

18 MAY 10 PM 2:10

Approved as to Form and Legality


City Attorney's Office

OAKLAND CITY COUNCIL

RESOLUTION NO. 87200 -C.M.S.

INTRODUCED BY COUNCILMEMBER DAN KALB

**RESOLUTION IN SUPPORT OF SENATE BILL 1227 (SKINNER) THAT
WOULD ESTABLISH A 35% DENSITY BONUS FOR HOUSING
DEVELOPMENT PROJECTS EXCLUSIVELY FOR USE BY STUDENTS**

WHEREAS, California's affordable housing crisis places unprecedented burdens on college and university students. The cost of housing, housing instability, and possible homelessness is a substantial obstacle to student success; and

WHEREAS, students' needs are often fundamentally different from the average Californian resident in that they have little to no income to qualify for affordable housing. Additionally, the student housing dorms typically have small bedrooms with shared amenities, restrooms, kitchens and common areas, and no parking; and

WHEREAS, existing California law allows local governments to allow a density bonus to developers of residential housing who include a certain percentage of affordable housing units in the housing project. An "affordable housing unit" is defined as a full single-family or multifamily residential unit with an independent, separate kitchen, bath, dining and living area rented to very low-, low-, and moderate-income households who must provide income eligibility; and

WHEREAS, under existing law, student housing developments are not eligible for these density bonus incentives because student housing is not always designed like typical apartments and students commonly have no proof of income to demonstrate financial need; and

WHEREAS, California's affordable housing crisis significantly impacts students' lives and future success as well as the attractiveness of California colleges and universities that do not have adequate or affording housing for their students; and

WHEREAS, Senate Bill (SB) 1227 (Skinner) would allow housing built specifically for students to be eligible for a 35% density bonus as long as (1) 100% of the units are for student housing and not for the general public; (2) student residents must be enrolled in a Western Association of Schools Colleges (WASC) accredited institution; (3) a minimum of 20% of the units in the student housing project must be rented out at a lower cost to students who prove need through financial aid eligibility or family income; and (4) lower income units must remain available for at least 55 years; now, therefore, be it

RESOLVED: That the Oakland City Council hereby endorses and expresses its full support for SB 1227 and urges the California State Legislature and Governor Jerry Brown to support its enactment into law.

IN COUNCIL, OAKLAND, CALIFORNIA, **MAY 15 2018**

PASSED BY THE FOLLOWING VOTE:


AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLÉN, KALB, KAPLAN, ~~AND PRESIDENT~~ - 7

NOES - 0

ABSENT - 0

ABSTENTION - 0

Accused - 1

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