



CITY ATTORNEY'S OFFICE

## OAKLAND CITY COUNCIL

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

INTRODUCED BY VICE MAYOR KAPLAN

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**RESOLUTION TO SUPPORT AFFORDABLE HOUSING AND STRENGTHEN OAKLAND'S APPLICATIONS FOR FUNDING BY AUTHORIZING AND DIRECTING THE ADMINISTRATION TO: (1) ALLOW THE INCLUSION OF THE VALUE OF CITY LAND TO BE PART OF THE LOCAL MATCH IN HOMEKEY FUNDING APPLICATIONS WHERE APPLICABLE, (2) OBTAIN WHEN NEEDED AND REQUESTED BY THE STATE APPRAISALS, ENVIRONMENTAL SITE ASSESSMENTS AND OTHER STUDIES FOR CITY PROPERTIES SEEKING HOMEKEY FUNDING, AND (3) BOLSTER STATE ADVOCACY TO ENSURE THE CITY RECEIVES AN EQUITABLE SHARE OF HOMEKEY FUNDS**

**WHEREAS**, Oakland is facing multiple extraordinary challenges when it comes to meeting its housing needs: the COVID-19 pandemic, gentrification and displacement, high rates of unemployment, and homelessness; and

**WHEREAS**, according to the City's Housing Element Annual Progress Report for 2020, the City has met only 43% of its Regional Housing Needs Allocation (RHNA) goals for very low-income housing, 25% of its RHNA goals for low-income housing, 3% of its RHNA goals for moderate income housing, and 22% of its overall affordable housing goals; and

**WHEREAS**, the December 2021 RHNA allocation plan for the Bay Area for 2023-2031 concluded Oakland needs 6,511 units of very low income housing, 3,750 units of low income housing, 4,457 units of moderate income housing, and 11,533 units of above moderate income housing - for a total need of 26,251 units; and

**WHEREAS**, the City's top policy objective when surveying potential uses for city-owned land is utilizing land to address housing and shelter inequities, as outlined in the March 2016 report on the City's Public Lands Policy Framework, and underscored in the August 2019 informational memorandum on the status of the Public Lands Policy Ordinance; and

**WHEREAS**, on December 14, 2018, the City Council adopted Resolution No. 87483 C.M.S., authored by Councilmembers Guillén and Kaplan, setting forth a framework for the City's

Public Land Policy which prioritizes using public land to address the City’s most pressing housing, job, and health inequities; and

**WHEREAS**, it is both California and City of Oakland policy to prioritize the use of available public lands, when possible, for affordable housing; and

**WHEREAS**, the State Homekey Program, administered through the California Department of Housing and Community Development, will make available approximately \$1.45 billion in grant funding to local public entities, including cities, counties, or other local public entities within California to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic; and

**WHEREAS**, the City Council on December 21, 2021 adopted Resolution No. 88950 C.M.S., which authorized the City Administrator to jointly apply for, accept, and enter into standard agreements as a local agency partner for funds from the State’s Homekey Program with several projects; and

**WHEREAS**, on January 22, 2022, the City Council adopted Resolution No. 88984 C.M.S., amending Resolution No. 88950 C.M.S. to add the Foothill & Edes/ Clara Senior Housing Homekey Project to the list of projects with which the City will jointly apply for Homekey funds; and

**WHEREAS**, since December 2021, the State has awarded nearly \$300 million in new Homekey funds, none of which were awarded to the City of Oakland or any other cities in Alameda County, reaffirming the need to distribute funds equitably to the areas of the State with the most need; and

**WHEREAS**, on October 1, 2019, the City adopted Ordinance No. 13564 C.M.S., an Emergency Ordinance Declaring a Shelter Crisis in the City of Oakland, with provisions to suspend State or local regulatory statutes, regulations, and ordinances that could prevent timely delivery of housing and shelter solutions for the City’s homeless residents, which Homekey projects could address; and

**WHEREAS**, the City desires to provide for local match for the City’s Homekey applications to enhance the viability and competitiveness of applications, including the City’s land value; now, therefore be it

**RESOLVED:** That the City Administrator shall allow the inclusion of the value of City land to be part of the local match in Homekey applications where applicable, and shall obtain, when needed and requested by the state, appraisals, environmental site assessments, land surveys and geotechnical reports of City-owned properties seeking Homekey funding; and be it

**FURTHER RESOLVED:** That the City Administrator is authorized and directed to take further steps, including issuing letters of intent, to help ensure progress on all pending Oakland

Homekey applications, and any other applications for affordable housing and homelessness funding that are approved by the Oakland City Council; and be it

**FURTHER RESOLVED:** That the Oakland City Council calls upon the State of California to use part of the massive state budget surplus to fund pending Homekey projects, and ensure equitable distribution of funding for proposals to build urgently needed affordable housing and fund efforts to remedy homelessness; and be it

**FURTHER RESOLVED:** That Oakland’s legislative advocate shall be authorized to push for the selection of the City’s Homekey Applications, ensure Homekey funds are being equitably distributed to jurisdictions with the highest need, and lobby for significant increases in the total amount of funding allocated to the Homekey Program and other homelessness intervention efforts overall.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO,  
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: \_\_\_\_\_

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