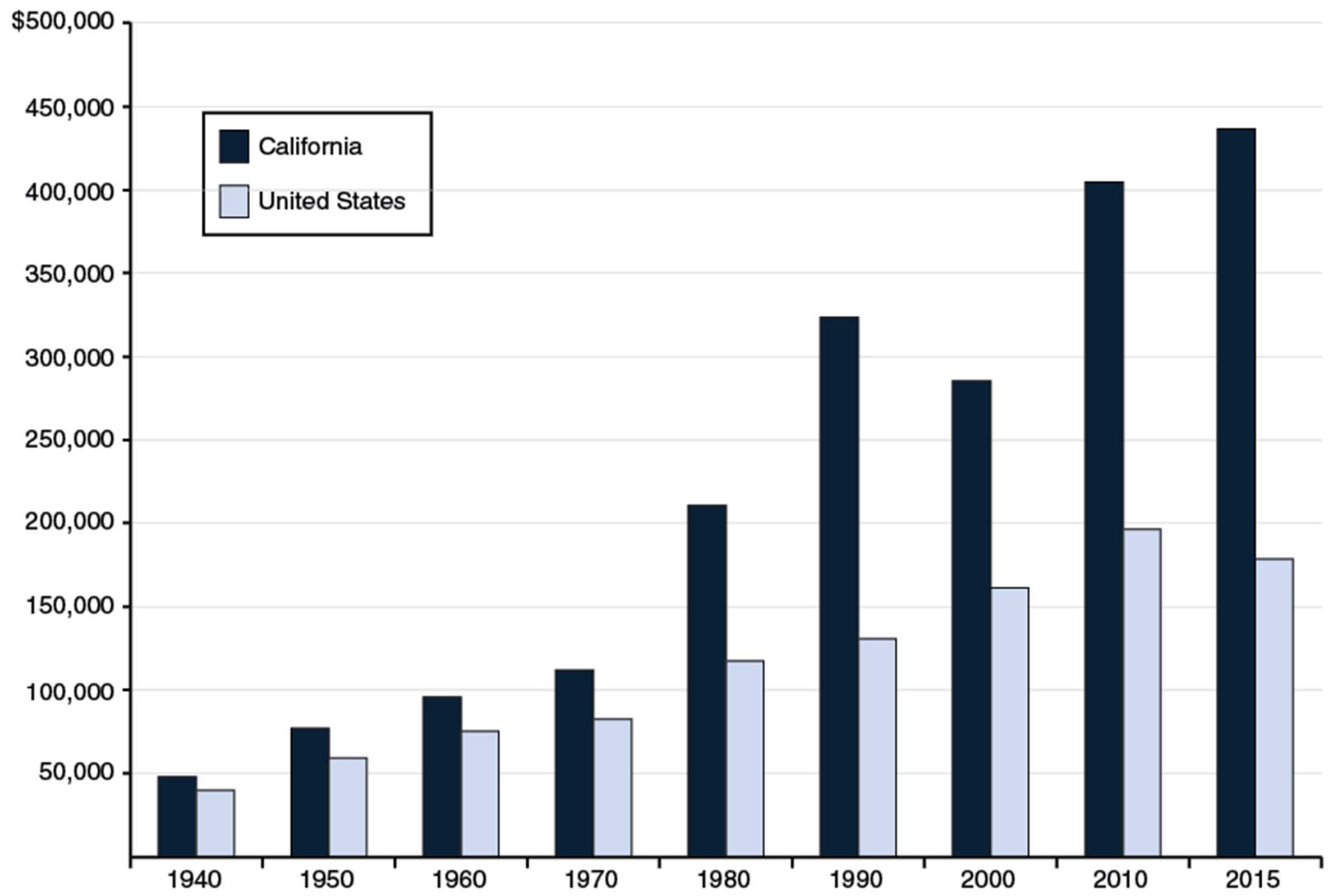


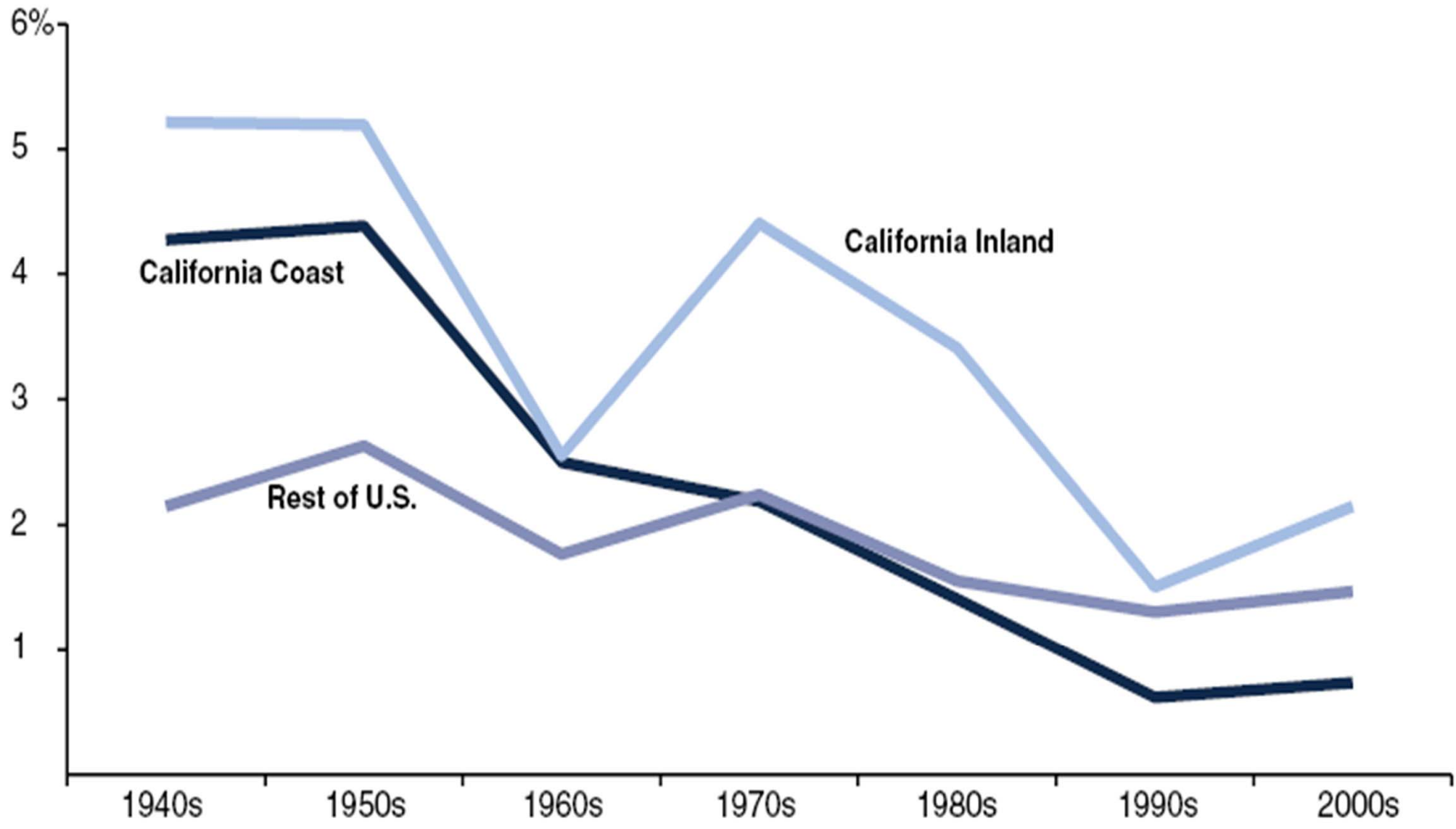
# California Home Prices Have Grown Much Faster Than U.S.

