

Alameda County Housing Needs

Outcomes of the Community Engagement Process

Continuum of Care Community Meeting

April 24, 2024

Agenda - Welcome

Alameda County Housing Information and Input Session

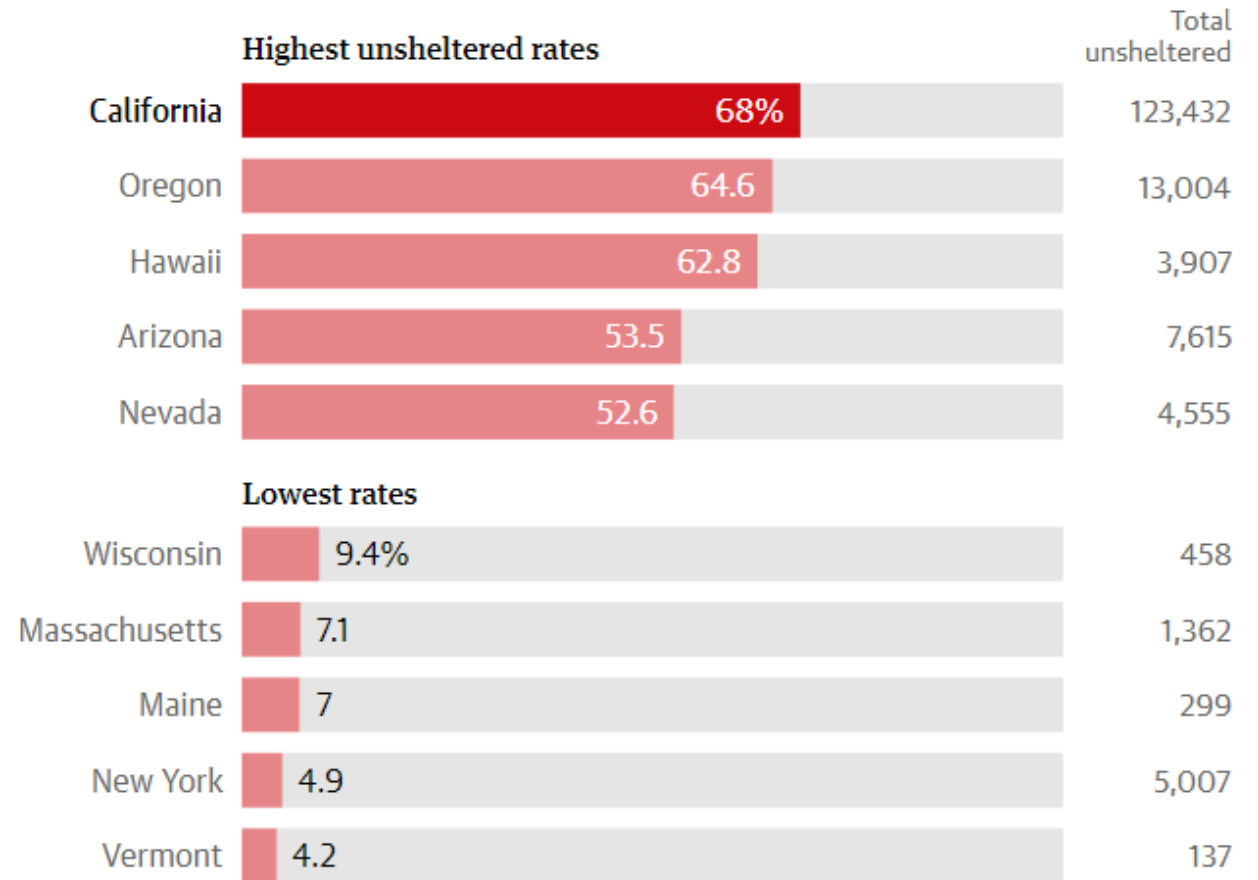
- Community Engagement Process
- Key Themes we learned
- Results of the survey
- Possible new sources of funding: November 2024 Regional Housing Bond, the County's role, and the process of community engagement and approval

Housing and Homeless Crisis

The current crisis is not just in Alameda County, the Bay Area, or California – this is a Nationwide problem that has become acute – and well publicized since the Covid-19 pandemic highlighted the problem everywhere

California had the highest rate of people experiencing homelessness who were unsheltered

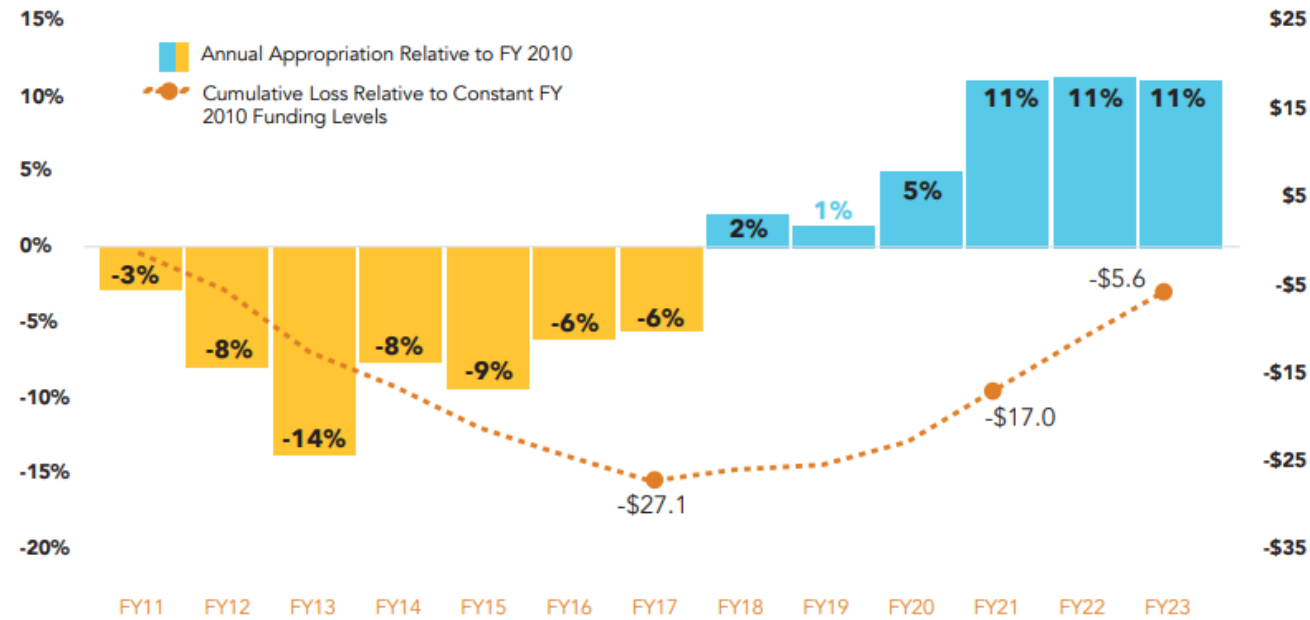
Unsheltered refers to people living outside in tents, cars or other makeshift shelters



Guardian graphic. Source: US Department of Housing and Urban Development. Note: Estimates as of January 2023.

Significant Drop in Federal Investment

ANNUAL APPROPRIATIONS AND CUMULATIVE LOSS (IN BILLIONS) FOR KEY HUD HOUSING PROGRAMS RELATIVE TO FY 2010



Note: Adjusted for inflation. Key HUD housing programs include Tenant-Based Rental Assistance, Project-Based Rental Assistance, Public Housing Capital and Operating Funds, HOME, Section 202, and Section 811.

<https://nlihc.org/gap>



Alameda County Community Input Process

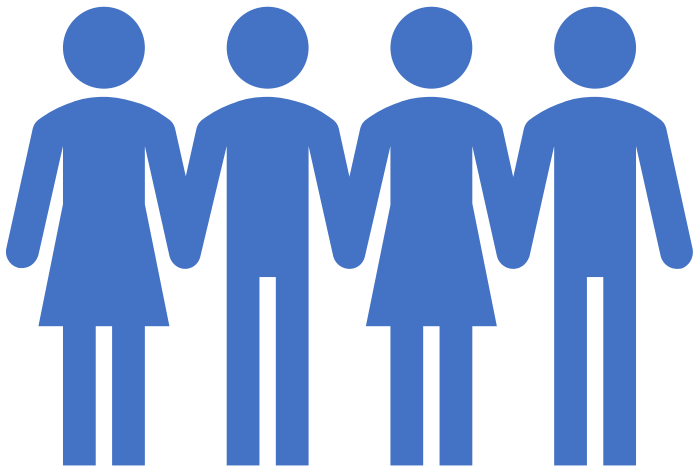
- Engagement with the community from the beginning
- Community input informs program and investment plans
- Building a framework for equitable investment
- housingneedsac.org



www.housingneedsac.org
Over 7,300 views
Over 4,200 unique visitors
Over 730 survey responses

The Rising Cost of Housing in Alameda County





Community Engagement

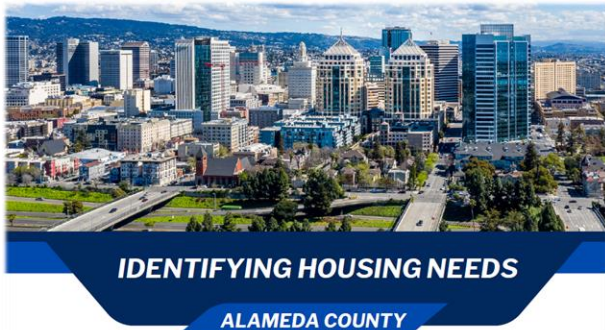
September 2023 – March 2024

- Alameda County Board of Supervisors held 7 meetings in their 5 districts
- Meetings with Community Groups and Stakeholders
- Presentations to City Councils
- County-wide Survey still live

Community Involvement – Meeting Schedules

2023 COMMUNITY ENGAGEMENT MEETINGS

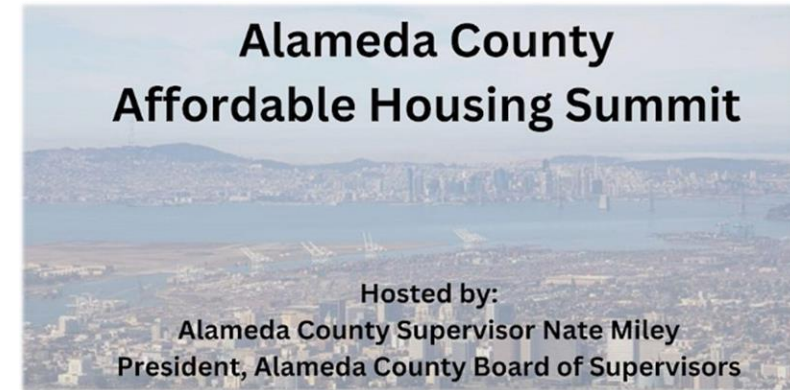
HELD



- October 16, 5:00pm, Hayward Library - **District 2**
- October 19, 6:00pm, San Leandro Library – **District 3**
- October 19, 6:00pm, Cherryland Community Center – **District 4**
- October 26, 5:00pm, Ed Roberts Campus, Berkeley – **District 5**
- November 9, 6:00pm, Pleasanton Public Library – **District 1**
- January 8, 6:00pm, Fremont Public Library – **District 1 & 2**
- March 20, 6:00pm, Alameda Free Library – **District 3**

Meetings are informational/educational on identifying housing needs in Alameda County.

