

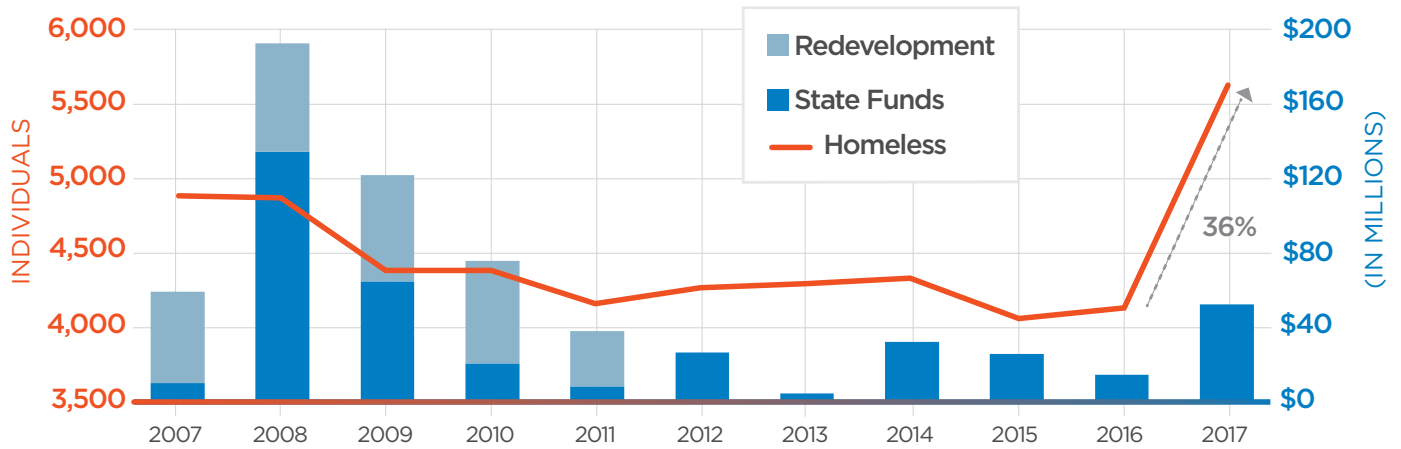
APRIL 2018

# Alameda County's Housing Emergency and Proposed Solutions

## KEY FINDINGS

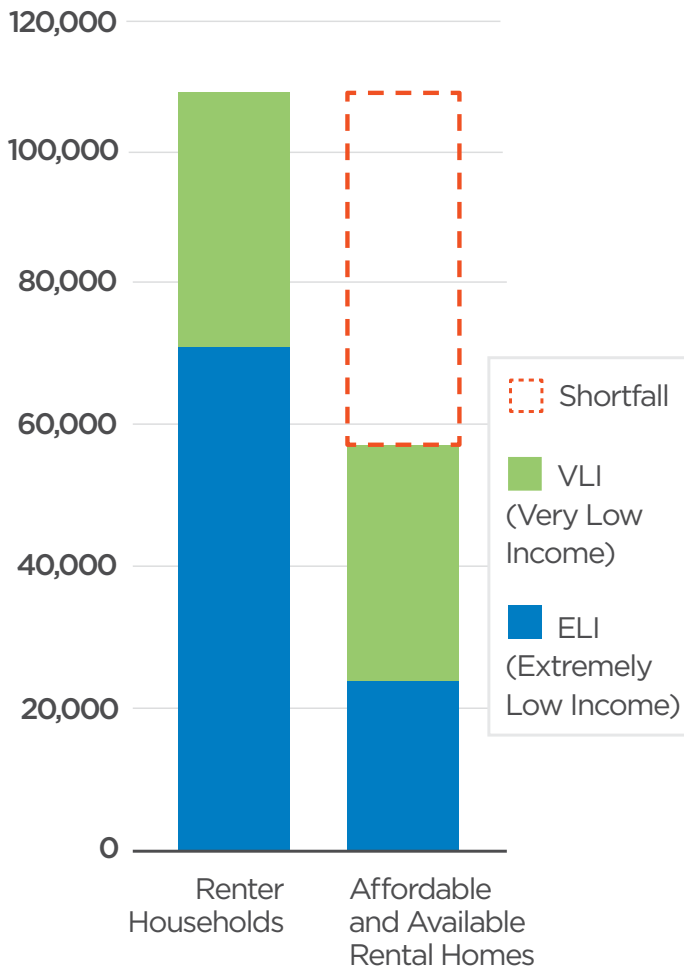
- The elimination of redevelopment in 2012 and exhaustion of state bond funding foreshadowed a 36% rise in homelessness from 2016 to 2017.
- Low Income Housing Tax Credit housing production in Alameda County declined 21% in 2017 in anticipation of federal tax reform.
- Renters in Alameda County need to earn \$48.71/hr - nearly 4 times local minimum wage - to afford the median monthly asking rent of \$2,553.
- Alameda County needs 53,691 more affordable rental homes to meet current demand.
- Alameda County's lowest-income renters spend 55% of income on rent, leaving little left for food, transportation, health care, and other essentials.
- When housing costs are considered, Alameda County's poverty rate rises from 11.3% to 17.1%.

