



Receive and File  
**April 29, 2014**

**Honorable Mayor and Members of the City Council**

**Title: Annual Report on Residential Hotels**

**Location/Council District: Citywide**

**Recommendation: Receive and File**

**Contact: Christine Weichert, Assistant Director, Development Finance, 440-1353**

**Presenters: Not Applicable**

**Department: Sacramento Housing and Redevelopment Agency**

**Description/Analysis**

**Issue:** City Code Chapter 18.20 (Relocation Benefits Pertaining to Residential Hotel Unit Conversion or Demolition) and City Ordinance 2006-056 require that 712 residential hotel or comparable units be maintained within the City of Sacramento.

The Sacramento Housing and Redevelopment Agency (SHRA) is required to provide an annual report to the Sacramento Housing and Redevelopment Commission and City Council regarding the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. The ordinance currently pertains to ten residential hotels located in downtown Sacramento (Location Map – Attachment 1).

In compliance with the ordinance reporting requirements, SHRA sent correspondence in January 2014 to the owners of residential hotels subject to the ordinance, including an annual certification on the status of each residential hotel.

## Annual Report on Residential Hotels

### Current Conditions

There are six residential hotels regulated by SHRA and subject to the City Ordinance including:

- Ridgeway Hotel, currently under renovation (22 units)
- 7th & H Street Housing Community constructed in 2012 (150 units)
- Studios at Hotel Berry renovated in 2012 (104 units)
- YWCA building renovated in 2010 (32 units)
- Shasta Hotel renovated in 1994 (80 units)
- Sequoia Hotel renovated in 1985 (90 units)

In addition to the six SHRA regulated residential hotels, the Wendell received conversion approval to withdraw 19 units in 2009. There are four non-regulated residential hotels subject to the Ordinance:

- Capitol Park (180 units)
- Congress (27 units)
- Golden (26 units)
- Marshall (95 units)

The Marshall Hotel is currently applying to withdraw all of its 95 units. If approved, replacement housing would be provided at the 7<sup>th</sup> & H Street Housing Community.

Since last year's report, occupancy has increased or remained the same in all communities. The rental absorption of the renovated Studios at Hotel Berry and construction of the 7<sup>th</sup> and H Street Housing Community (7<sup>th</sup> & H) do not appear to have affected vacancy rates in other hotels.

### Withdrawn / Replacement Housing

A list of the residential hotels covered by the Ordinance with the results of the annual certification is included as Attachment 2.

### Boulevard Court

Additionally, information on the 75-unit Boulevard Court project, completed in 2011, is included in the Certification Summary – Attachment 3. Pursuant to the project's special permit and Council Resolution No. 2008-526, the annual report required for the project is to be included in this annual report.

**Policy Considerations:** This report complies with the requirement of City Code Section 18.20.60, which requires an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and units constructed in anticipation of conversions or withdrawals.

Annual Report on Residential Hotels

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The specific actions herein consist of the filing of a report and are not a project as defined by the California Environmental Quality Act (CEQA) [CEQA Section 21065 and CEQA Guidelines Section 15378 (b)(5)].

**Sustainability Considerations:** Not Applicable

**Other:** Not Applicable

**Committee/Commission Action:** *Sacramento Housing and Redevelopment Commission:* This report was reviewed by the Sacramento Housing and Redevelopment Commission on April 2, 2014.

**Rationale for Recommendation:** Not applicable; receive and file.

**Financial Considerations:** None

**M/WBE and Section 3 Considerations:** The items discussed in this report do not involve federal funding; therefore, there are no M/WBE or Section 3 requirements.

Respectfully Submitted by:

  
LA SHELLE DOZIER  
Executive Director

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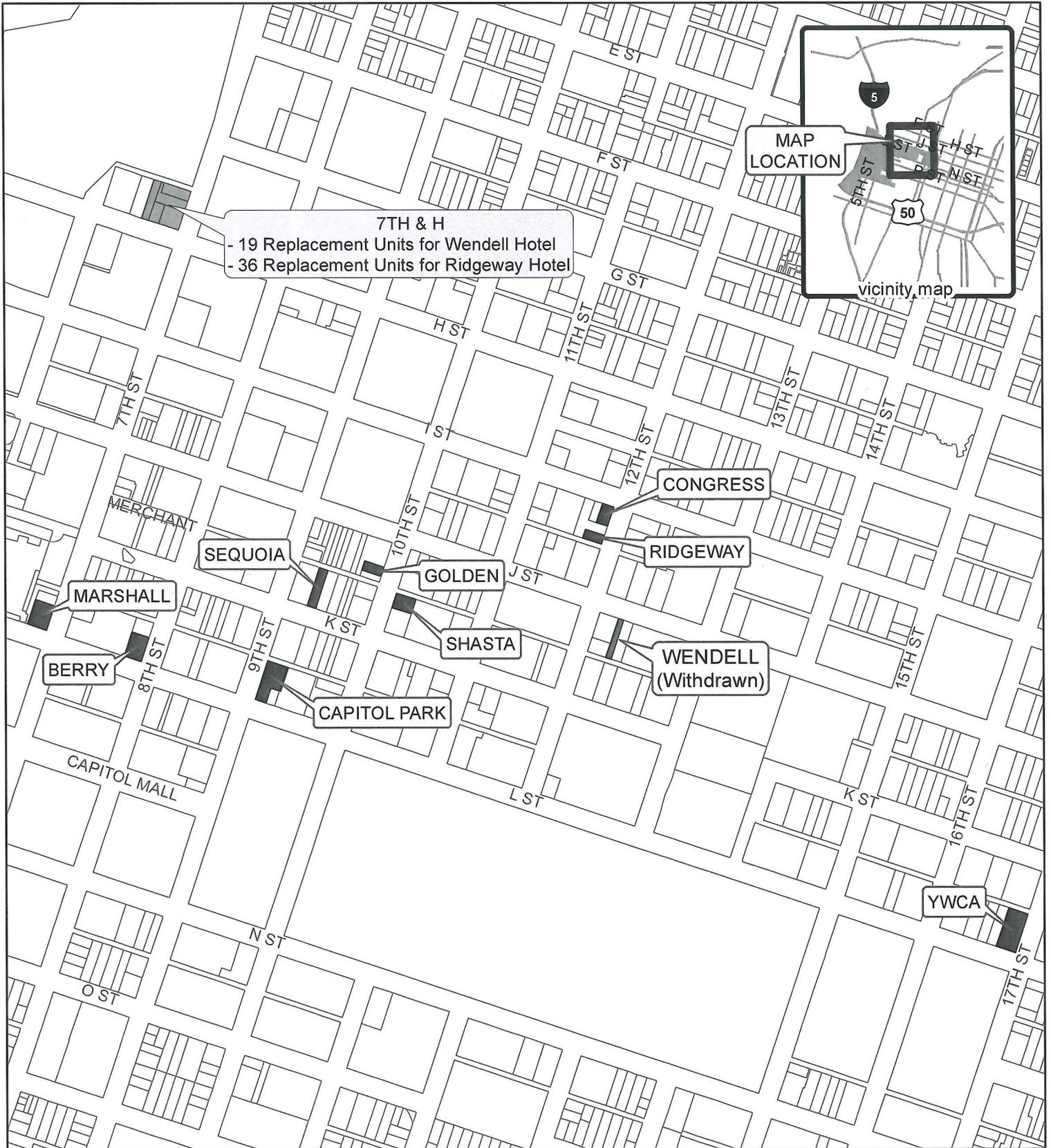
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Approved as to form:

  
Agency Counsel



# Residential Hotels Identified in City Code Chapter 18.20 Subject To, Withdrawn and /or Replacement Units



- Withdrawn Unit
- Replacement Housing Site
- Residential Hotel Included In Ordinance

0 350 700 Feet



SHRA GIS  
April 3, 2013

**Revised Residential Hotel Certification Summary 2014  
February 28, 2014**

Property	Address	Subject to Ordinance	Planned Change In Use	Original Number Units	Approved Withdrawn Units	Approved Replacement Units	Current Number Units	Total Number Vacant Units	Mthly Rent w/ Bath	Mthly Rent w/o Bath	Resident Services	Agency Reg. Agmt.	Comments
Hotel Berry	729 L St.	Yes	No	105	0	0	105	7	\$533 - \$599	N/A	Yes	Yes	
Capitol Park Hotel	1125 9th St.	Yes	No	180	0	0	180	41	\$535	\$500	*	No	Most vacant units used for storage, laundry, or maintenance supplies. Some are being remodeled.
Congress Hotel	906 12th St.	Yes	No	27	0	0	27	4	\$525	\$500	*	No	
Golden Hotel	1010 10th St.	Yes	No	26	0	0	26	1	N/A	\$340	*	No	
Marshall Hotel	1122 7th St.	Yes	Yes	95	0	0	95	39	\$495	\$485	*	No	
Ridgeway Hotel	914 12th St.	Yes	Yes	58	36	0	22	22	Under construction		N/A	Yes	7th & H provided the 36 replacement units.
Sequoia Hotel	911 K St.	Yes	No	90	0	0	90	12	\$415	\$390	*	Yes	
Shasta Hotel	1017 10th St.	Yes	No	80	0	0	80	4	N/A	\$422-\$437	*	Yes	
YWCA	1122 17th St.	Yes	No	32	0	0	32	0	\$618	\$313	*	Yes	
7th & H Project	625 H St.	Replacement Units	No	0	0	55	150	1	\$266-\$666	N/A	Yes	Yes	150 total units. Replacement units for the withdrawn Wendell (19), Ridgeway (36), and proposed Marshall withdrawal (95).
Wendell Hotel	1208 J St.	No	N/A	19	19	0	0	0	N/A	N/A	N/A	N/A	7th & H provided the 19 replacement units.

**Total Current Units 807**  
**Total Units Subject To Ordinance 712**  
**Total Replacement Units Available 95**

\* **Downtown SRO Collaborative Services**

## Boulevard Court Certification Summary February 28, 2014

Property	Address	Total Number Units	Total Number Vacant Units	Mthly Rent w/ Bath	Resident Services	Agency Reg. Agmt.	Comments
Boulevard Court	5321 Stockton Blvd	75	3	394-428	Yes	Yes	