2024 AFFORDABLE HOUSING SUMMITS



- January 18, 2024, 1:00pm
Vote on community priorities
- September 19, 2024, 1:00pm
- October 17, 2024, 1:00pm

The Affordable Housing Summits will take place at the **Castro Valley Library, 3600 Norbridge Avenue**. The event brings together the community to learn about the upcoming regional housing bond measure sought by The Bay Area Housing Finance Authority (BAHFA)

Community Focus Groups

- Continuum of Care/Homeless Meeting
- City and Housing Authority Meetings
- East Bay Housing Organization
 - Developer/Asset Manager meeting
 - Tenant Organizers
- Faith Based Community meeting
- East Bay Innovations
- Emerging Developers
- BARHI
- St. Mary's Center
- Re-entry population at CORE
- General Contractors and Labor Compliance meetings



Themes – 2023/24

Key takeaways from community engagement process

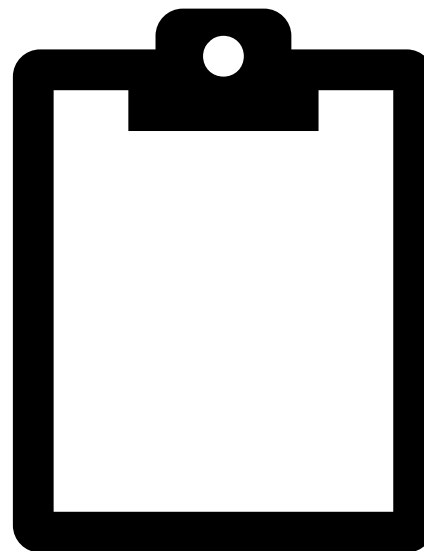
1. Address homelessness and risk of homelessness
2. Build more affordable housing
3. Preserve affordable housing
4. Stabilize families in crisis and protect tenants
5. House seniors and other high needs populations
6. Provide housing for Transitioned Aged Youth and Students
7. Promote equity and prevent displacement
8. Stimulate ADU production
9. Expand developer pool and create new opportunities for emerging developers
10. Investigate sustainable funding modes for affordable housing

Themes – 2015/16

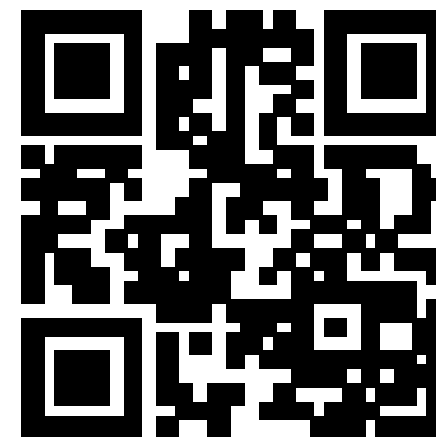
Key takeaways from community engagement process

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Community Survey

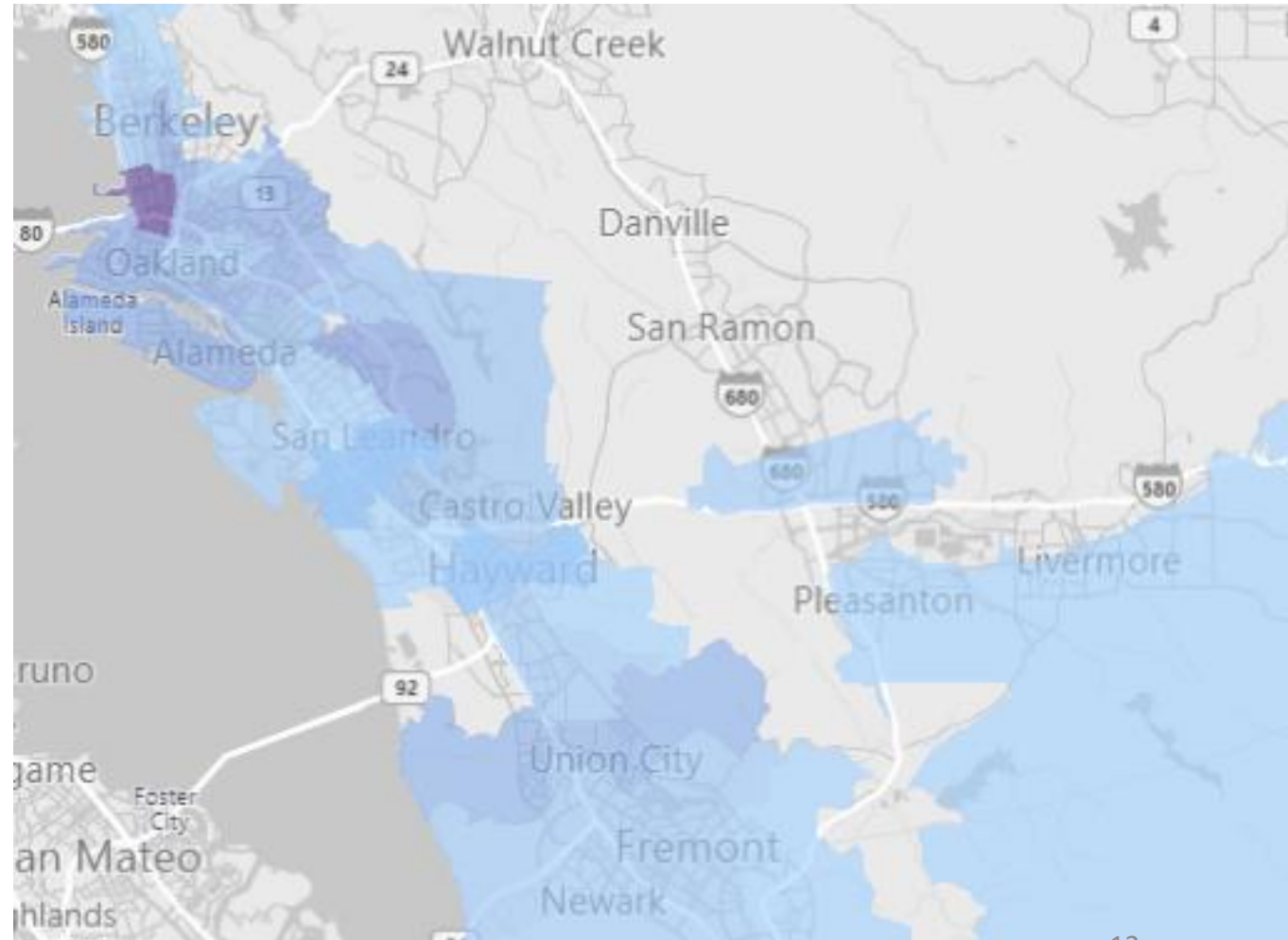


<https://housingneedsac.org/take-the-survey/>



Housing Needs Survey

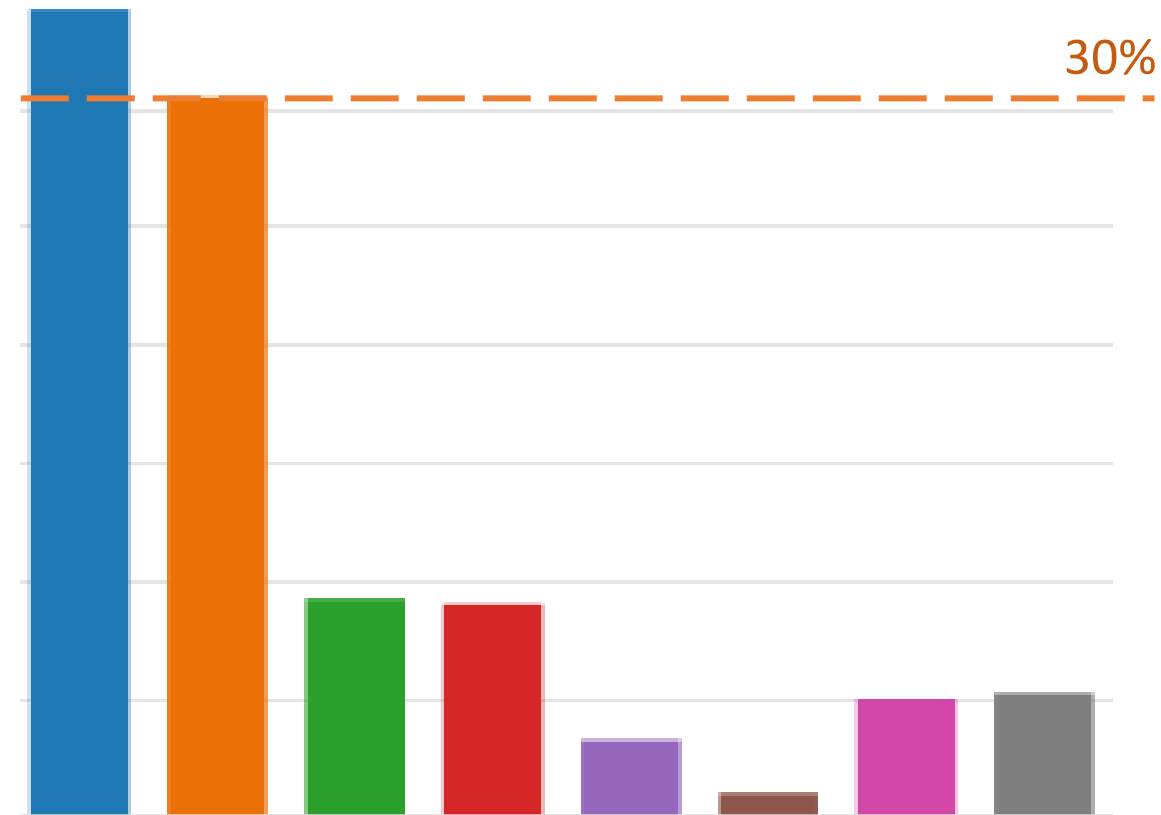
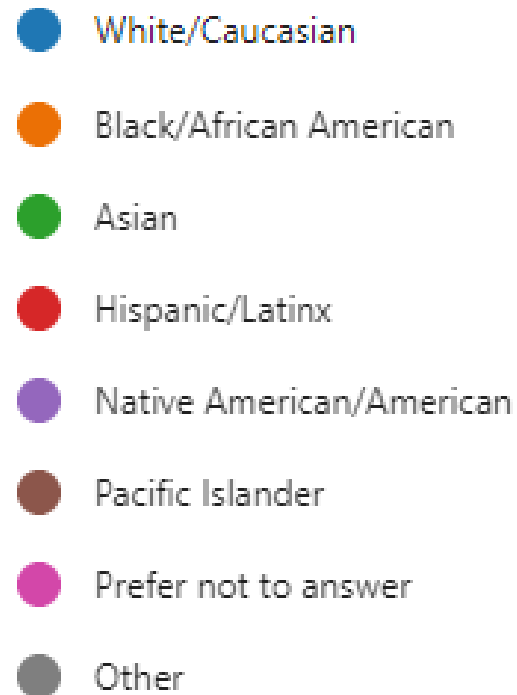
- Will remain open as a feedback platform
- Whole County is well-represented, with strong representation in Oakland, Berkeley, and Emeryville zip codes
- Respondents were asked to rank their priorities for housing investment and services
- Concern about the housing crisis is widespread, with many respondents experiencing negative impacts personally
- Responses include qualitative short answers which will inform program design



Who Responded?