*Inflation- Adjusted Median Home Prices in 2015 Dollars*



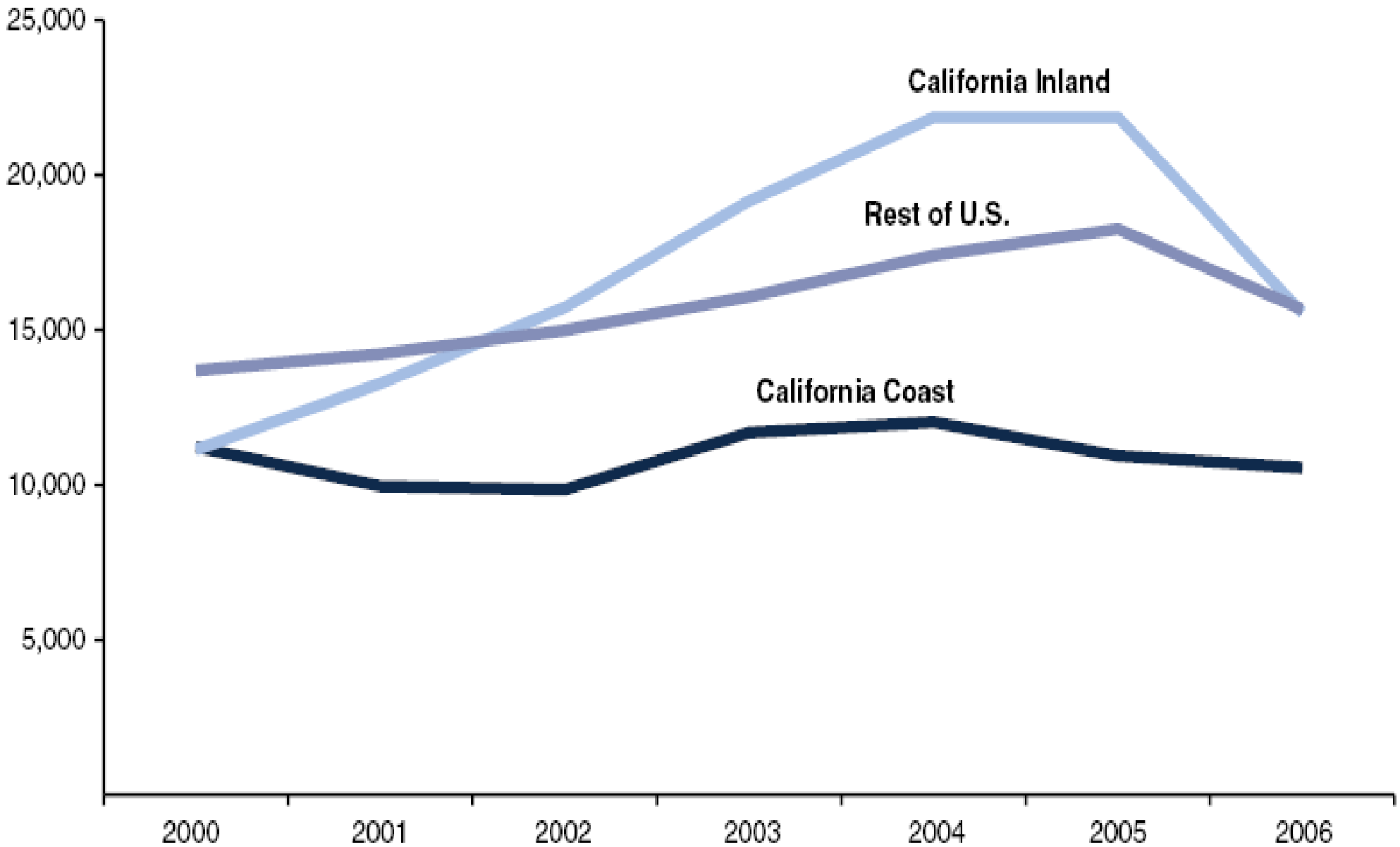
# Housing Construction Has Slowed in California's Coastal Metros

*Annual Growth in Housing Units in Major Metros*



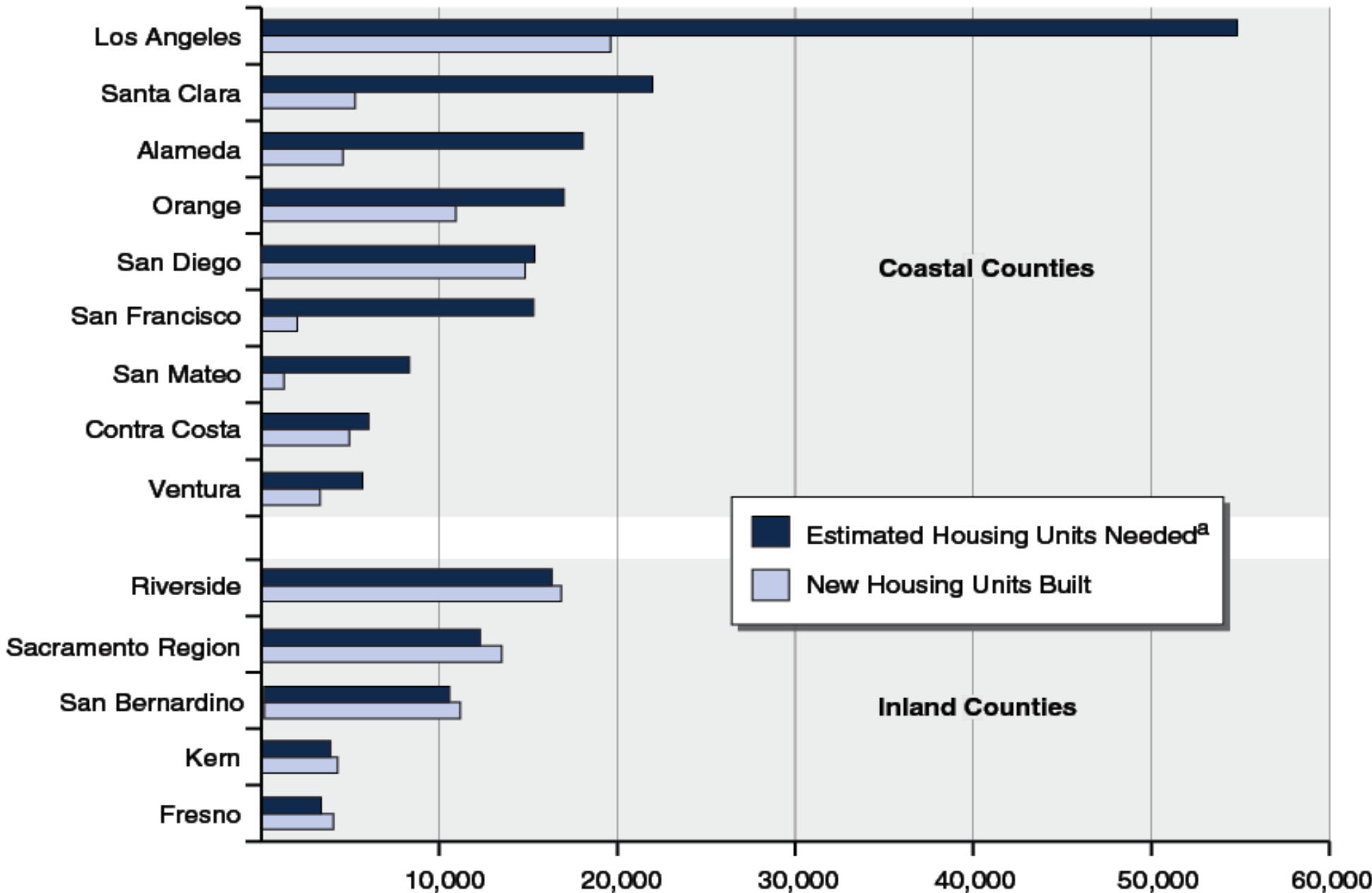
# Housing Construction on California Coast Was Flat During Housing Boom

*Average Number of Building Permits in Major Metros*



# Building More Housing Would Have Slowed Rising Housing Costs

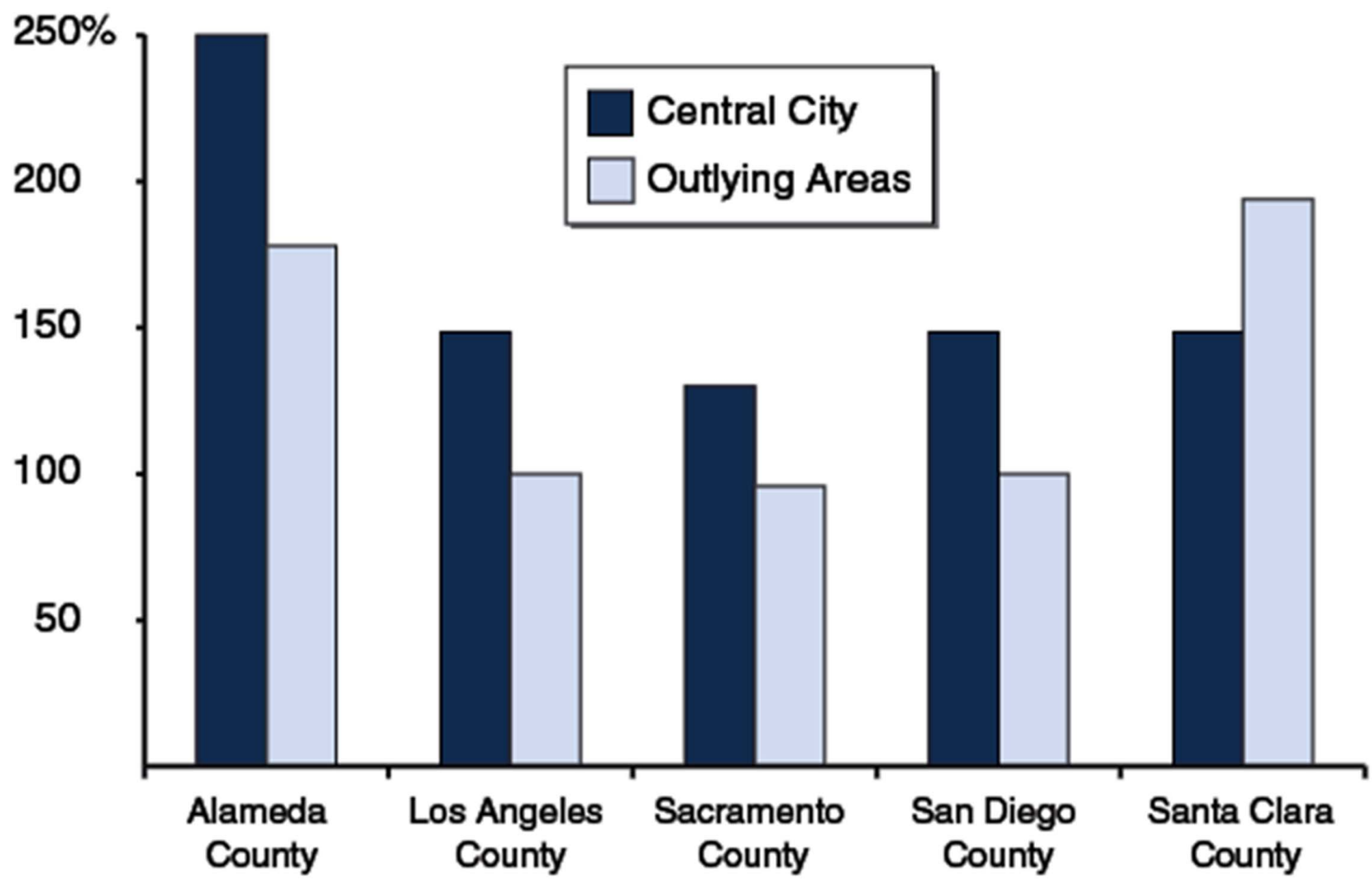
Average Annual Number of New Housing Units Built by County, 1980-2010



