


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY COUNCILMEMBER KALB

ADOPT A RESOLUTION IN SUPPORT OF SENATE BILL 466 (WAHAB), WHICH WOULD AMEND THE COSTA-HAWKINS RENTAL HOUSING ACT TO NEWLY ALLOW LOCAL JURISDICTIONS TO REGULATE THE RENTAL RATES FOR (1) DWELLING UNITS THAT HAVE BEEN ISSUED A CERTIFICATE OF OCCUPANCY MORE THAN 15 YEARS PRIOR TO THE DATE ON WHICH THE OWNER SEEKS TO ESTABLISH A RENTAL RATE; AND (2) ALIENABLE SEPARATE DWELLING UNITS SUCH AS SINGLE-FAMILY DWELLINGS AND INDIVIDUAL SUBDIVIDED CONDOMINIUM DWELLING UNITS

WHEREAS, the Costa-Hawkins Rental Housing Act, enacted in 1995, places limits on municipal rent control ordinances by prohibiting cities from establishing rent control over single-family dwelling units, condominiums, dwelling units issued a certificate of occupancy after February 1, 1995, and dwelling units that were exempt from rent control pursuant to a local ordinance prior to February 1, 1995; and

WHEREAS, the Costa-Hawkins Rental Housing Act has kept cities like Oakland from being able to adequately protect our tenants for far too long; and

WHEREAS, the City of Oakland and the entire Bay Area are experiencing a severe housing crisis marked by high levels of homelessness and a lack of affordable housing; and

WHEREAS, according to PolicyLink, nearly half of rental households in Oakland are cost-burdened and 59% of households of color are cost-burdened¹; and

WHEREAS, existing law, the Costa-Hawkins Rental Housing Act, prescribes statewide limits on the application of local rent control with regard to certain properties; and

WHEREAS, Senate Bill 466 would amend the Costa Hawkins Rental Housing Act to limit its prohibition against rent control to dwelling units that have been issued a certificate of occupancy within the 15 years preceding the date on which the owner seeks to establish a rental

rate, and those that are a subdivided interest in a subdivision; now therefore be it

RESOLVED, that the City of Oakland endorses Senate Bill 466 and urges the California State Legislature and Governor Gavin Newsom to support its enactment into law;

RESOLVED: That the City Council directs the City Administrator or his designee to immediately distribute this Resolution upon its adoption to Governor Gavin Newsom and State Senator Wahab.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, JENKINS, KALB, KAPLAN, RAMACHANDRAN, REID, AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California