Racial and Ethnic Demographics

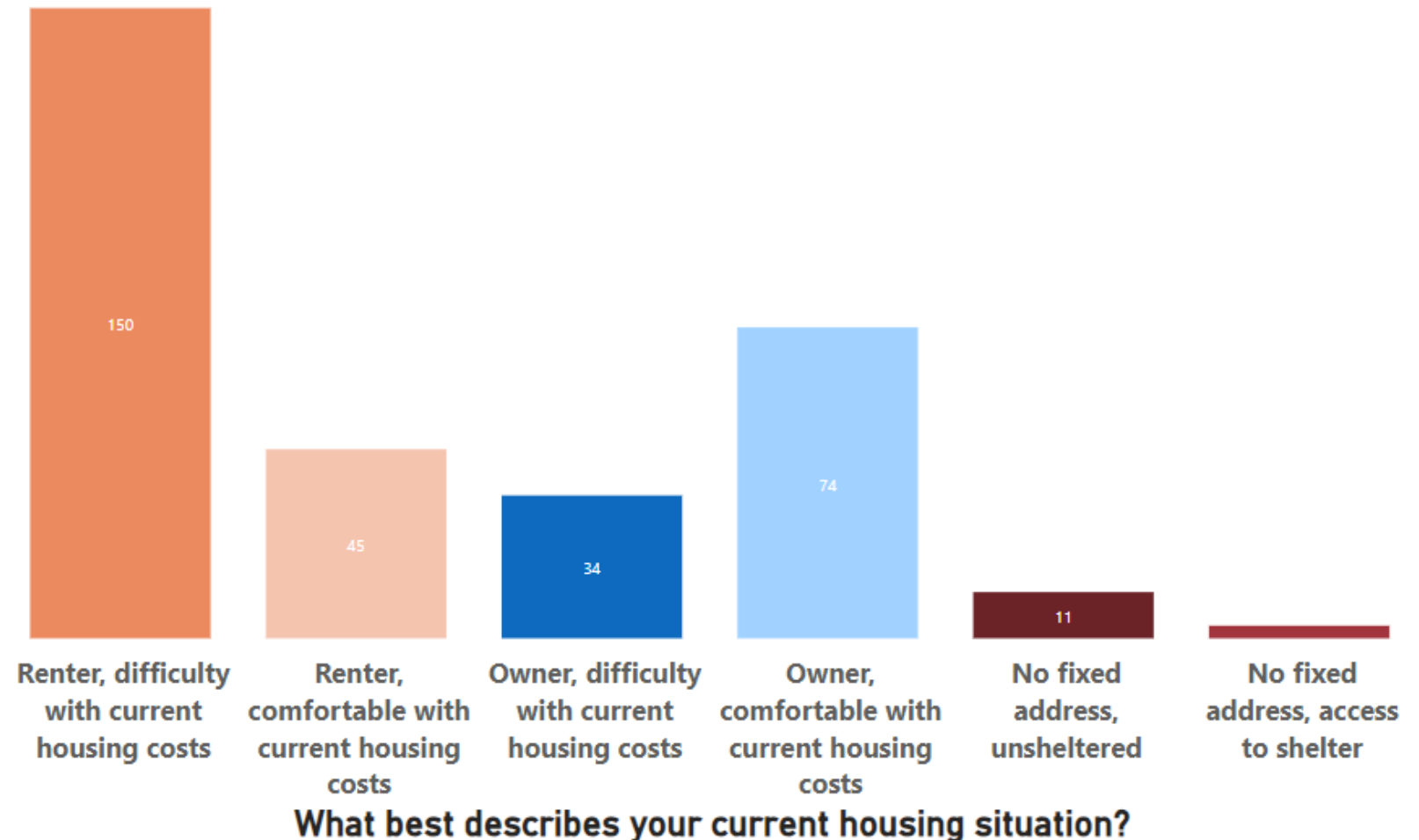
- Diversity amongst respondents to the survey was strong, with approximately 2/3 of responses coming from non-white households
- Asian and Latinx households were underrepresented in the sample
- Survey is available in English, Spanish, and Chinese



Who Responded?

Housing Situation

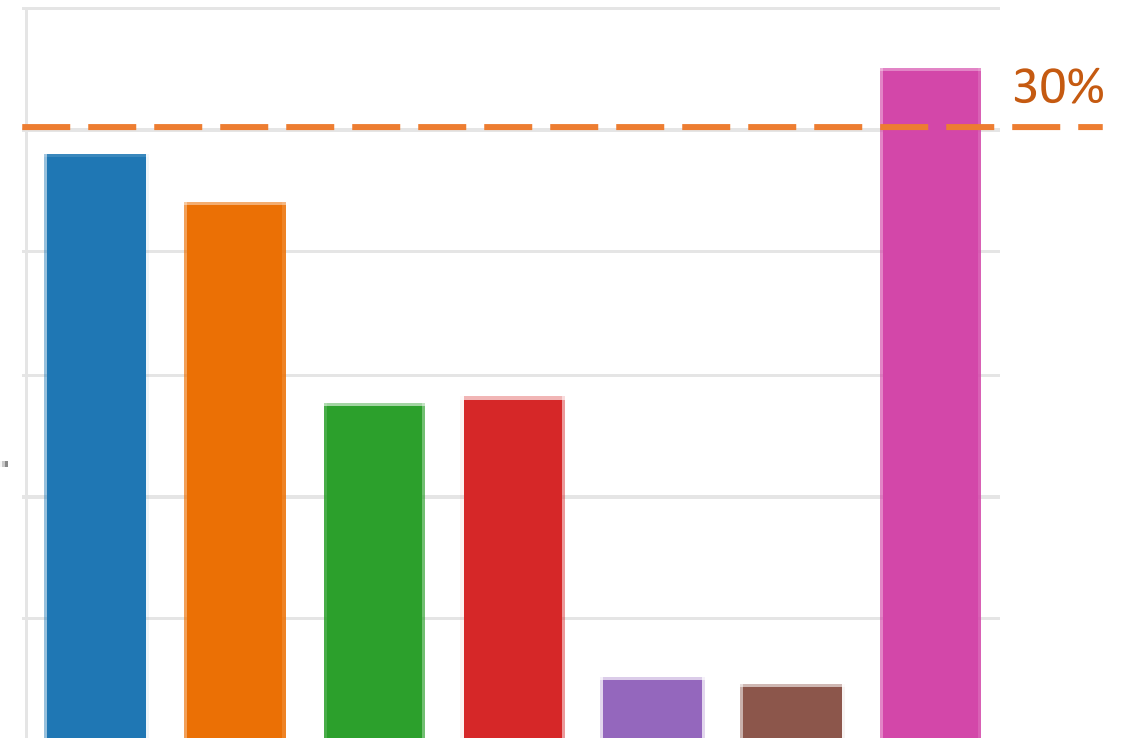
- 2/3 of respondents **reported personal difficulty affording housing**, this matches analysis from the Housing needs assessment
 - 75% of renters
 - 33% of owners
- 5% of respondents were unsheltered
- 31% of respondents were homeowners, compared to 46% countywide



Who Responded?

Housing Need

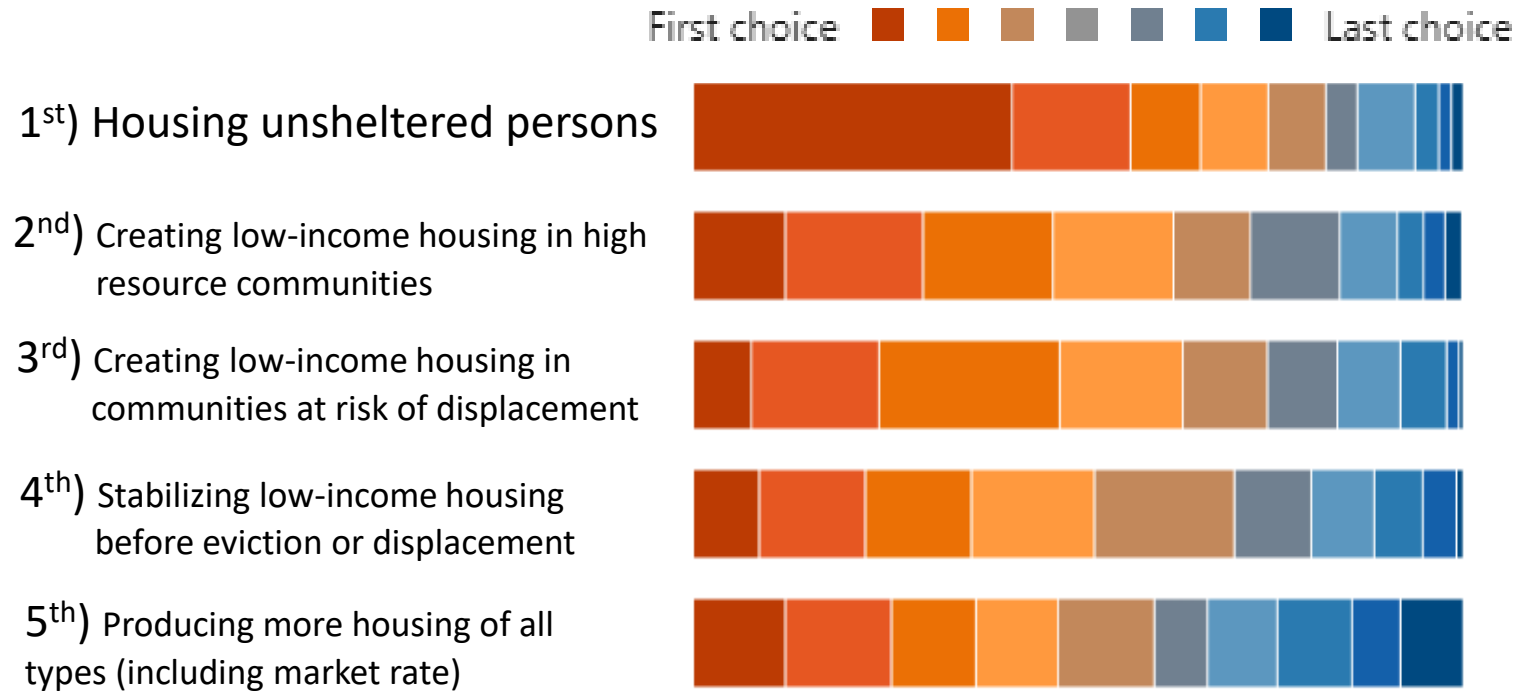
- Responses included strong representation from groups with higher-housing-needs
- 1/3 of respondent households included senior members, the same rate as the County



