lease residential hotels.

IN COUNCIL, OAKLAND, CALIFORNIA,

OCT 04 2016

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL-WASHINGTON, GALLO, GUILLÉN, KALB, KAPLAN, REID AND [REDACTED]

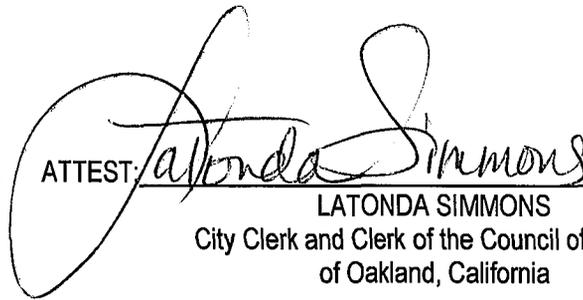
NOES - 0

ABSENT - 0

ABSTENTION - 0

Excused - Gibbon, McManey - 1

ATTEST:



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