
City Attorney's Office

15 APR 23 PM 2:42

OAKLAND CITY COUNCIL

Resolution No. 85606 C.M.S.

INTRODUCED BY COUNCIL PRESIDENT LYNETTE GIBSON MCELHANEY AND
COUNCILMEMBER ABEL GUILLÉN

RESOLUTION TO SUPPORT CALIFORNIA ASSEMBLY BILL 35 (CHIU), WHICH BEGINNING IN CALENDAR YEAR 2015 AND EACH YEAR THEREAFTER, INCREASES THE ALLOCATION OF STATE LOW-INCOME HOUSING TAX CREDITS BY AN ADDITIONAL \$300 MILLION AND ADJUSTS THAT AMOUNT FOR INFLATION BEGINNING IN 2016

WHEREAS, housing is imperative to the economic vitality and well-being of all people; and

WHEREAS, Oakland residents face a very high cost of living, particularly because there is low supply and high demand for housing, which has caused great displacement for low-income residents; and

WHEREAS, affordable housing has been identified as a great need for the City of Oakland, which the City Council has identified as a priority issue for our budget and for advocacy through State and Federal lobbying efforts; and

WHEREAS, due to the loss of the Redevelopment Agency and the exhaustion of State voter-approved bonds, which traditionally served as major funding sources for affordable housing projects, it is critical that the State legislature and local governments identify new revenue streams to address the demand for affordable housing at multiple levels of Area Median Income; and

WHEREAS, it is necessary to increase affordable housing funds now before displacement drives away the workforce necessary to sustain a thriving local economy; and

WHEREAS, Assembly Bill 35 ("AB 35"), authored by San Francisco Assemblymember David Chiu and supported by Assembly Speaker Toni Atkins, will remove a barrier to construction of affordable housing by expanding the State Low-Income Housing Tax Credit by an additional \$300 million each year; and

WHEREAS, the State Low-Income Housing Tax Credit program is oversubscribed and cannot make awards to all of the requests for funding of urgently needed housing projects, which generate jobs, reduce demand on social services, and house formerly homeless and low-income workers; and

WHEREAS, under AB 35 affordable housing developers will have the capacity to leverage an additional \$600 million in federal funding; and

WHEREAS, through AB 35, developers will be able to acquire and sell tax credits, in order to accumulate the capital needed to build affordable housing projects; and

WHEREAS, AB 35 will also permit non-profit housing developers to fund their projects utilizing 50% state tax credits, while the existing cap on use of state tax credits is 13%; and

WHEREAS, AB 35 has wide support and was approved by the Assembly Housing and Community Development Committee on April 15, 2015; now therefore be it

RESOLVED: that the Oakland City Council strongly supports the passage of AB 35; and be it

FURTHER RESOLVED: that the Oakland City Council hereby directs the City Administrator to instruct the City's legislative lobbyist to advocate for the above position in the California State Legislature.

IN COUNCIL, OAKLAND, CALIFORNIA,

MAY 19 2015


PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL-WASHINGTON, GALLO, GUILLÉN, KALB, KAPLAN, ~~REID~~ AND
PRESIDENT GIBSON MCELHANEY - 7

NOES - 0
ABSENT - 0
ABSTENTION - 0

Excused - Reid - 1

ATTEST:



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