



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Administrator

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE SUPPORTING THE VETERANS AND AFFORDABLE HOUSING BOND ACT ON THE NOVEMBER 6, 2018 BALLOT TO INFUSE MUCH NEEDED FUNDING TO SUPPORT IMPORTANT AFFORDABLE HOUSING PROJECTS AND SPUR HOUSING CONSTRUCTION STATEWIDE

MEETING DATE: April 3, 2018

RECOMMENDATION:

Adopt a Resolution supporting the veterans and affordable housing bond act on the November 6, 2018 ballot to infuse much needed funding to support important affordable housing projects and spur housing construction statewide.

BACKGROUND/ANALYSIS:

If approved by voters in November, the Veterans and Affordable Housing Bond will breathe new life into existing housing programs that have proven, over the years, to be effective. California cities are eager to access much needed affordable housing funding to jumpstart construction, create jobs, and boost California's economy. It's expected to create 137,000 jobs and pump \$23.4 billion into California's economy.

If the Housing Bond passes, money will be available to invest in much-needed affordable housing for very-low and low-income households, veterans and agricultural workers. Funds will be geared toward multi-family housing construction, development and rehabilitation, transit oriented development, infill development and other programs.

The Legislature placed the bond on the ballot through the passage of SB 3 in 2017 as part of a 15 bill legislative package designed to generate funds for affordable housing construction and streamline the housing construction process. More than ever, Californians need more opportunities to access affordable housing, as one in three cannot afford their current rents. Many are spending more than 30% of their incomes on housing, with some spending as much as 50%. California has the largest population of unsheltered veterans in the nation and the gap between what Californians earn and the cost of rent continues to grow. In Commerce, the number of residents seeking rental housing continues to increase,

while supply remains stagnant. The City has approximately 13,000 residents, with only approximately 3,588 housing units, with sixteen percent of the population living below the poverty level. Of the approximately 3,498 occupied housing units in the City, 1,991 are rental units (56.9%), meaning that the majority of Commerce residents are renters. With a rental vacancy rate estimated to be below two percent, there is a significant need for more affordable housing in Commerce, and many other cities statewide.

Staff is therefore recommending adoption of a resolution supporting the veterans and affordable housing bond act on the November 6, 2018 ballot.

ALTERNATIVES:

1. Adopt the subject Resolution; or
2. Provide staff with further direction

FISCAL IMPACT:

There is no fiscal impact with respect to this item.

Prepared by: Matt Marquez, Deputy Director of Development Services

Recommended by: Maryam Babaki, Director of Public Works and Development Services

Approved as to form: Noel Tapia, City Attorney

Respectfully submitted: Edgar P. Cisneros, City Administrator

ATTACHMENTS:

1. City Council Resolution
2. Affordable Housing Now Factsheet
3. Ballot Measure Language: SB3 Veterans and Affordable Housing Bond Act