Top 5 Priorities

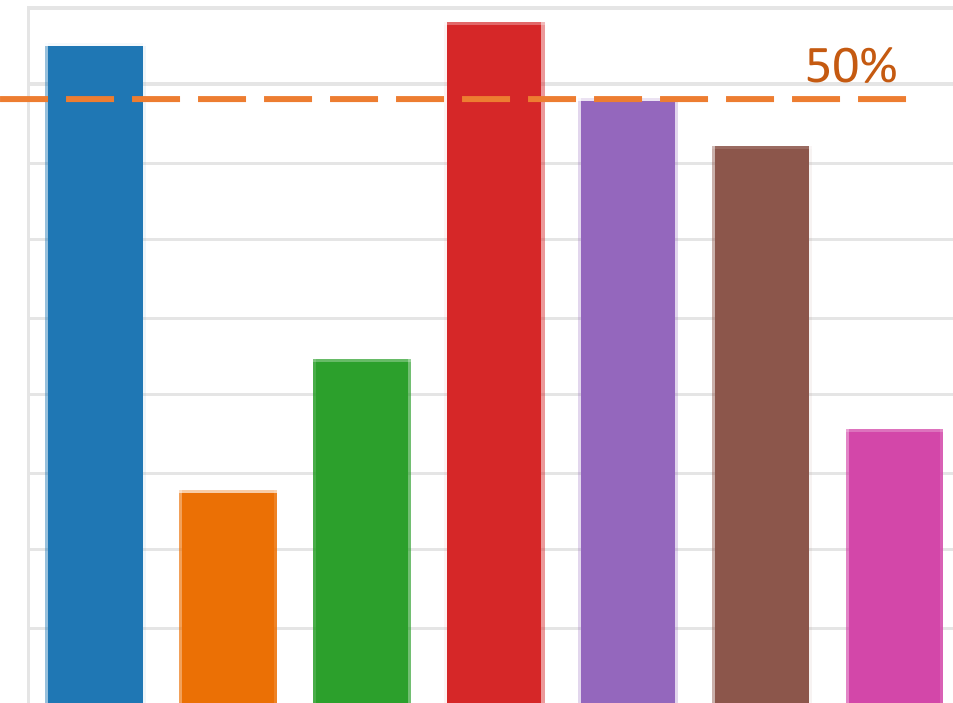
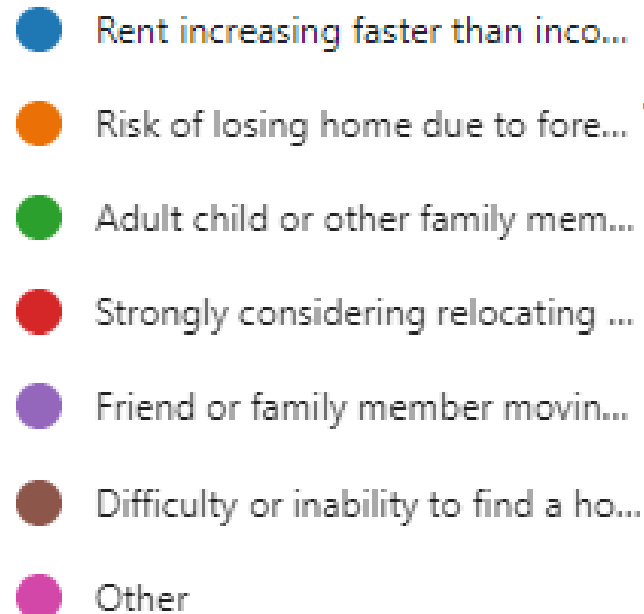
- Respondents prioritized housing unsheltered persons by a wide margin
- Similar prioritization rated for **creating low-income affordable housing** in both high and low-resource areas indicate enthusiasm for both approaches
- Homelessness prevention though stabilization was also a top priority

Q: What goals should housing policymakers prioritize in your city, with the first being the most important (out of 10)



Respondent Housing Cost Impact

- Respondents were asked to select which impacts they had personally experienced
- Concern around housing costs and affordability were nearly universal (4/5)
- Impacts of rising rents are felt personally, with ½ of respondents experiencing specific adverse impact, and;
- ½ of respondents considering relocating outside Alameda County due to housing costs



Measure A1 Impact in Your Community

2016 Affordable Housing Bond Measure



Measure A1 Update

Measure A1 is a general obligation bond in Alameda County Passed in 2016 to support the production and preservation of affordable housing.

Measure A1 Funding by Program

Homeowner Development
\$25 million

Housing Preservation
\$45 million

Downpayment Assistance
\$50 million

Innovation
\$10 million

Acquisition and Opportunity
\$25 million



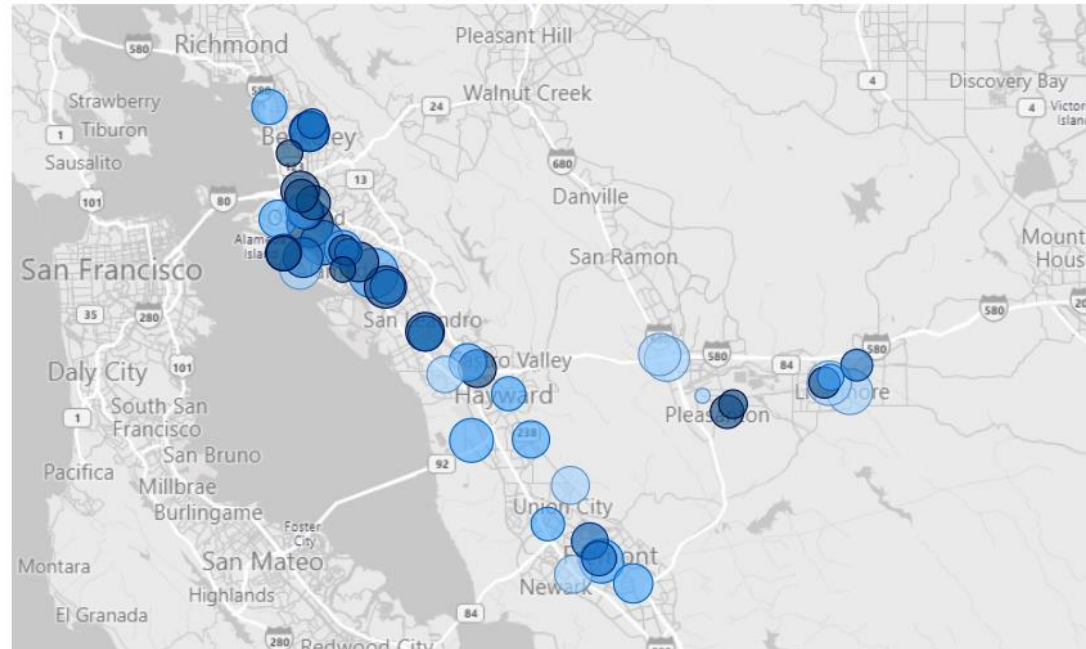
Rental Development Program

- Countywide

- 4,100+ units total
- 51 projects supported
- 2,874 under construction or complete
- Over 1,100 for ELI
- 475 for seniors

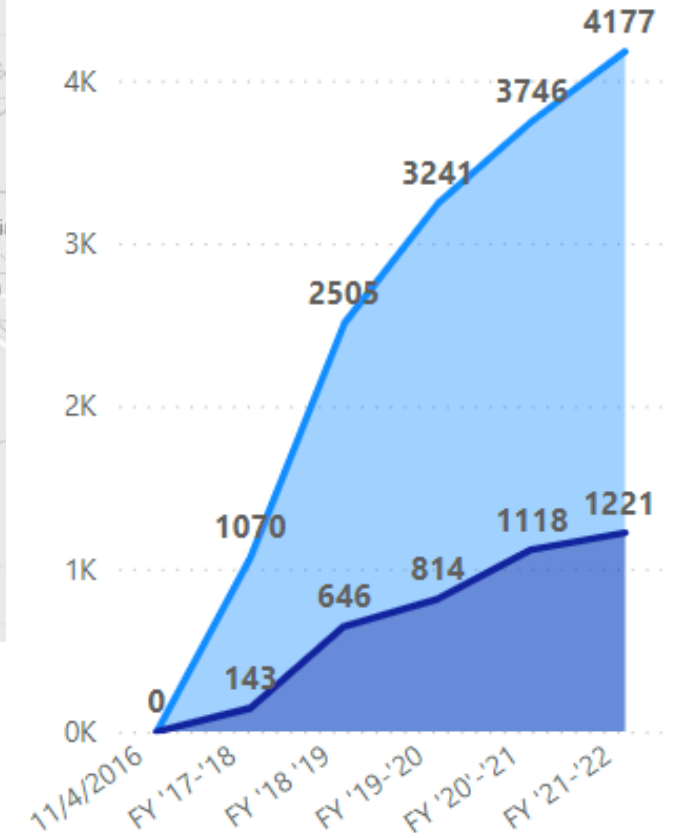
MA1 Funded Projects by Size and Location