<sup>a</sup> Estimated new housing construction needed to prevent home prices from growing faster than the rest of the country.

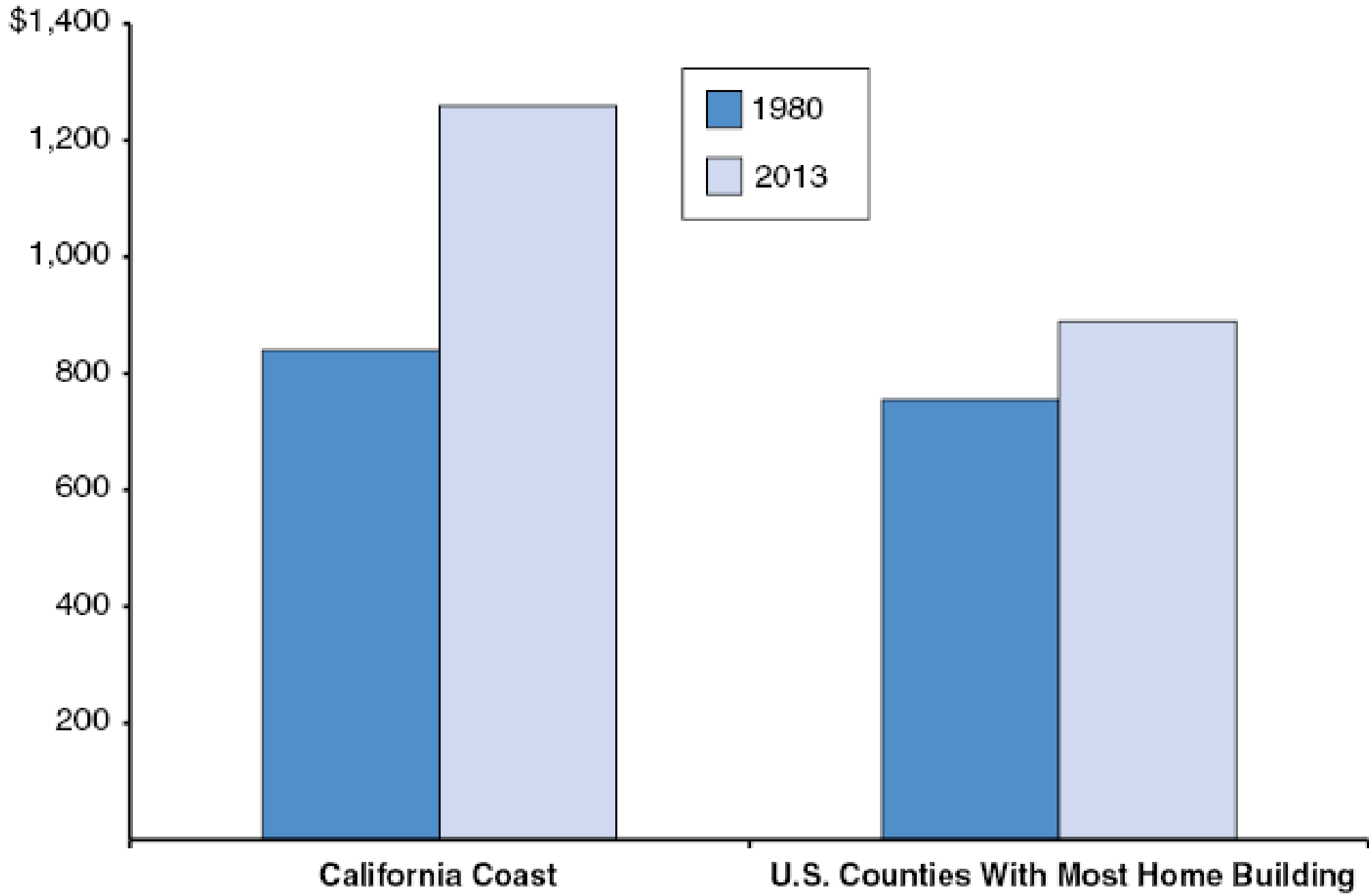
# Home Prices Generally Grew Faster in Central Cities Than Outlying Areas

*Growth in Inflation-Adjusted Home Prices, 1980-2010*



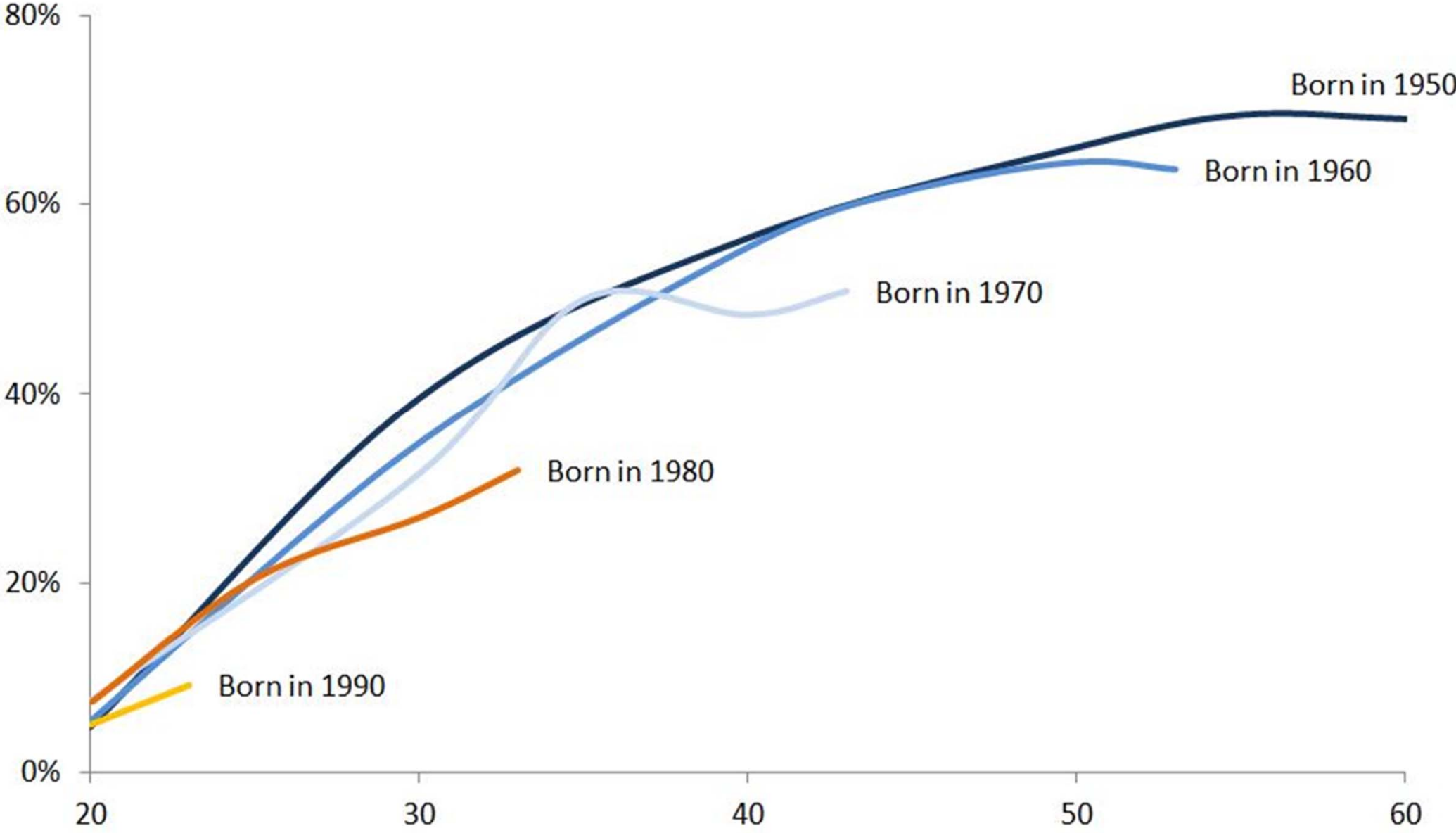
# Places With More Building Saw Slower Growth in Rents for Poor Households

