

**Meeting Date:** 5/19/2015

**Report Type:** Consent

**Report ID:** 2015-00291

**Title:** Annual Report on Residential Hotels

**Location:** Citywide

**Recommendation:** Receive and file.

**Contact:** Christine Weichert, Assistant Director, (916) 440-1353, Sacramento Housing and Redevelopment Agency

**Presenter:** None

**Department:** Sacramento Housing & Redevelopment Agency

**Division:** Sacramento Housing & Redevelopment Agency

**Dept ID:** 99991011

**Attachments:**

1-Description/Analysis

2-2015 Map of Residential Hotels

3-2015 Residential Hotel Certification Summary

4-2015 Boulevard Court Certification Summary

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**City Attorney Review**

Approved as to Form

Sheryl Patterson

5/11/2015 7:54:12 AM

**Approvals/Acknowledgements**

Department Director or Designee: LaShelle Dozier - 5/4/2015 4:45:00 PM

**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.

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report to the Sacramento Housing and Redevelopment Commission and City Council on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or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

In order to comply with the ordinance reporting requirements, SHRA sent correspondence in January 2015 to the owners of residential hotels subject to the ordinance, including an annual certification on the status of the residential hotel.

### Current Conditions

There are five (5) residential hotels regulated by SHRA and subject to the City Ordinance including:

- 22 unit Ridgeway Studios - renovated in 2013
- 150 unit 7th & H Street Housing Community - constructed in 2012
- 105 unit Studios at Hotel Berry - renovated in 2012
- 32 unit YWCA - renovated in 2010
- 80 unit Shasta Hotel - renovated in 1994.

In addition to the five (5) SHRA regulated residential hotels, the Wendell received conversion approval to withdraw 19 units in 2009 and Marshall Hotel received conversion approval to withdraw 95 units in 2014. There are four (4) non-regulated residential hotels subject to the Ordinance:

- Capitol Park
- Congress
- Golden
- Sequoia (regulatory agreement with SHRA ended in January 2015).

With the exception of Capitol Park, vacancy rates are less than ten percent (10%). According to the Capitol Park property manager, the vacancy rate is high due to selective screening.

### 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

Information on the 75-unit Boulevard Court project completed in 2011 is also included in the Certification Summary (Attachment 3). Pursuant to the project's special permit and Council Resolution 2008-526, Section 3 B, the annual report required for the project is included in this report.

**Policy Considerations:** This report complies with 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.

**Economic Impacts:** None.

### **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 CEQA Guidelines Section 15378 (b)(5).

**Sustainability Considerations:** Not applicable.

**Other:** The proposed action has been analyzed in accordance with the National Environmental Policy Act (NEPA) and is exempt under NEPA per Section 24 of the Code of Federal Regulations, Section 58.34(a)(3).

**Committee/Commission Action:** This report was reviewed by the Sacramento Housing and Redevelopment Commission as an information only item on May 6, 2015.