Project Status ● Close Out ● Completed ● In Construction ● Pre-Development



Total A1 Supported Units

● Cumulative Affordable Units ● Units <20% AMI





Rental Development = New Apartments

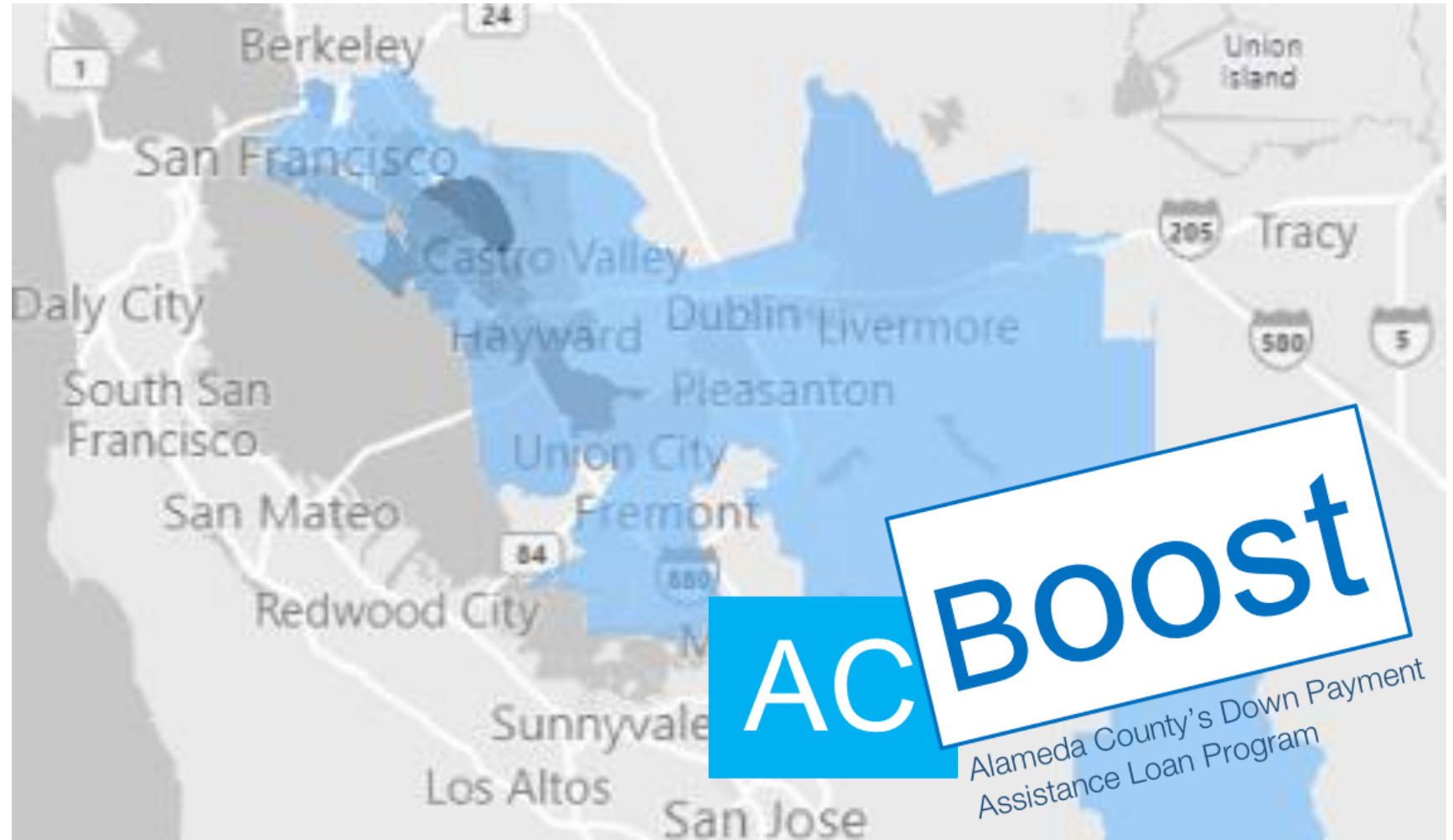
- Affordable to a range of income levels
- 20%-60% of Area Median Income



Downpayment Assistance Program

AC Boost, the Measure A1-supported down-payment assistance loan program helps moderate income households purchase their first home

- **Countywide**
 - 226 first-time homebuyers

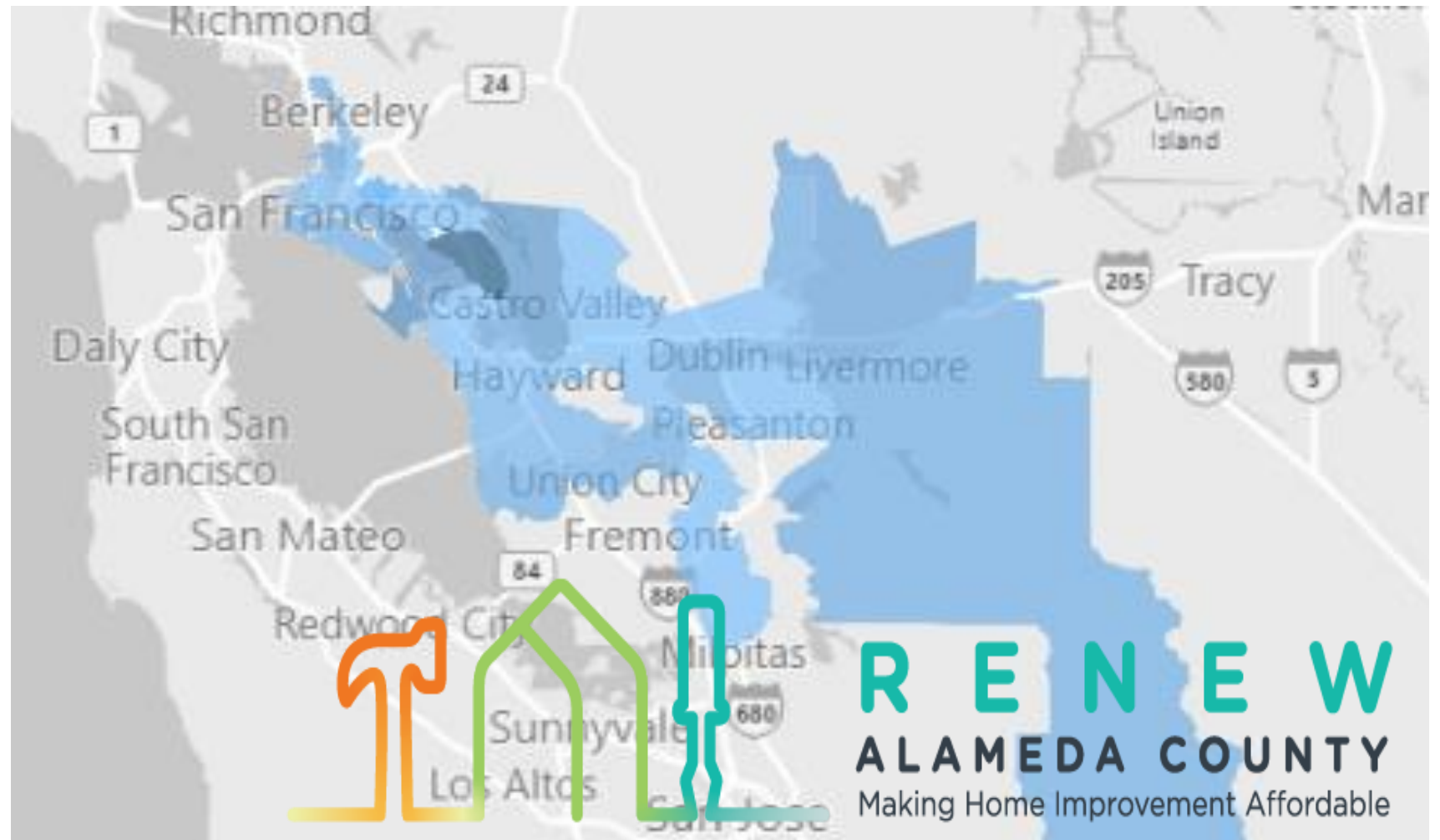


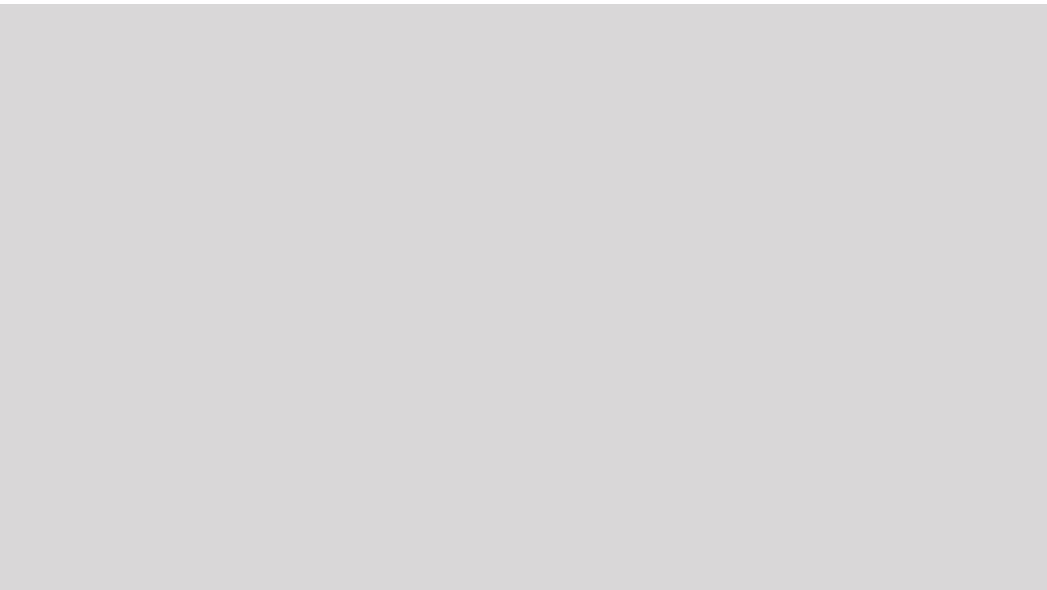


Home Preservation Program

Renew AC, the Measure A1-supported housing preservation loan assistance program helps low-income households complete home renovations to support continued safe and livable conditions

- **Countywide**
 - 98 low-income homeowners
 - 64 for seniors

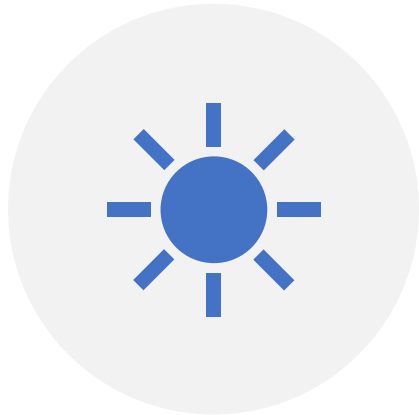




Acquisition Fund
and
Homeownership
Development Fund
used to purchase
two Homekey
Hotels – 240 units
of Homeless
Housing



Innovations Fund



HCD IS LAUNCHING THE
INNOVATION FUND THIS SUMMER



\$7 MILLION FOR
PREDEVELOPMENT



\$3 MILLION TO ACQUIRE TAX
DEFAULTED PROPERTIES

What's Next?