*Rents Paid by Low-Income Households in Urban Counties (In 2013 Dollars)*

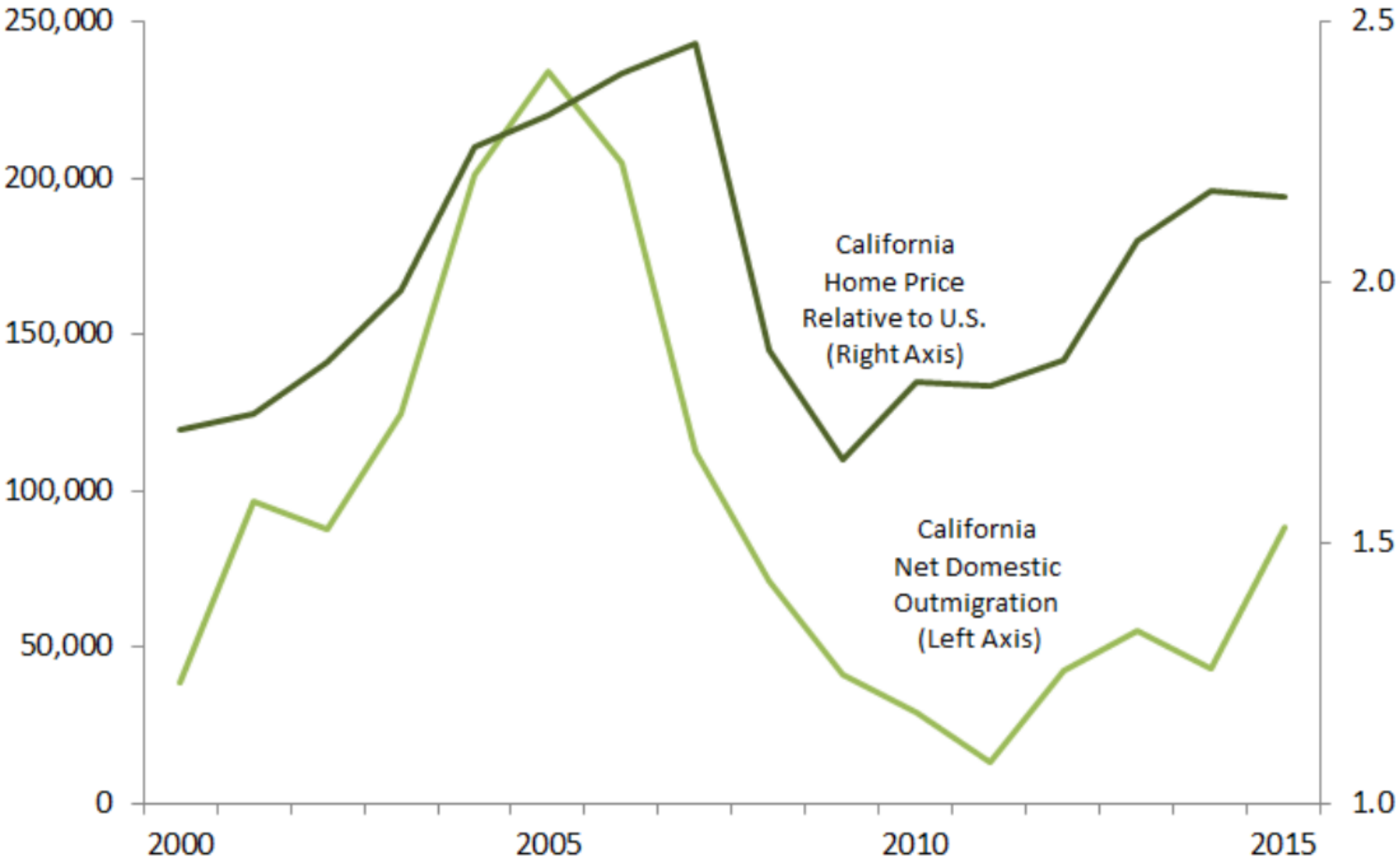


# Homeownership Less Common Among Younger Generations

Homeownership Rate By Age, California



# California's Out-Migration Tends to Track With Its Home Prices



Note: "California Home Price Relative to U.S." equals California median home price divided by U.S. median home price





## Building Permits as Percentage of 5th Cycle Regional Housing Needs Allocations

County	Planning Period Ends	Percent Elapsed	Very Low Income	Low Income	Moderate Income	Above Moderate
Alpine	6/30/2019	60.0%	-	-	-	-
Amador	6/30/2019	60.0%	-	-	-	-
Calaveras	6/30/2019	60.0%	-	-	-	-
Colusa	6/30/2019	60.0%	2.8%	4.4%	75.8%	19.0%
Del Norte	6/30/2019	60.0%	16.7%	13.5%	36.7%	35.8%
Glenn	6/30/2019	60.0%	-	-	-	-
Humboldt	6/30/2019	60.0%	10.0%	12.5%	54.1%	13.7%
Inyo	6/30/2019	60.0%	0.0%	0.0%	0.0%	15.3%
Lake	6/30/2019	60.0%	-	-	-	-
Lassen	6/30/2019	60.0%	-	-	-	-
Mariposa	6/30/2019	60.0%	0.0%	0.0%	53.0%	n/a
Mendocino	6/30/2019	60.0%	0.0%	0.0%	100.0%	100.0%
Modoc	6/30/2019	60.0%	-	-	-	-
Mono	6/30/2019	60.0%	0.0%	100.0%	100.0%	100.0%
Nevada	6/30/2019	60.0%	23.6%	43.7%	55.3%	63.4%
Plumas	6/30/2019	60.0%	0.0%	0.0%	33.3%	100.0%
San Luis Obispo	6/30/2019	60.0%	6.8%	23.2%	29.5%	100.0%
Shasta	6/30/2019	60.0%	-	-	-	-
Sierra	6/30/2019	60.0%	-	-	-	-
Siskiyou	6/30/2019	60.0%	-	-	-	-
Tehama	6/30/2019	60.0%	14.3%	39.5%	15.7%	24.9%
Trinity	6/30/2019	60.0%	-	-	-	-
Tuolumne	6/30/2019	60.0%	-	-	-	-
San Diego	4/30/2021	50.0%	1.2%	13.9%	12.3%	21.7%
Butte	6/15/2022	37.5%	-	-	-	-
El Dorado	10/31/2021	37.5%	4.0%	25.5%	3.9%	100.0%
Imperial	10/15/2021	37.5%	0.0%	0.0%	66.7%	0.0%
Los Angeles	10/15/2021	37.5%	2.9%	0.0%	0.0%	23.3%
Orange	10/15/2021	37.5%	24.8%	26.5%	18.4%	100.0%
Placer	10/31/2021	37.5%	2.6%	8.6%	1.8%	66.7%
Riverside	10/15/2021	37.5%	1.1%	1.1%	9.5%	15.2%
Sacramento	10/31/2021	37.5%	2.4%	5.3%	23.9%	18.5%
San Bernardino	10/15/2021	37.5%	-	-	-	-
Sutter	10/31/2021	37.5%	-	-	-	-
Ventura	10/15/2021	37.5%	7.3%	20.2%	19.0%	21.6%
Yolo	10/31/2021	37.5%	10.8%	2.7%	3.7%	2.6%
Yuba	10/31/2021	37.5%	-	-	-	-

## Building Permits as Percentage of 5th Cycle Regional Housing Needs Allocations

County	Planning Period Ends	Percent Elapsed	Very Low Income	Low Income	Moderate Income	Above Moderate
Alameda	1/31/2023	25.0%	28.4%	36.1%	12.2%	4.7%
Contra Costa	1/31/2023	25.0%	0.0%	3.7%	38.3%	89.7%
Marin	1/31/2023	25.0%	18.2%	43.8%	40.5%	100.0%
Napa	1/31/2023	25.0%	80.4%	100.0%	0.0%	29.9%
San Francisco	1/31/2023	25.0%	9.1%	20.0%	6.0%	54.5%
San Mateo	1/31/2023	25.0%	0.0%	3.9%	12.7%	21.4%
Santa Barbara	2/15/2023	25.0%	30.8%	45.3%	100.0%	72.2%
Santa Clara	1/31/2023	25.0%	100.0%	0.0%	0.0%	100.0%
Solano	1/31/2023	25.0%	11.5%	53.3%	26.3%	37.2%
Sonoma	1/31/2023	25.0%	46.8%	55.9%	81.9%	66.2%
Fresno	12/31/2023	12.5%	0.0%	0.0%	31.9%	24.8%
Kern	12/31/2023	12.5%	2.1%	1.8%	0.0%	0.0%
Madera	1/31/2024	12.5%	0.0%	1.9%	0.0%	n/a
Merced	3/31/2024	12.5%	0.0%	0.0%	5.2%	7.3%
Monterey	12/15/2023	12.5%	9.9%	2.5%	0.0%	58.8%
San Benito	12/15/2023	12.5%	0.0%	0.0%	25.0%	100.0%
Santa Cruz	12/15/2023	12.5%	13.2%	11.1%	20.9%	11.1%
Stanislaus	12/31/2023	12.5%	0.0%	2.9%	8.4%	20.4%
Tulare	12/31/2023	12.5%	8.3%	8.5%	7.0%	2.4%
Kings	1/31/2024	12.5%	-	-	-	-
San Joaquin	12/31/2023	12.5%	-	-	-	-
<b>Production Meets Prorated Allocation</b>			<b>6</b>	<b>7</b>	<b>12</b>	<b>22</b>

