



CITY HALL 19 JAN 31 PM 4:07 FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612

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Date: January 31, 2019

To: Members of City Council and Members of the Public

From: Council President Kaplan

Re: File No. 18-0879, Resolution Requesting Bureau Of Planning Staff To Study And The Planning Commission To Consider Incentives To Encourage Transit Oriented Housing, Including Affordable Housing, In The City of Oakland, Such As Allowing Greater Height And Density And Reduced Parking Requirements On Transit Corridors, And To Forward Its Recommendations For Action To The City Council [New Title]

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

I am introducing this Resolution requesting the Bureau of Planning Staff to study and the Planning Commission to consider incentives to encourage transit-oriented housing – including affordable housing – in the City of Oakland, including but not limited to: lowering the required parking ratio; allowing for a greater height maximum; allowing for greater density; and streamlining the permitting process for transit-oriented, affordable housing projects.

The lack of adequate affordable housing in Oakland is a crisis, and every day we hear heart-breaking stories about displacement. The environmental impacts of the housing crisis have also resulted in worsening traffic congestion and air pollution as people are forced to live further away from their jobs, schools, and communities or places of worship.

It is imperative that we study and then consider options that help remove the barriers in creating more housing stock, including affordable housing, near transit rich areas. Increasing the affordable housing supply will help prevent displacement, reduce our carbon footprint, and help remedy Oakland's homelessness crisis.

I am also requesting for the Planning Commission to forward its recommendations for action to the City Council for consideration of adoption.

Respectfully submitted,

Council President Rebecca Kaplan

FILED
OFFICE OF THE CITY CLERK
OAKLAND


City Attorney

19 JAN 31 PM 4:07

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

Introduced by President Kaplan

RESOLUTION REQUESTING BUREAU OF PLANNING STAFF TO STUDY AND THE PLANNING COMMISSION TO CONSIDER INCENTIVES TO ENCOURAGE TRANSIT-ORIENTED HOUSING, INCLUDING AFFORDABLE HOUSING, IN THE CITY OF OAKLAND, SUCH AS ALLOWING GREATER HEIGHT AND DENSITY AND REDUCED PARKING REQUIREMENTS ON TRANSIT CORRIDORS, AND TO FORWARD ITS RECOMMENDATIONS FOR ACTION TO THE CITY COUNCIL

WHEREAS, expanding the housing supply, including affordable housing, is necessary to address the immediate need to house Oakland's exploding unsheltered population; and

WHEREAS, the lack of adequate affordable housing in Oakland in general - and near transit-corridors in particular - worsens traffic congestion and air pollution by pressuring people to live further away and drive more to get to their jobs, schools, communities, etc.; and

WHEREAS, lowering barriers for transit-oriented, affordable housing projects will increase the affordable housing supply, which will help prevent displacement and help remedy Oakland's homelessness crisis; and

WHEREAS, encouraging home-building near transit rich areas like BART stations and high-frequency bus lines would allow more Oakland residents to enjoy affordable and walkable neighborhoods; and

WHEREAS, as the national Sierra Club magazine reported, families living in walkable communities near jobs and transit had a carbon footprint that was half that of families living in less dense areas; and

WHEREAS, allowing for affordable housing projects near public transportation systems can help reduce people's reliance on private vehicles to commute to their jobs, schools, etc., which in turn reduces air pollution, traffic congestion, and greenhouse gas emissions; now, therefore

BE IT RESOLVED: That the Oakland City Council requests the Bureau of Planning Staff to

Study and the Planning Commission to consider incentives to encourage transit-oriented housing – including affordable housing – in the City of Oakland, including but not limited to:

- lowering the required parking ratio;
- allowing for a greater height maximum;
- allowing for greater density; and
- streamlining the permitting process

for transit-oriented housing, including affordable housing; and

BE IT FURTHER RESOLVED: That the Oakland City Council requests the Planning Commission to forward its recommendations for action to the City Council for consideration of adoption.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND PRESIDENT KAPLAN

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California