- Without investment, the production of new affordable housing is stalled
- We need new ongoing funding sources in order to build more housing
 - Advocacy at the Federal and State level
 - Advocacy at the local level
- We can accomplish this, as long as sustained ongoing resources are available

Funding at Scale: A Regional Funding Measure in 2024





- \$10-20 billion to invest in affordable housing
- Requires voter approval
- Funds disbursed over 10+ years
- Eligible uses set forth in statute and state constitution

- Financed through a tax on real property (primarily real estate)
- Annual cost to taxpayers is \$10-20 (depending on bond size) per \$100,000 of assessed value for up to 30 years
- The owner of a home **assessed** at \$1 million would pay about \$100 a year

Production, Preservation, Protection & Flexible

Production



Construction of brand-new units affordable to lower income households
Includes permanent supportive housing

Preservation



Repair and Rehabilitation
Re-syndication of current buildings
Conversion of Hotels/motels and market rate buildings

Production, Preservation, Protection & Flexible

Protection



Alameda County Housing Secure is a collaborative of legal service providers partnering to prevent the displacement of our most vulnerable community members throughout Alameda County.

Flexible



Potential Bond Funding and Allocations

Potential to bring \$1.366 Billion for Alameda County for housing

Allocation is divided between Oakland and the rest of the County

	County	Oakland	TOTAL
Production (52%)	\$511 m	\$199 m	\$710 m
City/County Discretionary (28%)	\$275 m	\$107 m	\$382 m
Preservation (15%)	\$147 m	\$57 m	\$205 m
Protection (5%)	\$49 m	\$19 m	\$68 m
Total	\$984.1 m	\$382.7 m	\$1.366 B



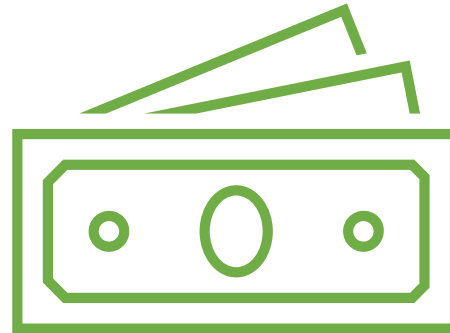
Questions?

Continuum of Care Community Meeting

April 24, 2024

Measure A1 – Revenue Funds Investment

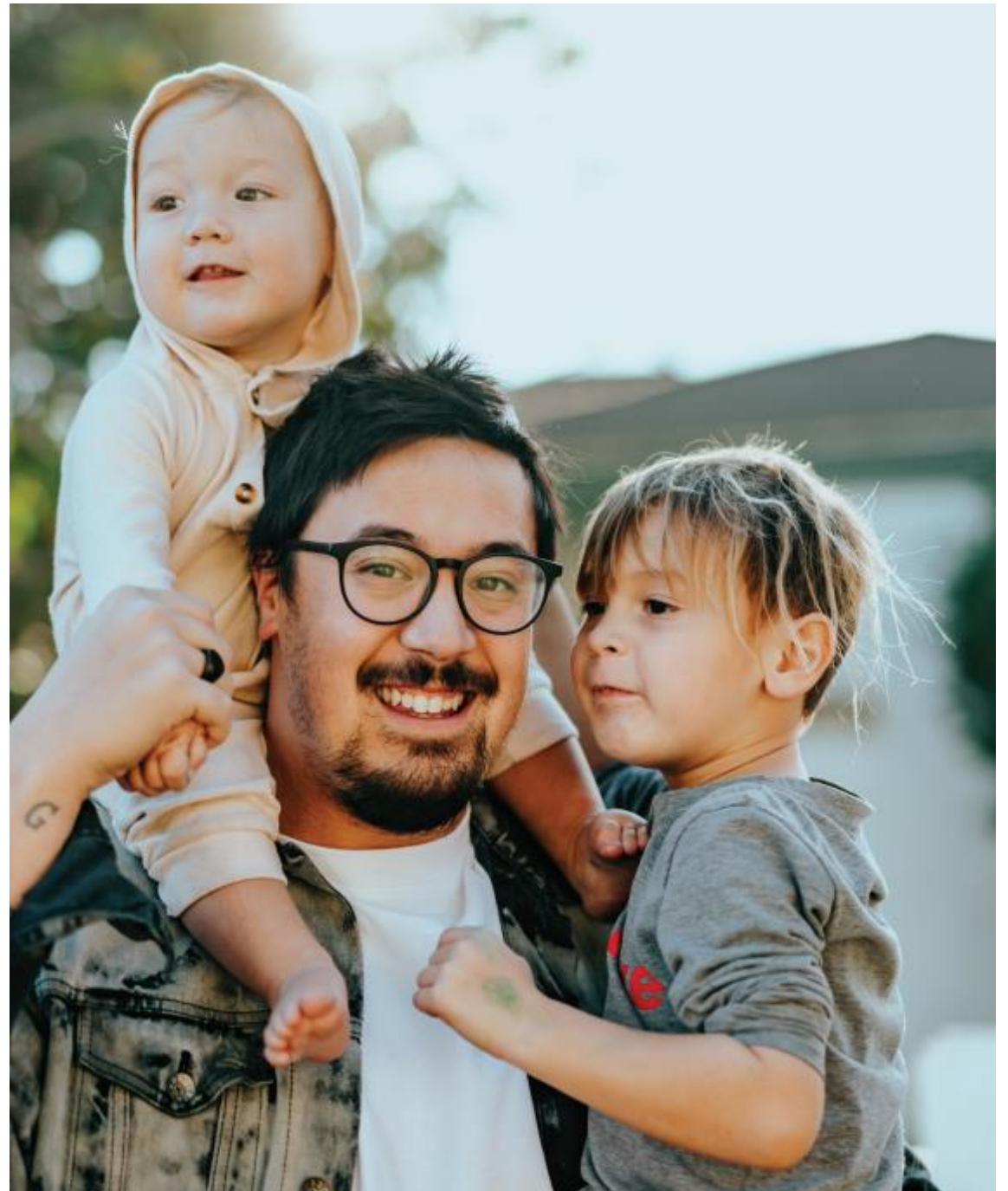
Measure A1 was financed through a tax, initially projected as \$9 per \$100,000 of assessed value for 20 years.



\$90/year of A1 tax on a \$1M home for 20 years

Housing Needs in Alameda County

Extra Slides



Alameda County Housing Wage
2023 = \$46.25 Per Hour

OUT_{of}REACH

THE HIGH COST OF HOUSING

CALIFORNIA

#1*

In **California**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,197**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,323** monthly or **\$87,877** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$42.25
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT CALIFORNIA:

STATE FACTS

Minimum Wage	\$15.50
Average Renter Wage	\$33.67
2-Bedroom Housing Wage	\$42.25
Number of Renter Households	5,882,339
Percent Renters	45%

109

Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom
Rental Home (at FMR)

88

Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom
Rental Home (at FMR)

2.7

Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.2

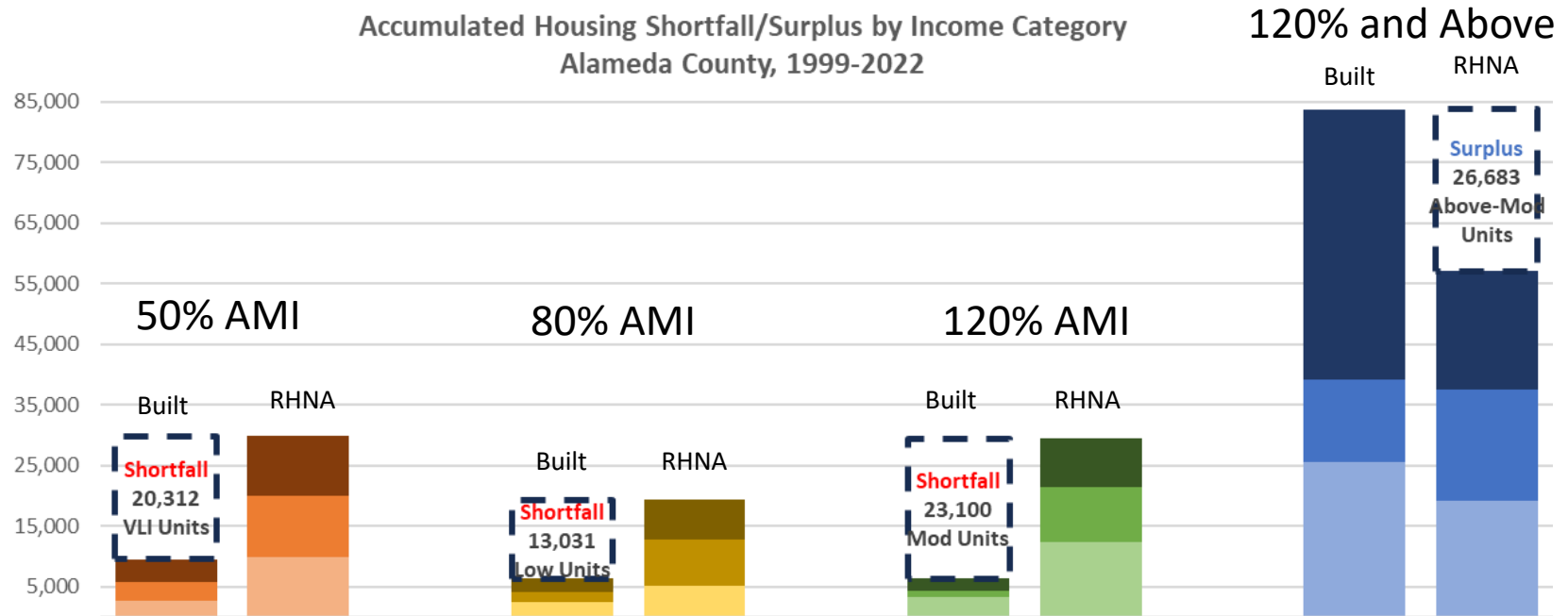
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

RHNA and Supply

The Regional Housing Needs Allocation (RHNA) reflects various income levels housing needs.

Alameda County has drastically underbuilt affordable and moderate housing to the detriment of overall market affordability since 2000.