# Housing Production and Sustainable Land Use: Friends or Foes?

Suzanne Hague, AICP | Senior Advisor for Community Development and Planning  
California Strategic Growth Council

California State Association of Counties | March 22, 2018



CALIFORNIA  
STRATEGIC  
GROWTH  
COUNCIL



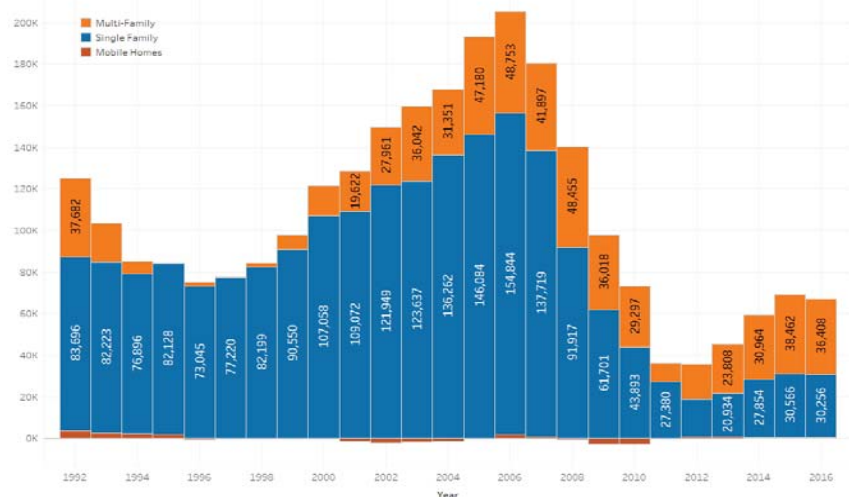
...And:

- More efficient, affordable communities
- Preserve agricultural lands & related industries
- Reduce fiscal costs for cities and counties

# Critical Need for Housing...

Housing production is at an historic low.

Home Building Has Doubled, But Remains at Historically Low Levels

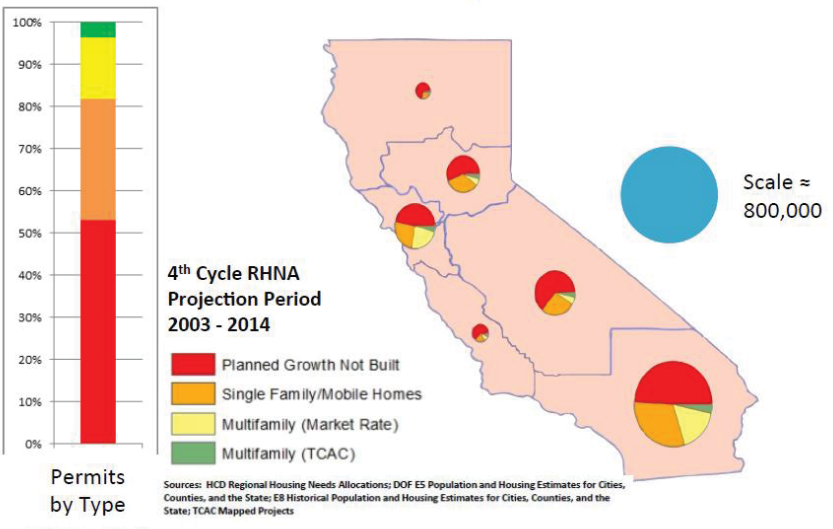


Source: CSAC – Retrieved 3/20/2018



# Critical Need for Housing...

Most planned housing has not been built.



4/13/16 Draft Findings

Source: CA Department of Housing and Community Development

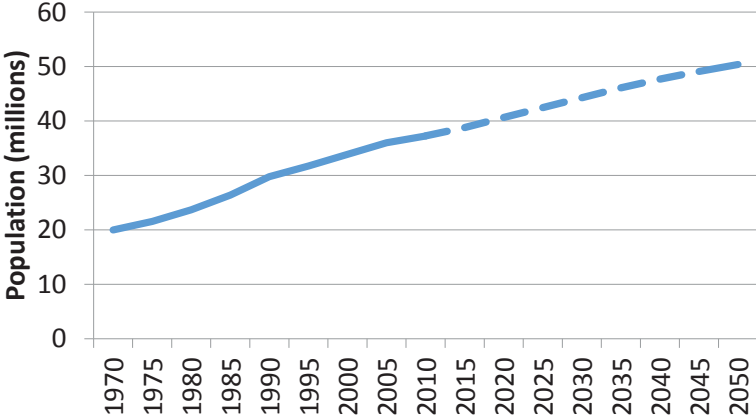




# Critical Need for Housing...

California is projected to add 10 million more residents by 2050.

They will also want to live somewhere.

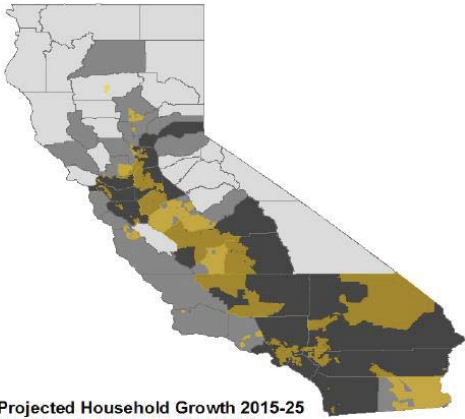


Data source: CA Dept of Finance



# ...Especially for the Most Vulnerable.

Most population growth is projected in the most disadvantaged communities\* -  
 - Mostly Central Valley and Inland Empire.



**Projected Household Growth 2015-25 and Disadvantaged Communities**

- Disadvantaged Communities (Top 25%)
- 42 to +4,000 Households
- +4,001 to 20,000 Households
- +20,000 to 179,219 Households

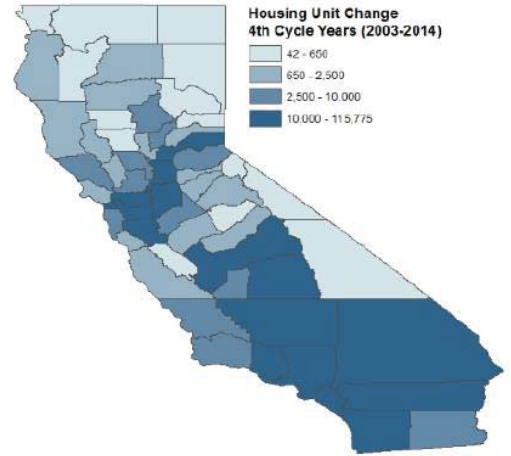
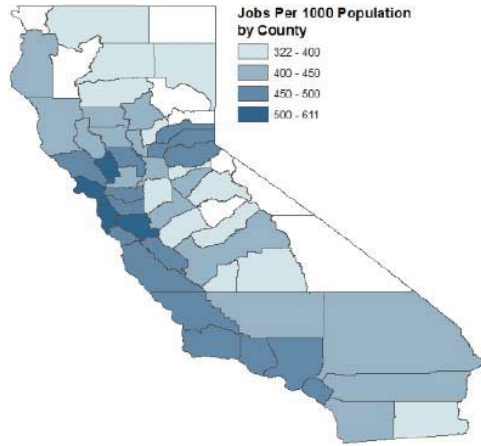
\*Combines environmental burden and socioeconomic factors.

Sources: State of California, Department of Finance P-4; State and County Projected Households, Household Population, Group Quarters, and Persons per Household 2010-2030—Based on Baseline 2013 Population Projection Series, 3/10/2015, CalEnviroScreen 2.0, Disadvantaged Communities, Graphic by HCD



# ...Especially for the Most Vulnerable.

Housing production is happening where jobs are scarce.



