

**DRAFT**

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OFFICE OF THE CITY CLERK  
OAKLAND

16 JUN -2 PM 4: 58

## **OAKLAND CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_ C.M.S.**

Introduced by Councilmember Rebecca Kaplan

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### **RESOLUTION URGING THE STATE LEGISLATORS AND GOVERNOR TO REPEAL THE COSTA HAWKINS RENTAL HOUSING ACT**

**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, exempting certain units from rent control, including single family homes, condominiums, and Oakland homes constructed after 1983; and

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

**WHEREAS**, in 2002, Oakland voters passed the Just Cause for Eviction Ordinance, which sets grounds for evictions; and

**WHEREAS**, there is a significant demand for rental housing in Oakland leading to rising rents, caused in part by the spillover of increasingly expensive housing costs in San Francisco, and the increased housing pressures for residents across a range of lower and middle income levels warrants improved rent stabilization and tenant protection policies; and

**WHEREAS**, Costa-Hawkins resulted in rent increases dramatically beyond the pace of inflation, and has not resulted in significant reinvestment in rent controlled properties; and

**WHEREAS**, the reality is that Costa-Hawkins has resulted in "unwarranted" rent increases, exacerbating not only Oakland's housing crisis but regionally as well; and

**WHEREAS**, in this unprecedented housing crisis, it is important that we explore all options to preserve affordability and prevent displacement; and

**WHEREAS**, by repealing Costa-Hawkins and allowing local governments to stabilize rents through vacancy controls and de-exempting post 1983 housing construction cities will have an important tool to keep rents from rising even further; and

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**JUN 1 6 2016**

**RESOLVED**, That the Oakland City Council hereby urge the California State Legislators and Governor Jerry Brown to repeal the Costa Hawkins Rental Housing Act.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, AND  
PRESIDENT GIBSON MCELHANEY

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

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**JUN 1 6 2016**