Accumulated Housing Shortfall/Surplus by Income Category
Alameda County, 1999-2022

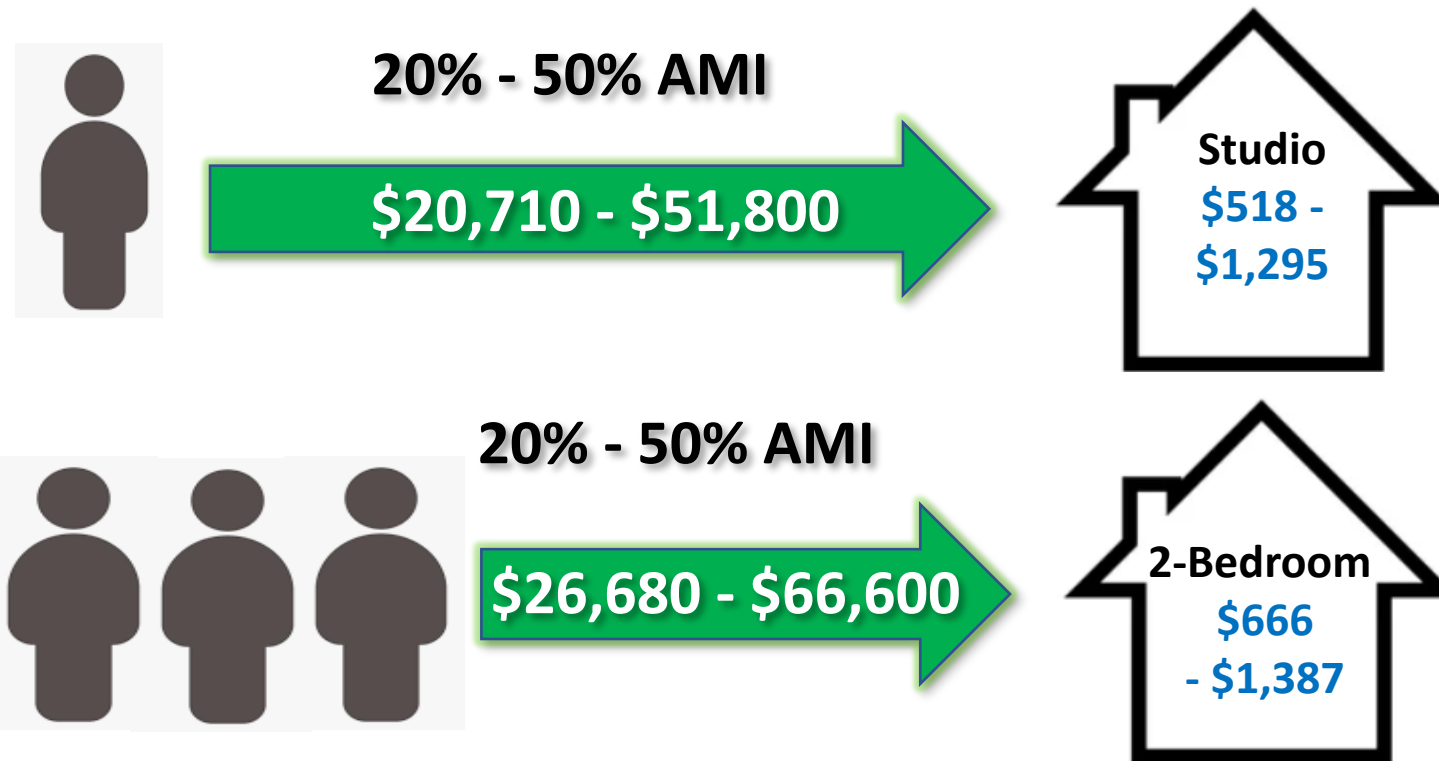


- Countywide – an accumulated a shortfall of more than 56,000 affordable or moderately priced units (rental and owner)
- Countywide – overproduction of above-moderate-cost housing
- Crucially, above-moderate-cost housing is not accessible to lower-income households

What is Affordable Housing?

- Area median income — or **AMI** — is a key metric in affordable housing.
- Published by Department of Housing and Urban Development (HUD).
- Key metric to determine eligibility for an affordable housing apartment.

Who Qualifies for an Affordable Housing Apartment?



What is Homeless Housing?

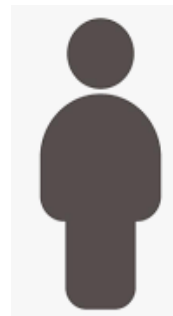
Permanent Supportive Housing requires both an operations subsidy and services funding to keep people stably housed.

Insufficient resources for ongoing operations costs (no new HUD Vouchers)

Some new Services funding (CalAim)

Cost of Operations & Services in Affordable Housing

Depending on the size of the building, the age of the building, and the number of units dedicated to high needs individuals, the cost of operations in housing is between \$900-\$1,600 per unit monthly



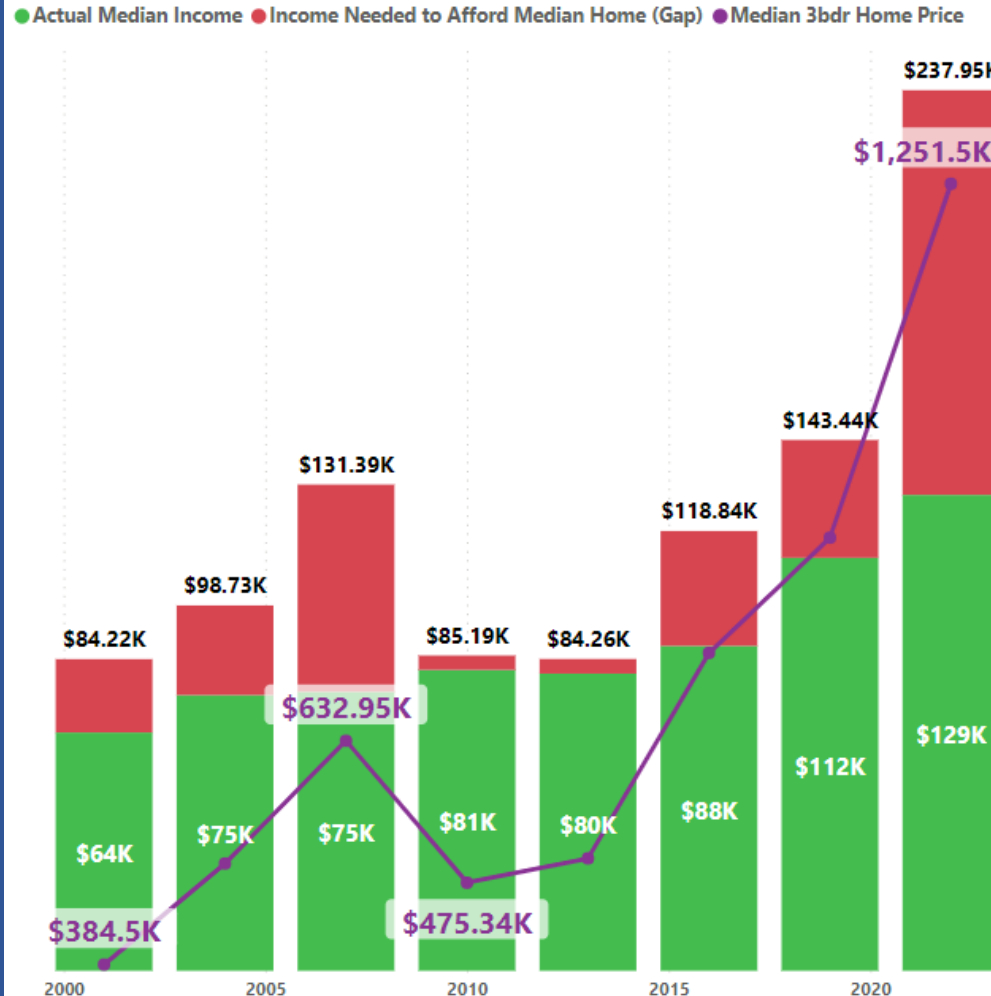
**SSI Income = \$914/mo or
10,948/ yr**

Available for rent = \$274



Current Housing Costs – Ownership Market

The nominal price for residential property has grown much faster, +300%, than nominal incomes, +200%, in Alameda County since 2000.

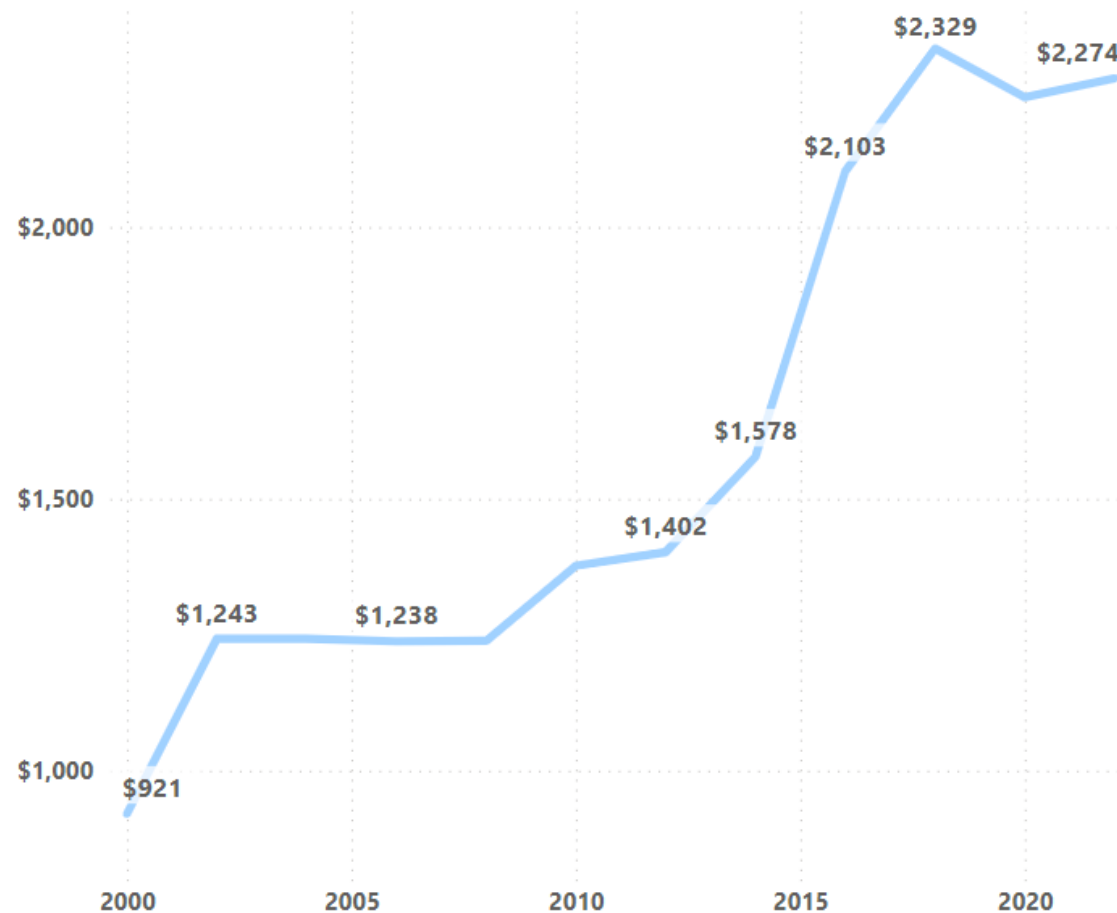


- In 2022, to afford the **median home** for sale, a household in Alameda County had to earn **185% of the County's median income**.
- This means **fewer than 25% of Alameda County households can compete** in the current property market.
- While this creates wealth for long term homeowners, it also creates difficulties affording maintenance and tremendous **pressure to sell, leading to displacement and neighborhood instability**.

