

CITY OF OAKLAND



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Date: March 16, 2021
To: Members of City Council and Members of the Public
From: Vice Mayor Kaplan
Re: **Adopt A Resolution Requesting Bureau Of Planning Staff To Study And The Planning Commission To Consider (1) Allowing Four-Plexes In Areas Currently Designated For Single-family Residences, Especially In High Resource Areas, And (2) Options For Protecting Existing Tenants From Displacement, And To Forward Any Recommendations For Action To The City Council**

Dear Colleagues on the City Council and Members of the Public,

Oakland is facing a severe housing and homelessness crisis. Policies that enable us to build more housing, especially housing that is affordable to middle and working-class residents, are needed. This resolution requests the Bureau of Planning study, and the Planning Commission consider, allowing four-plexes with anti-displacement protections in areas currently designated for single-family residences, especially in high resource areas, and to forward the recommendations for action to the City Council. Since Oakland has differing logistical demands due to the topography of the City and other factors, the study should also analyze what areas should be prioritized, and which should be excluded, due to these considerations.

Zoning which allows only for single-family homes in certain desirable areas has been used for many decades to create exclusionary communities which perpetuate racial disparities and inequities. Laws which allow only for single-family homes in certain areas reduces the housing supply, and worsens the housing crisis and undermines access and affordability. The lack of adequate affordable housing in Oakland worsens traffic congestion and air pollution by pressuring people to live further away and drive more to get to their jobs, schools, and more.

Allowing fourplexes in areas historically limited to single-family residences is being done in other cities. Sacramento voted to allow up to four units to be built on lots where only one was previously allowed, and Berkeley passed a resolution for an end to single-family zoning.

We should revise our policies, so we can better address the housing crisis, in a way that is effective, includes anti-displacement, and remedies historic exclusions. This Resolution is the first step, and I ask for your support.

Respectfully submitted,

A handwritten signature in purple ink, appearing to read "Rebecca Kaplan", enclosed in a rectangular box.

Vice Mayor Rebecca Kaplan
Oakland City Councilmember At Large

Oakland City Council
March 16, 2021
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