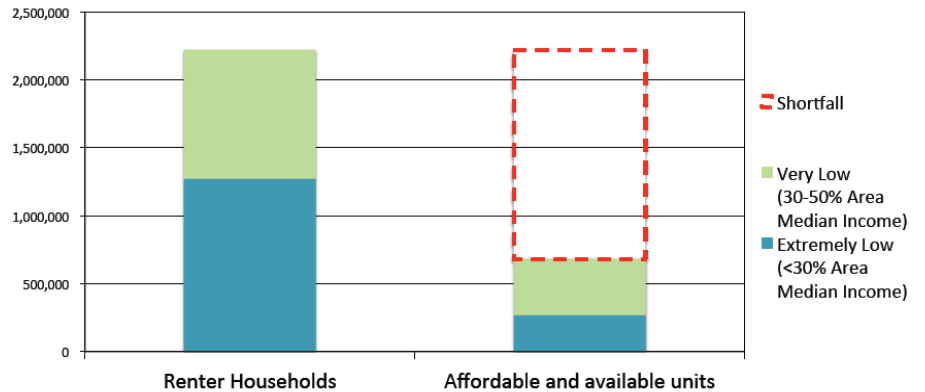
**Sources:** Population: U.S. Census Bureau, Population Division, 2015 Population Estimates. Labor Force Estimates: State of California Employment Development Department 2015 Labor Force by County, note counties with labor forces under 10,000 were excluded from the map. Housing Unit Change: DOF E5 Population and Housing Estimates for Cities, Counties, and the State; E8 Historical Population and Housing Estimates for Cities, Counties, and the State.



# ...Especially for the Most Vulnerable.

Affordable rental homes are the most scarce housing type.

1.5 Million Shortfall of Rental Units Affordable and Available to Very Low- and Extremely Low-Income Renter Households in California



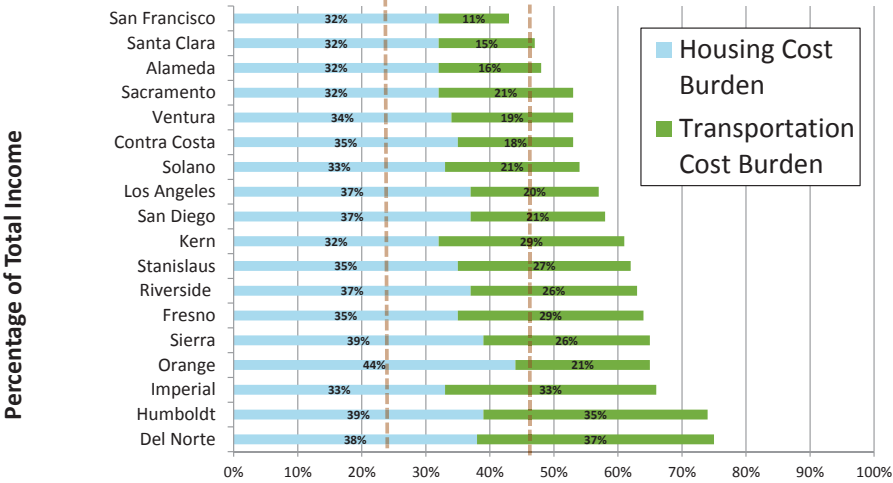
Source: 2016 National Low Income Housing Coalition tabulations of 2014 American Community Survey Public Use Microdata Sample (PUMS) housing file, Graphic created by California Housing Partnership.

DRAFT FINDINGS



# Why Smart Land Use Matters...

Lower density often = higher cost burden.



Source: CA Department of Housing and Community Development



# Why Smart Land Use Matters...

More efficient land use facilitates healthier communities.



Graphic: [http://changelabsolutions.org/sites/default/files/Building\\_In\\_Healthy\\_Infill-FINAL-20140731.pdf](http://changelabsolutions.org/sites/default/files/Building_In_Healthy_Infill-FINAL-20140731.pdf)

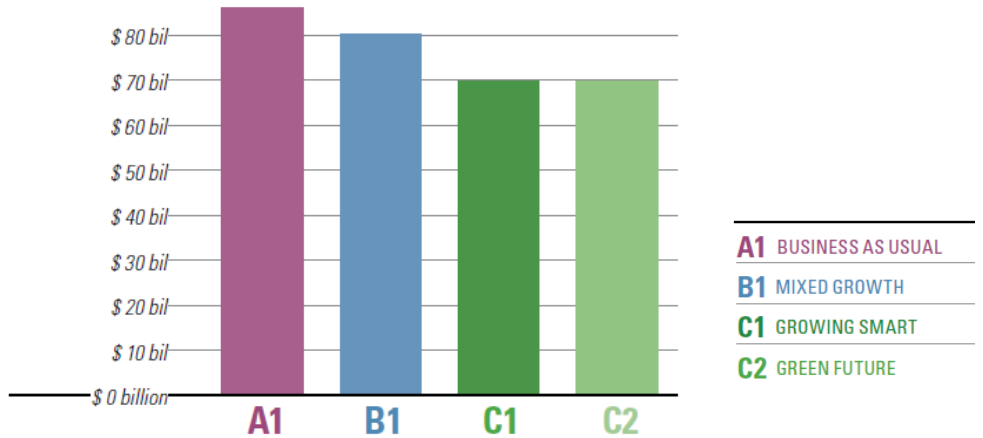




# Why Smart Land Use Matters...

Lower-density development costs cities and counties more as compared to higher densities.

Cumulative Operations and Maintenance Costs to 2050 (2008 dollars)



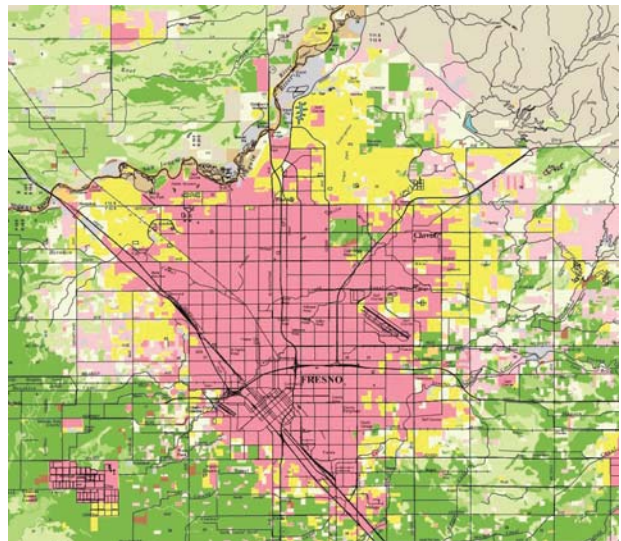
Source: *Vision California*



# Why Smart Land Use Matters...

From 2010 - 2012, nearly 60,000 acres of irrigated farm land was permanently lost to development.

This has economic as well as environmental consequences.



Source: CA Dept. of Conservation, 2015 Farmland Mapping and Monitoring Project Report



# Why Smart Land Use Matters...

Meeting State GHG reduction targets relies on more efficient land use to:

- Reduce vehicle miles of travel
- Preserve carbon sequestration in natural and working lands

Figure 2: SB 375 Targets Relative to Scoping Plan Need



Note: Adopted SCS Performance is reflected in 2017 Scoping Plan Update Baseline

Chart: Busch, Chris, Ericka Lew and Joe DiStefano. *Moving California Forward: How Smart Growth Can Help California Reach Its 2030 Climate Target While Creating Economic and Environmental Co-Benefits*. Energy Innovation, 2016. <http://energyinnovation.org/wp-content/uploads/2015/11/Moving-California-Forward-Full-Report.pdf>



# Why Smart Land Use Matters...

Climate change is the new “redlining:”

Lower-density locations are more vulnerable to natural disasters.

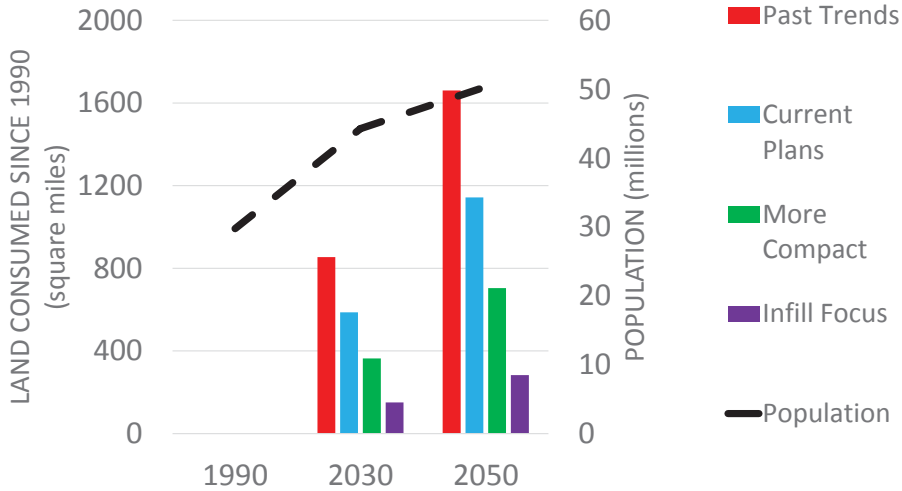


Image: <https://www.mercurynews.com/2017/10/09/santa-rosa-fire-how-a-sudden-firestorm-obliterated-a-city/>



# Sustainable, Equitable Growth

We have a choice in how we accommodate future growth.



Source: Calthorpe/Strategic Growth Council



# Sustainable, Equitable Growth

Infrastructure investments shape future growth and drive\* transportation patterns.

