


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY VICE MAYOR KAPLAN

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

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 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 housing can increase the affordable housing supply, which will help prevent displacement and help remedy Oakland's homelessness crisis; and

WHEREAS, encouraging home-building near high resource areas like BART stations would allow more Oakland residents to enjoy and benefit from these 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, zoning which allows only for single-family homes in certain high resource areas has been used for many decades to create exclusionary communities which perpetuate racial disparities and inequities; and

WHEREAS, laws which allow only for single-family homes in certain areas reduces the housing supply, thus worsens the housing crisis and undermines access and affordability; and

WHEREAS, allowing for more housing in our cities 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; and

WHEREAS, housing affordability is a major problem in Oakland. Renters are often cost-burdened by housing costs and spend a high percentage of their income on rent. It is important that the City works to incorporate affordability provisions; and

WHEREAS, parts of Oakland face high risk for wildfires. Given this risk, areas should be assessed for fire risk in determining which areas should not be included for these reasons; and

WHEREAS, communities of color and low-income communities are disproportionately impacted by displacement. Policies must include protections for tenants from being harmed by demolition and displacement; now therefore be it

RESOLVED: That the Oakland City Council requests the Bureau of Planning to study and the Planning Commission to consider, allowing four-plexes in areas currently designated for single-family residences, especially in high resource areas, and also studying and considering options for protecting existing tenants in those areas from displacement; and be it

FURTHER RESOLVED, That the City Council requests that the study analyze options for affordability standards, demolition protections, and exclusions based on fire risk; and be it

FURTHER RESOLVED: That the City Council requests the Bureau of Planning to conduct an analysis of what areas in the City of Oakland should be excluded from consideration due to logistical, geographical, or topographical conditions; and be it

FURTHER RESOLVED: That the 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 - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO
AND PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

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