Current Housing Costs – Rental Market

Nominal rental rates have increased more slowly (+242%) than sale prices, but this increase has greatly outpaced income growth for low-income Alamedans.

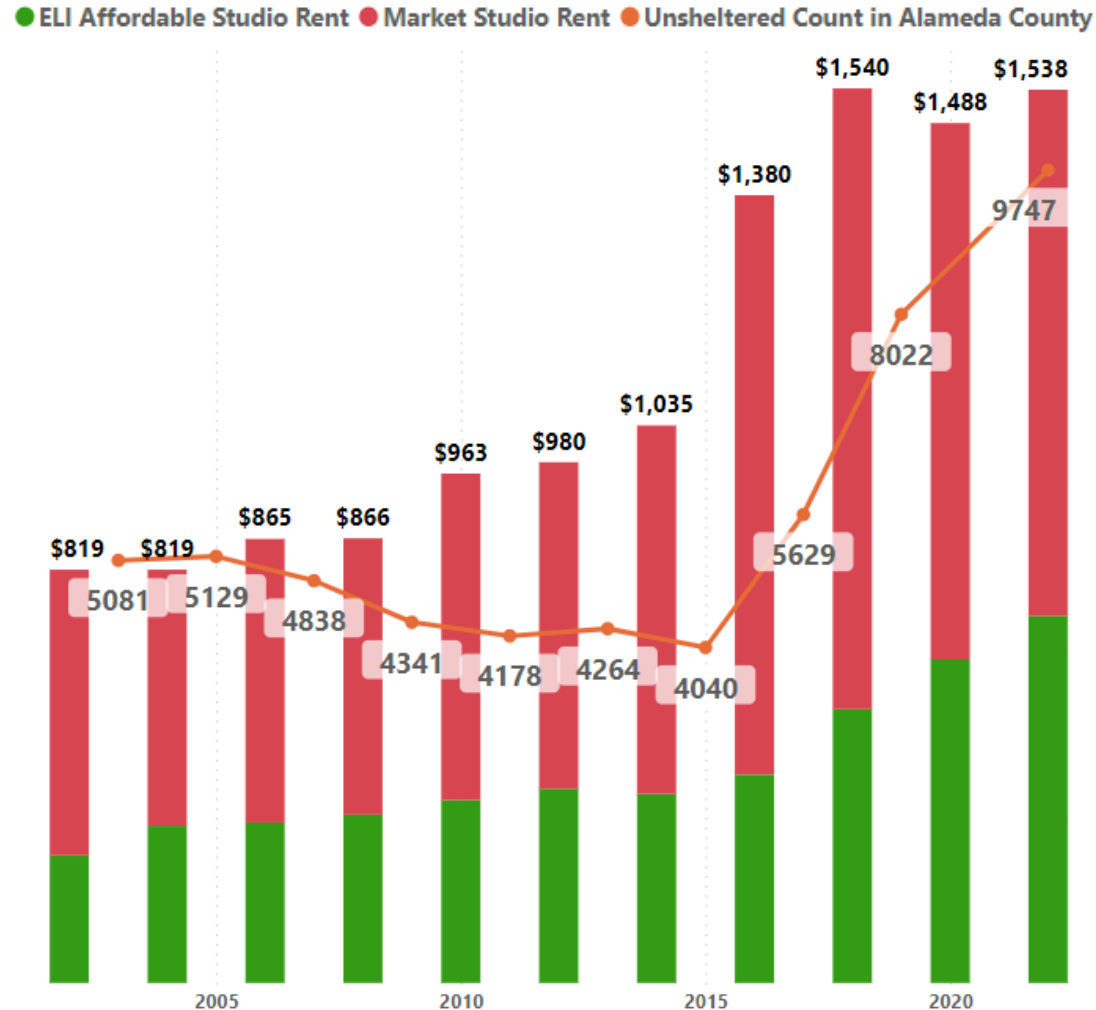
Monthly Rents Rates Since 2000



- In 2022, in order to afford the **median rent**, a household in Alameda County had to **earn 72% of the County's median income**.
- This means **150,000 Alameda County renter households would struggle** to afford their rent if they had to move today.
- In 2000, a low-income household could afford median rent.

Crisis Meets Economic Hardship – Homelessness

The housing crisis is felt most acutely by the nearly 10,000 County residents living without access to shelter, a population that has more than doubled in the past five years.



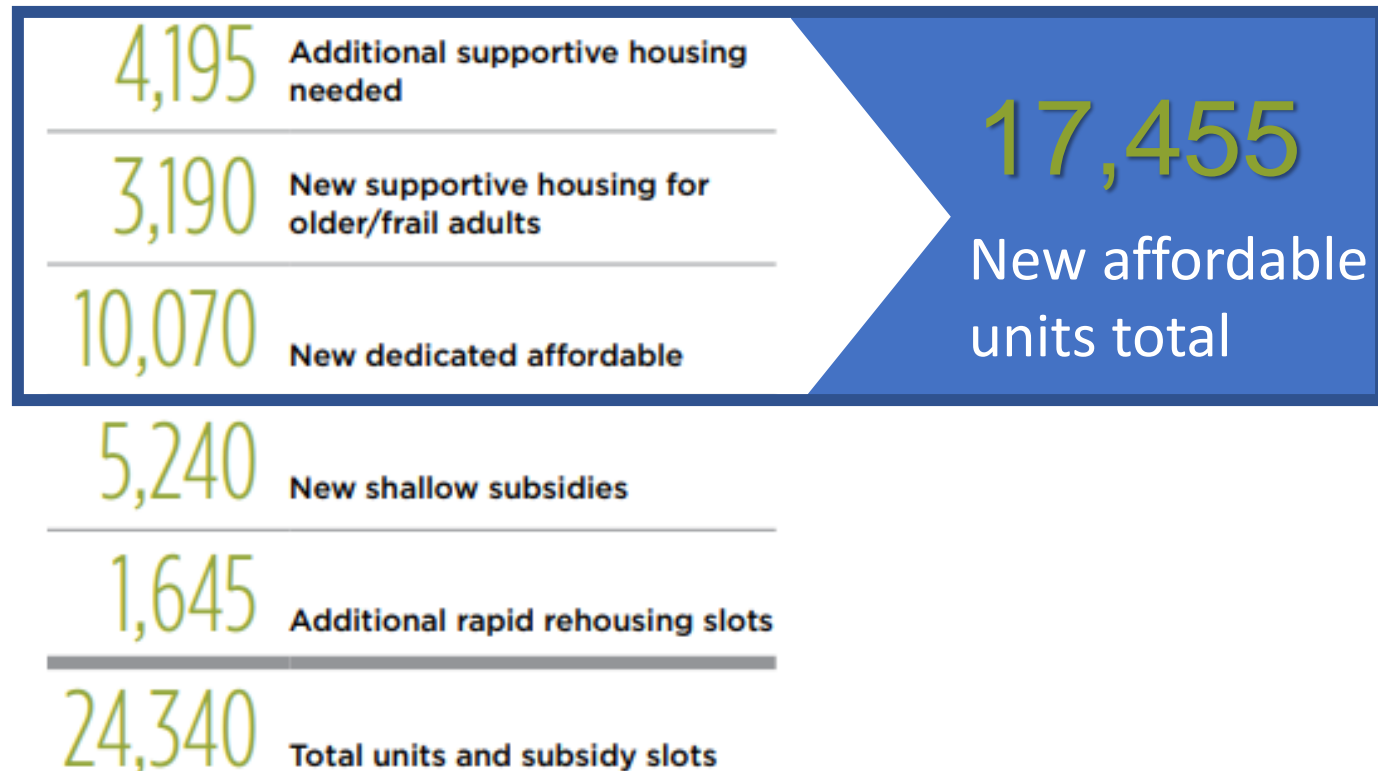
- As housing costs have increased so too has the county's population of homeless persons.
- Financial Distress, or economic hardship (including high housing costs) are cited as the #1 cause of an individual's homelessness.
- 82% of unsheltered persons in Alameda County paid for housing in Alameda County before becoming homeless.

Homelessness – Layered Program and Investments

- **Effective response requires:**
 - **Production** of housing for the vulnerable and unsheltered
 - **Protection** of vulnerable households from unfair, unsafe, or illegal practices
 - **Prevention** of homelessness during crisis events
- **This model requires one-time capital investments in facilities AND ongoing funding to support ongoing programs and support.**

Estimated number of housing solutions, by type, needed by 2026

Home Together Plan

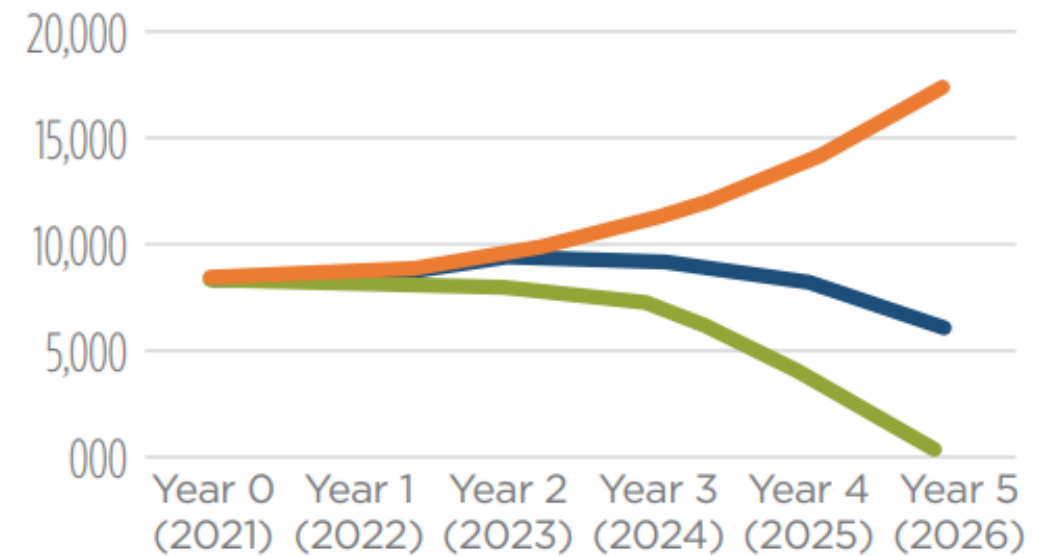


Homelessness – Additional Resources Needed

- Lack of funding is delaying or preventing critical investments.
- The majority of homelessness responses face are funded through non-recurring sources.
- There is currently no substantial recurring funding for producing affordable housing in Alameda County.

Impact of investment level on unmet need

Home Together Plan



- Current trajectory, current investments
- Reduction in newly homeless, current investments
- Reduction in newly homeless, increased investments