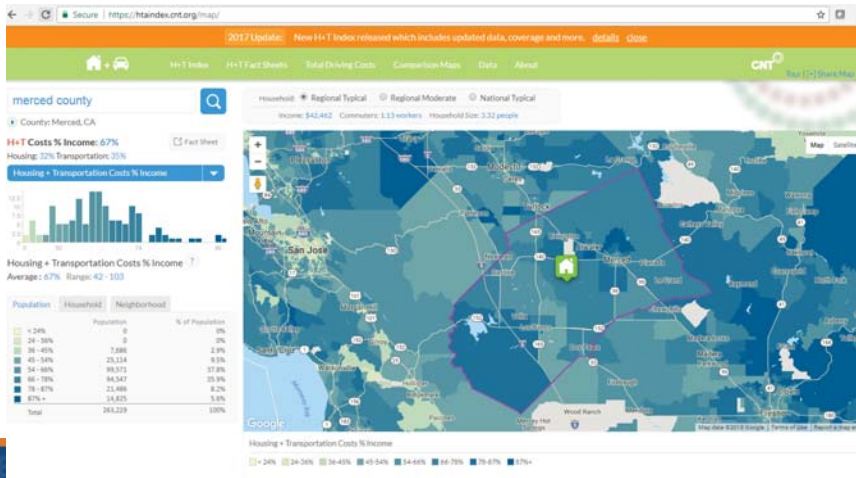
\*No pun intended.





# Sustainable, Equitable Growth: Strategies for Counties

- Re-define “affordability”
  - Consider: Housing + Transportation + Energy costs for residents

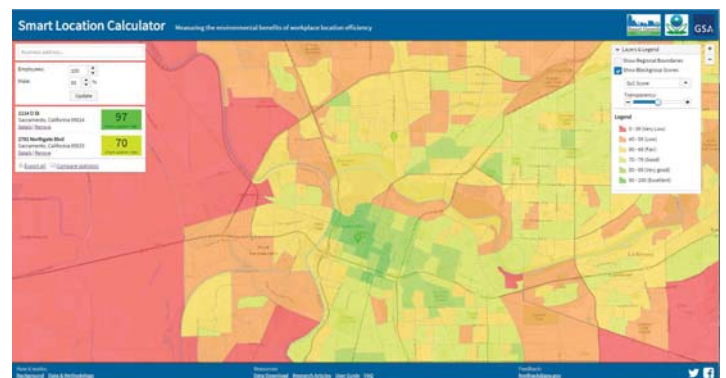


<https://htaindex.cnt.org/>



# Sustainable, Equitable Growth: Strategies for Counties

- Prioritize location-efficient public facilities (County, City, State and Federal)
  - Open-source tool: <https://www.slc.gsa.gov/slc/>
  - Location-efficiency score includes measure of accessibility of a location for low-income and transit-dependent population



# Sustainable, Equitable Growth: *Strategies for Counties*

- Re-define “affordability”
  - Consider: Housing + Transportation + Energy costs for residents (<https://htaindex.cnt.org/>)
- Prioritize location-efficient public facilities (County, City, State and Federal)
  - Open-source tool: <https://www.slc.gsa.gov/slc/>
- Think across departmental balance sheets
  - Example: health care cost of chronically homeless vs. housing cost of permanent supportive housing
  - Example: cheap land for housing versus permanent loss of agricultural economy
- Work with employers on regional housing and transportation issues
  - Employer-assisted housing can facilitate workforce attraction and retention
- Fiscal impact analysis
  - Consider long-term costs of short-term revenue generators (see: [http://sgc.ca.gov/resources/docs/20160517-Fiscal\\_Impact\\_Analysis\\_for\\_California.pdf](http://sgc.ca.gov/resources/docs/20160517-Fiscal_Impact_Analysis_for_California.pdf))



## Sustainable, Equitable Growth: *Resources*

### California Climate Investments: Grants funded by cap-and-trade

- Affordable Housing & Sustainable Communities
- Sustainable Agricultural Lands Conservation
- Transit and Active Transportation
- Forest Management
- ... and more: [www.caclimateinvestments.ca.gov](http://www.caclimateinvestments.ca.gov)



# Sustainable, Equitable Growth: *Resources*

## SB1

- **State Highway Operation and Protection (SHOPP):** \$1.9 B annually - State highway repair, safety and operational improvements
- **Local Streets and Roads:** \$1.5 B annually - road maintenance and repair, capital projects
- **Local transportation planning grants:** \$25 M annually – competitive grants for priority projects in counties and cities with voter-approved transportation taxes and fees
- **Local Partnership Program:** \$200 M annually – highways
- **Solutions for Congested Corridors:** \$250 M annually – competitive grants, includes transit and multimodal improvements
- ...and more: <http://rebuildingca.ca.gov/>



**SUZANNE HAGUE, AICP**

SENIOR ADVISOR FOR COMMUNITY DEVELOPMENT AND PLANNING

[suzanne.hague@sgc.ca.gov](mailto:suzanne.hague@sgc.ca.gov)





## ACCESSORY UNITS

SB 1069  
AB 2299

- Formerly “second” or “granny” units
- ≤1000 SF (640 if 1.5 – 1.99 ac)
- Utility connection limitations
- Building permit-only approval, with planning clearance
- No discretion
- No appeals
- Setbacks less



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## ACCESSORY UNITS – WILL IT HELP?

- 14,674 eligible lots, excluding coastal zone
- OF THESE:**
- 2,198 lots are 1.50 to 1.99 acres (640 SF max size)



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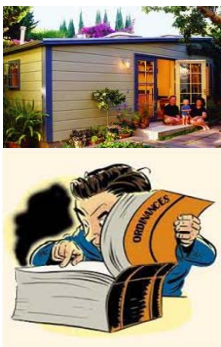
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## PROPOSED CHANGES



- Size increase from 1,000 SF to 1,200 SF
- Minimum lot size 5,000 SF with sewer
- With septic and private well:
  - Minimum lot size 2.0 acres, maximum unit 1,200 SF
- With septic and public or community water:
  - W/minimum lot size 1.0 acre, max unit 640 SF & 1 bdrm

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## FACTORY BUILT ADUs



997 square foot, 3 bedroom ADU & 1190 square foot, 4 bedroom ADU, hybridCore Homes

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## JUNIOR UNITS

### Adopted Ordinance

- Everywhere with legal SFD**
- One bedroom conversion, 500 sf max**
- Maintain interior door to house**
- Efficiency kitchen – 6’ max, no gas**
- Private or shared bathroom**
- Exterior entrance**
- NO transient occupancy**
- Owner lives in JADU or main house**

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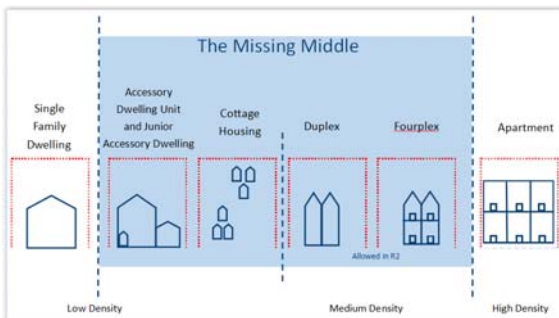
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## Affordable Or Missing Middle?




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### 3 INITIATIVES FOR HOUSING

- **Reduce Constraints**
  - Larger ADUs on Smaller Lots w/Reduced Fees
  - Mixed Use Allowances
  - By-Right & Admin Level
- **Rezone Sites for Housing**
  - Urban Areas Only
  - Workforce Housing Combining Zone
  - AH Combining Zone
- **New Housing Types & Densities**
  - Cottage Housing Developments
  - Micro Units/Density Unit Concept



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### PROMOTION & OUTREACH

Webpages highlighting ADUs/JADUs:  
<http://sonomacounty.ca.gov/PRMD/Regulations/Accessory-Units-and-Junior-Units/>

Mentioned on Rebuild site as part of design phase:  
<http://sonomacounty.ca.gov/Rebuild/Permits/Design/> -- Consider design changes such as [adding an accessory dwelling unit](#) or a junior unit

Reduced fees to incentive construction of new ADUs in the burn areas:  
<http://sonomacounty.ca.gov/PRMD/Regulations/Urgency-Ordinance/>

UPCOMING: Partner with MTC on adapting San Mateo's ADU calculator for Sonoma County: <http://secondunitcentersmc.org/calculator/>. This will help estimate costs, returns, and benefits associated with building an ADU.