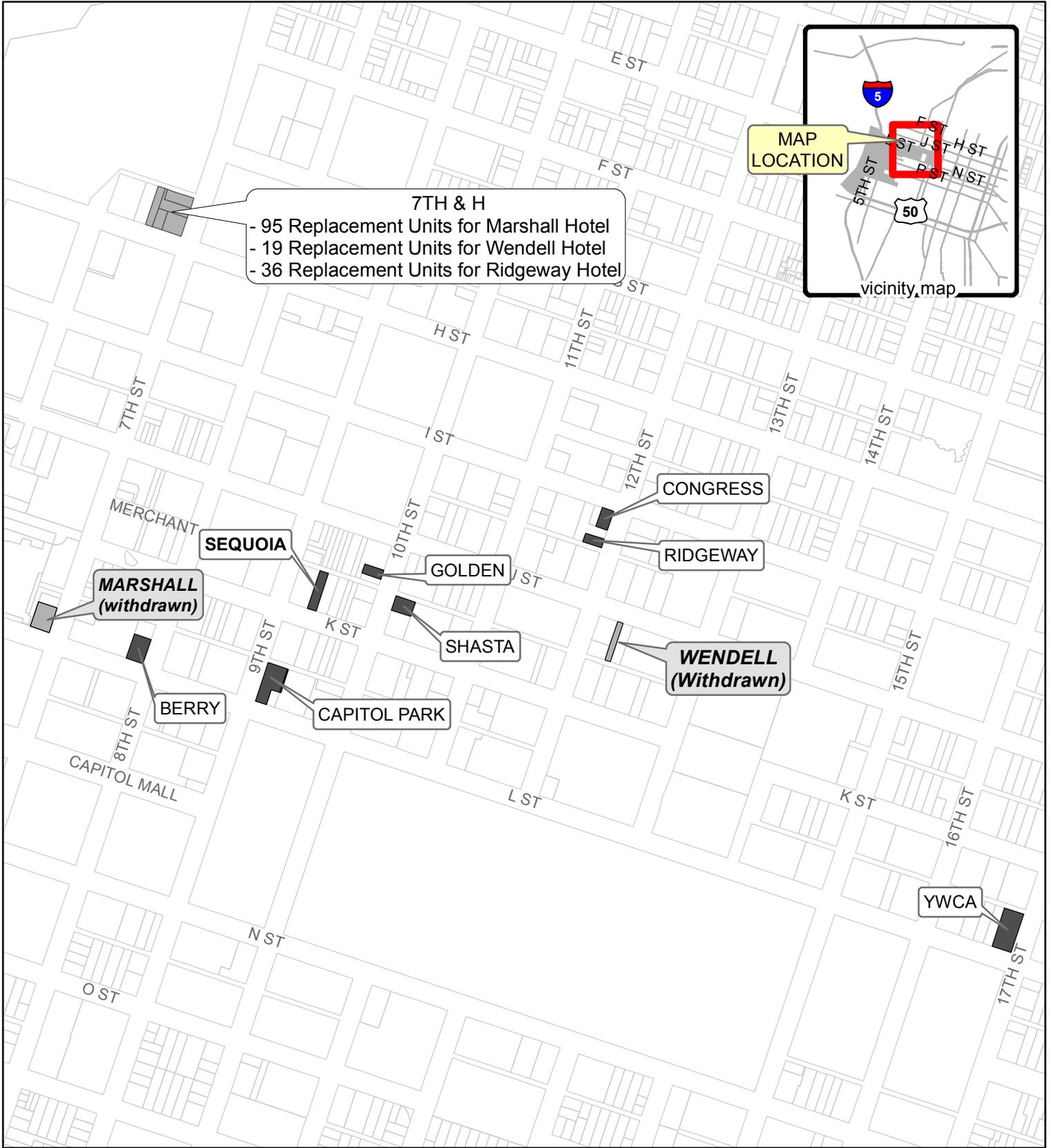
**Rationale for Recommendation:** Not applicable; receive and file.

**Financial Considerations:** None.

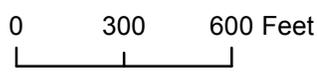
**M/WBE and Section 3:** Not applicable.



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



Residential Hotel Included In Ordinance
  Replacement Housing Site
  Withdrawn Unit



**Revised Residential Hotel Certification Summary 2015  
May 6, 2015**

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	Monthly Rent w/ Bath	Monthly Rent w/o Bath	Resident Services	Agency Reg. Agmt.	Comments
Hotel Berry	729 L St.	Yes	No	105	0	0	105	0	\$533 - \$599	N/A	Yes	Yes	
Capitol Park	1125 9th St.	Yes	No	180	0	0	180	65	\$535	\$500	*	No	Five (5) vacant units used for storage, laundry, or maintenance supplies.
Congress	906 12th St.	Yes	No	27	0	0	27	3	\$525	\$500	*	No	
Golden	1010 10th St.	Yes	No	26	0	0	26	2	N/A	\$400	*	No	
Ridgeway	914 12th St.	Yes	Yes	58	36	0	22	1	\$377- \$458	N/A	Yes	Yes	7th & H provided the 36 replacement units.
Sequoia	911 K St.	Yes	No	90	0	0	90	4	\$415	\$390	*	No	
Shasta	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	3	\$638	\$323	*	Yes	
7th & H Project	625 H St.	Replacement Units	No	0	0	150	150	7	\$475- \$707	N/A	Yes	Yes	150 total units. Replacement units for the withdrawn Wendell (19), Ridgeway (36) and Marshall (95).
Marshall Hotel	1122 7th St.	No	N/A	95	95	0	0	0	N/A	N/A	N/A	N/A	7th & H provided the 95 replacement units.
Wendell	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** 712  
**Total Units Subject To Ordinance** 712  
**Total Replacement Units Available** 0

\* **Downtown SRO Collaborative Services**

## Boulevard Court Certification Summary 2015 May 6, 2015

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	\$730	Yes	Yes	Management staff is preparing the vacant units for new applicants moving in by May 2015

