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Approved as to Form and Legality

  
City Attorney's Office

## OAKLAND CITY COUNCIL

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

INTRODUCED BY COUNCIL PRESIDENT KAPLAN

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### A RESOLUTION IN SUPPORT OF PROPOSED AMENDMENTS TO ASSEMBLY BILL 1487 (CHIU) TO ADDRESS FUNDING AND GOVERNANCE STRATEGIES FOR REGIONAL HOUSING SOLUTIONS

**WHEREAS**, according to the Urban Displacement Project at the University of California, Berkeley, 62% of low-income Bay Area households live in neighborhoods at risk of or already experiencing displacement; and

**WHEREAS**, the acceleration of the housing crisis is such that in 2012, a family making \$100,000 could afford the median rent in 70% of Bay Area zip codes but by 2018, that family could afford the median rent in only 18% of those same zip codes; and

**WHEREAS**, meaningful regional partnerships across the Bay area are needed to properly tackle the issue of housing affordability and housing creation; and

**WHEREAS**, Assembly Bill 1487, authored by Assemblymember Chiu seeks to address this crisis by creating a regional entity and regional funding for the Bay Area; and

**WHEREAS**, Assembly Bill 1487 would create the Housing Alliance for the Bay Area (HABA) to "authorize the entity to, among other things, raise and allocate new revenue by placing funding measures on the ballot in the 9 San Francisco Bay area counties, incur and issue indebtedness, and allocate funds to the various cities, counties, and other public agencies and affordable housing projects within its jurisdiction to finance affordable housing development, preserve and enhance existing affordable housing, and fund tenant protection programs, as specified, in accordance with applicable constitutional requirements"; and

**WHEREAS**, the proposed entity is expected to oversee \$1.5 billion of affordable housing monies; and

**WHEREAS**, the goals of this legislation are important but may also have unintended consequences if not accomplished in an inclusive and equitable manner; and

**WHEREAS**, on March 28, 2019, the Alameda County Transportation Commission (ACTC) voted unanimously to oppose Assembly Bill 1487 unless the following three amendments were added to the bill:

- A. Language stating that the Association of Bay Area Governments (ABAG) will be the named governing entity to administer the funds;
- B. Language stating that funding sources will specifically allow revenue raising options to come from a jobs/housing imbalance fee;
- C. Language stating that no less than 50% of revenue be allocated regionally instead of remaining in the county or origin; and

**WHEREAS**, the proposed legislation provides for an unnamed group of individuals to administrator billions in tax payer money; and

**WHEREAS**, the creation of a new entity would require expenditure of time and money; and

**WHEREAS**, one of the key factors in our housing crisis is the imbalance of job creation to existing housing units, where areas like Silicon Valley create numerous jobs for every housing unit thereby creating unsustainable development, increasing traffic congestion and worsening the housing crisis throughout the region; and

**WHEREAS**, it is paramount to reward cities that address their jobs/housing imbalance and deter displacement; and

**WHEREAS**, the governing board of the new entity should reflect the population distribution of the Bay Area so that local jurisdiction interests are properly considered by the governing board; and

**WHEREAS**, it is important for the new entity to distribute funds in an efficient and timely manner to address the housing crisis, and cities with robust housing programs are in the best position to receive and use these funds quickly; and

**WHEREAS**, funding for tenant protections and housing preservation is a cost-effective approach to increasing housing security, and the current limits proposed in the bill are unnecessarily low and restrictive; now, therefore, be it

**RESOLVED:** That the Oakland City Council hereby requests the following amendments to Assembly Bill 1487 (Chiu) to provide equity in representation and effectiveness in investment of revenue, including:

- A. Naming the Association of Bay Area Governments as the governing entity to administer the funds created by the San Francisco Bay Area Regional Housing Finance Act;

- B. Weighting the allocation and generation of revenue created by Assembly Bill 1487 (Chiu) based on a jobs/housing imbalance ratio. Require that funding sources specifically allow revenue raising options to come from a jobs/housing imbalance fee, whereby those cities and counties that have a more balanced jobs/housing ratio are rewarded;
- C. Specifying that not less than 50% of revenue created by Assembly Bill 1487 (Chiu) be allocated regionally instead of remaining in the county of origin;
- D. Allowing cities to apply directly to the new entity for funding;
- E. Allowing greater flexibility in the distribution of funds among housing production, housing preservation and tenant protections; and be it

**FURTHER RESOLVED:** That the Oakland City Council urges the California State Legislature to support changes to this legislation to include the aforementioned amendments; and be it

**FURTHER RESOLVED:** That the Oakland City Council requests that the City Administrator transmit a copy of this Resolution to the following: City of Oakland's legislative representatives including Senator Nancy Skinner, Assemblymember Rob Bonta, Assemblymember Buffy Wicks; Governor Gavin Newsom; President Pro Tem of the California Senate Toni Atkins; Assembly Speaker Anthony Rendon; to the Author, David Chiu, and to the lobbyist for the City of Oakland.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

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