ADU/JADU public outreach campaign: billboards, radio, social media ads, YouTube videos

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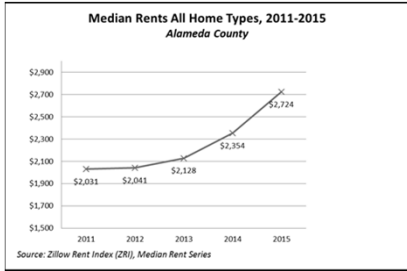
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# Alameda County: Recent initiatives in response to affordable housing and homelessness crisis

## Affordable Housing Crisis

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### Rapidly Increasing Rents Countywide



Rents Increased 34% between 2011 – 2015 Countywide

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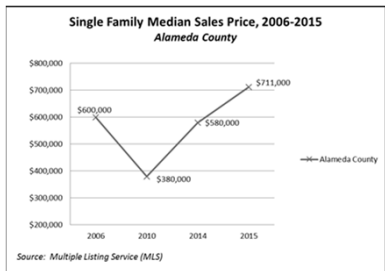
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## Affordable Housing Crisis

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### Home Sales Prices Rapidly Increasing Countywide



Home Prices Increased 22.5% between 2014 and 2015 Countywide

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## Affordable Housing Crisis

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**There is a 60,911 unit shortfall for homes affordable to very low- and extremely low-income households in Alameda County alone.**

- California Housing Partnership Corporation, May 2016 Alameda County Housing Report

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# Alameda County: Recent initiatives in response to affordable housing and homelessness crisis

## Increased Homelessness: 2015-2017 PIT Count



- 2015 PIT: 4,040 Total
  
- 2017 PIT: 5,629 Total
- Increased unsheltered homeless people.
  - 31% sheltered vs. 69% unsheltered total
  - 78% of homeless single adults = unsheltered
- 82% from Alameda County (66% 5+ years)

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## Impacts of the Affordable Housing Crisis



- Long term residents have to leave
- More traffic congestion
- Too much income spent on housing costs
- Overcrowding
- Harder to attract and retain employees
- Undermines safety net
- Increased Homelessness

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## Responses - Summary



- Continued State and Federal Advocacy
  
- Urban Institute Review and Recommendations re: County Homeless Responses
  
- Analysis of current funding
  
- Increased coordination between County Departments
  
- Increases in funding

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# Alameda County: Recent initiatives in response to affordable housing and homelessness crisis

## Responses - Summary

13

- Annual 'boomerang' funding for affordable housing and responses to homelessness
  - Beginning in FY16/17 for at least 5 years
  - Based on 20% of prior year revenue
  - Minimum of \$5 Million/year and Cap of \$7.5 Million/year

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## Annual 'boomerang' Allocation

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Program	Allocation (FY16/17 & FY17/18)
Homeless Housing Resource Centers/Coordinated Entry System	\$4,000,000
Anti-Displacement Legal Services and Short-term Financial Assistance	\$3,500,000
Housing Bond-related CBO/Faith Housing Development Capacity Building Program	\$ 750,000
Homeless Encampment Responses	\$ 750,000
County program delivery/administration of programs	\$1,000,000
Total	\$10,000,000

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## Responses - Summary

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- **Measure A1: \$580 Million Affordable Housing General Obligation Bond**
  - passed by 73% November 2016
- **Homeowner programs - \$120 Million**
  - Down Payment Assistance Loan Program (\$50M)
  - Homeowner Development Program (\$25M)
  - Home Preservation Loan Program (\$45M)
- **Rental Housing Programs - \$460 Million**
  - Rental Housing Development Fund (\$425M)
    - Base City Allocations - \$225M
    - 4 Regional Pools - \$200M
  - Innovation and Opportunity Fund (\$35M)

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# Alameda County: Recent initiatives in response to affordable housing and homelessness crisis

## Process Overview & Schedule

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### □ March 2 – April 8, 2016 – Stakeholder Process

County-facilitated stakeholder process to discuss county housing needs, receive input and feedback on desired programs, and engage other interested parties.

### □ April 10 – May 22 – Draft Bond Program

Policy and programmatic proposals discussed with stakeholders, city housing staff and officials, County housing staff, and Supervisors to develop a proposed program for use of housing bond funds.

### □ May 2 – May 22 – Supervisorial District Town Hall Meetings

District town hall meetings to be held in each Supervisorial district to inform and educate constituents about the housing bond, and to garner feedback.

**Goal:** to present the final housing bond measure language and authorizing resolution to be voted on by the full Board of Supervisors on June 28, 2016.

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## Stakeholder Input Process & Schedule

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### □ Board of Supervisors Committee Work Sessions:

6 Sessions: March – June

### Stakeholder Meetings:

□ March 17<sup>th</sup> – Oakland

□ April 13<sup>th</sup> – San Leandro

□ May – 8 Town hall meetings in Supervisorial Districts

□ **On-line Survey:** [www.tinyurl.com/alcoholhousingbond](http://www.tinyurl.com/alcoholhousingbond)

□ **Email:** [alcoholhousingbond@acgov.org](mailto:alcoholhousingbond@acgov.org)

□ **Website:** [www.acgov.org/board/housingbond.htm](http://www.acgov.org/board/housingbond.htm)

□ **Adoption:** June 28<sup>th</sup> - Board of Supervisors passed bond measure language and authorizing resolution to place measure on November 8, 2016 ballot.

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## Title and Ballot Question

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BALLOT MEASURE: ALAMEDA COUNTY AFFORDABLE HOUSING BOND. To provide affordable local housing and prevent displacement of vulnerable populations, including low- and moderate-income households, veterans, seniors, and persons with disabilities; provide supportive housing for homeless people countywide; and help low- and middle-income households purchase homes and stay in their communities; shall the County of Alameda issue up to \$580 million in general obligation bonds to acquire or improve real property, subject to independent citizen oversight and regular audits?

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# Alameda County: Recent initiatives in response to affordable housing and homelessness crisis

## Criteria for Bond Program

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- Eligible uses of G.O. Bond proceeds:
  - Capital investment related to acquisition or development of real property
- Addresses critical housing needs
- Simple to explain
- Simple and cost effective to administer
- Assures all parts of the County benefit
- Allocates funds over time
- Builds on successful program models within Alameda County and elsewhere
- Leverages other funds where possible
- Allows for innovation and creativity

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## Homeowner Programs

22

- Three Program Areas - \$120 million**
  - Down Payment Assistance Loan Program
  - Homeowner Housing Development Program
  - Home Preservation Loan Program
- Common Components:**
  - Countywide Allocations
  - Revolving Loan Funds

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### Homeowner Programs

#### Down Payment Assistance Loan Program

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- Estimated Funding Amount: \$50 Million**
  - Goal: Assist middle income working families to purchase homes and stay in Alameda County
- Program Parameters:**
  - Income limit: Target 80-120% of Area Median Income (AMI) but allow up to 150% of AMI for flexibility
    - e.g. Teachers, Electricians, Plumbers, Firefighters, Truck Drivers, EMT workers
- Design features to encourage program to benefit current Alameda County residents, for example:
  - Workforce Proximity Homeownership
  - Assist current residents to buy homes and stay in County
  - Working with Counsel re: possible inclusion of displaced former residents
  - Educators/First Responders

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# Alameda County: Recent initiatives in response to affordable housing and homelessness crisis

## Homeowner Programs

### Homeowner Housing Development Program

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- Estimated Funding Amount: \$25 Million
- Goal: Assist in the development and long-term affordability of homeownership housing for Low-Income households to become first-time homebuyers while staying in the County.
  
- Program Parameters:
  - ▣ Income limit: 80% of Area Median
  - ▣ Construction loans to nonprofit developers
  - ▣ New Construction, Acquisition, Rehabilitation
  - ▣ Loans converted to Down Payment Assistance Loans when homes are purchased.
  - ▣ May involve a sweat-equity component.

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## Homeowner Programs

### Home Preservation Loan Program

25

- Estimated Funding Amount: \$45 Million
- Goal: Assist Low-Income Seniors, People with Disabilities, and other low-income homeowners to remain safely in their homes
  
- Program Parameters:
  - ▣ Income limit: 80% of Area Median
  - ▣ Accessibility improvements
  - ▣ Health and Safety-focused Owner-Occupied Housing Rehabilitation

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## Rental Housing Programs

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- Two Program Areas - \$460 Million
  - ▣ Rental Housing Development
  - ▣ Innovation & Opportunity Fund

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# Alameda County: Recent initiatives in response to affordable housing and homelessness crisis

## Rental Housing Program

### Rental Housing Development Program

28

- Estimated Funding Amount: \$425 Million
- Goal: Create and preserve affordable rental housing for vulnerable populations, including low-income workforce housing
- Program Parameters:
  - Income levels:
    - Most = 30-60% of Area Median Income (AMI)
    - At least 20% of units to 20% AMI or below (Homeless, SSI level), will require operating subsidies
    - Allow a portion of units for up to 80% AMI in mixed income developments
  - Leverage tax credits, other state, federal and local funds
  - Require City financial contribution
  - Long-term affordability (55 year minimum)

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## Rental Housing Program

### Rental Housing Development Program

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- Use of funds:
  - Rental Housing development gap financing:
    - Predevelopment and Development financing
    - New Construction, Acquisition, Rehabilitation
  - Allow a portion of City allocations for interim crisis/Transitional Housing for homeless
  - Target populations:
    - Homeless (chronic, families)
    - Seniors
    - Veterans
    - People with disabilities (physical, developmental, mentally ill)
    - Re-entry
    - Transition age youth aging out of foster care
    - Workforce housing (including working poor)

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## Rental Housing Development Program

### Geographic Allocations of Funds

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- Based on:
  - Related to need
  - Assure that funds are available for projects throughout County
- Geographic Allocation Model:
  - \$225 Million as a base allocation for use in each city\*
  - \$200 Million to regional pools to be drawn on by projects in any city in region

\*including allocation to unincorporated county

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