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OFFICE OF THE CITY CLERK
OAKLAND

19 APR 25 PM 2:32

Approved as to Form and Legality


City Attorney's Office

OAKLAND CITY COUNCIL

RESOLUTION NO. 87669 C.M.S.

INTRODUCED BY COUNCIL PRESIDENT PRO TEM DAN KALB

**RESOLUTION IN SUPPORT OF ASSEMBLY BILL 1279 (BLOOM) THAT
WOULD REQUIRE DEVELOPMENT SITES IN HIGH RESOURCE AREAS
TO ALLOW MORE DENSITY AND HEIGHT AND TO BE SUBJECT TO
"USE BY-RIGHT" APPROVAL WITH VARIOUS PROTECTIONS
AGAINST DISPLACEMENT**

WHEREAS, California's housing crisis is attributed to housing production not meeting demand for decades; and

WHEREAS, the housing crisis has been particularly dire in the Bay Area, including Oakland, with housing rental costs amongst the highest in the nation; and

WHEREAS, Assembly Bill (AB) 1279 (Bloom) was introduced to facilitate mixed-income and affordable housing development through local zoning overrides and other land use incentives in high-resource, lower-density communities not experiencing displacement or gentrification; and

WHEREAS, AB 1279 would require the California Department of Housing and Community Development to designate "high-resource areas," require development sites in high resource areas to allow more density and height and to be subject to "use by-right" approval, and provide various safeguards against gentrification and displacement; and

WHEREAS, AB 1279 would allow the following types of projects in high resource areas, as defined by Housing and Community Development: (1) projects of 2-4 units and up to 2 stories for moderate-income households in areas currently limited to single-family development, (2) projects of up to 40 units and 3 stories on lots over ¼ acre on arterial roads and in downtown areas, with required inclusion of affordable units for projects over 10 units, and (3) projects of up to 100 units and 5 stories on lots over ½ acre, including sites zoned for both residential and commercial use, on arterial roads or in downtown areas, if the project is 100% affordable to lower-income households or is mixed-income with a set-aside for very low and extremely low-income households; and

WHEREAS, to incentivize development without displacement, the bill would also serve to provide the following in designated high resource areas: (1) by-right development for housing projects that meet certain conditions, (2) waivers of development standards, such as setback and parking requirements, that can make dense projects infeasible, (3) consistency with state Density Bonus Law, (4) a requirement that projects under 10 units and market-rate projects pay an affordable housing fee, (5) protection of existing local policies that require greater levels of affordability and/or that have higher labor standards, and (6) a prohibition on the bill's incentives from being used on sites that have been occupied by tenants in the last 10 years; and

WHEREAS, AB 1279 is supported by Public Advocates and the Western Center on Law and Poverty; now, therefore, be it

RESOLVED: That the Oakland City Council hereby endorses AB 1279 and urges the California State Legislature and Governor Gavin Newsom to support its enactment into law.

IN COUNCIL, OAKLAND, CALIFORNIA,

MAY - 7 2019

PASSED BY THE FOLLOWING VOTE:

AYES - FORTUNATO BAS, GALLO, ~~BRONKHORST, HANSEN~~, KALB, REID, TAYLOR, THAO AND PRESIDENT KAPLAN - 7

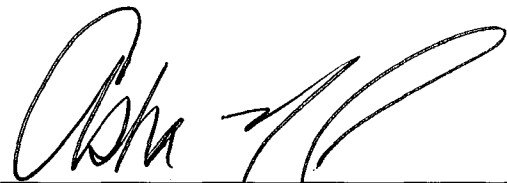
NOES - 0

ABSENT - 0

ABSTENTION - 0

Excusee - 1 McElwainey

ATTEST:



LATONDA SIMMONS
City Clerk and Clerk of the Council of the
City of Oakland, California

DRAFT

City Attorney's Office

OAKLAND CITY COUNCIL

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WHEREAS, California's housing crisis is attributed to housing production not meeting demand for decades; and

WHEREAS, the housing crisis has been particularly dire in the Bay Area, including Oakland, with housing rental costs amongst the highest in the nation; and

WHEREAS, Assembly Bill (AB) 1279 (Bloom) was introduced to facilitate mixed-income and affordable housing ~~development~~ development through local zoning overrides and other land use incentives in high-resource, lower-density communities not experiencing displacement or gentrification ~~that lack racial and economic diversity through local zoning overrides and other land use incentives~~; and

WHEREAS, AB 1279 would require the California Department of Housing and Community Development to designate "high-resource areas," require development sites in high resource areas to allow more density and height and to be subject to "use by-right" approval, and provide various safeguards against gentrification and displacement; and

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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