## ELIMINATION OF REDEVELOPMENT & LOSS OF STATE BOND FUNDING FOR HOUSING FORESHADOWED A 36% RISE IN HOMELESSNESS IN 2016-17



Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities Reports; 2008-2009 and 2016-2017 annual HCD Financial Assistance Programs Reports. Housing and Urban Development (HUD) PIT and HIC Data Since 2007. Note fiscal years are indicated by second half of fiscal year (e.g. FY 2006-2007 is presented as 2007).

### ALAMEDA COUNTY NEEDS 53,691 MORE AFFORDABLE RENTAL HOMES



Source: NLIHC analysis of 2016 PUMS data.

### ALAMEDA COUNTY'S POVERTY RATE RISES TO 17.1% WHEN HIGH HOUSING COSTS ARE INCLUDED

Official Poverty Measure (OPM)

**11.3%**

Unadjusted for Housing Costs

California Poverty Measure (CPM)

**17.1%**

Adjusted for Housing Costs and Social Benefits

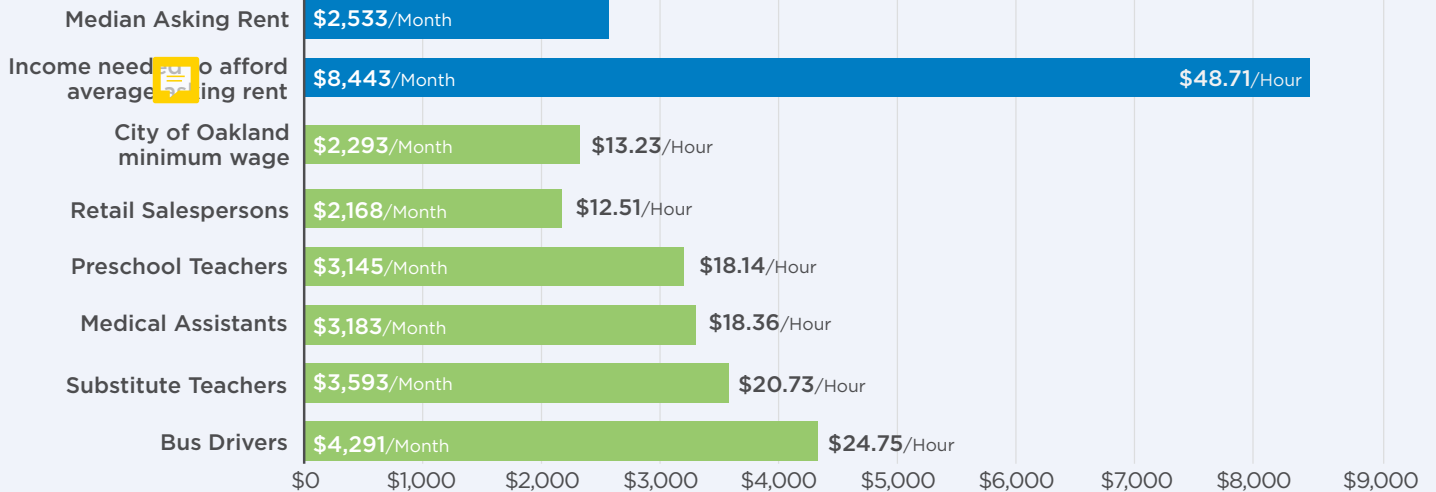
Source: Public Policy Institute of California (PPIC), California Poverty by County and Legislative District, 2013-2015.

### LOW INCOME HOUSING TAX CREDIT (LIHTC) PRODUCTION IN ALAMEDA COUNTY DECLINED 21% IN ANTICIPATION OF FEDERAL TAX REFORM

		State		
Type	2016	2017	Change %	
<b>New Construction</b>	9,285	7,407	-20%	
<b>Acquisition &amp; Rehab</b>	15,032	5,928	-61%	
<b>All</b>	24,317	13,335	-45%	
		Alameda County		
Type	2016	2017	Change %	
<b>New Construction</b>	785	645	-18%	
<b>Acquisition &amp; Rehab</b>	293	206	-30%	
<b>All</b>	1,078	851	-21%	

Source: CHPC analysis of 2016 and 2017 CA Tax Credit Allocation Committee (TCAC) data. Note the data does not include manager or market rate homes created through the LIHTC program.

## RENTERS NEED TO EARN 3.7 TIMES MINIMUM WAGE TO AFFORD MEDIAN ASKING RENTS

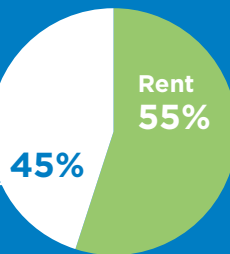


Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings in April 2018. CHPC analysis of Bureau of Labor Statistics Median Annual Wage Data for CA Occupations in 2017.

### WHAT DO ALAMEDA COUNTY'S RENTERS HAVE LEFT OVER AFTER PAYING RENT?

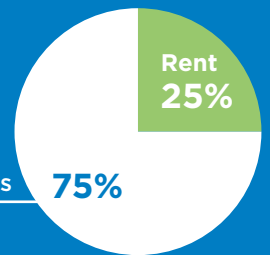
#### HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

Food, Transportation, Health Care, & Other Essentials



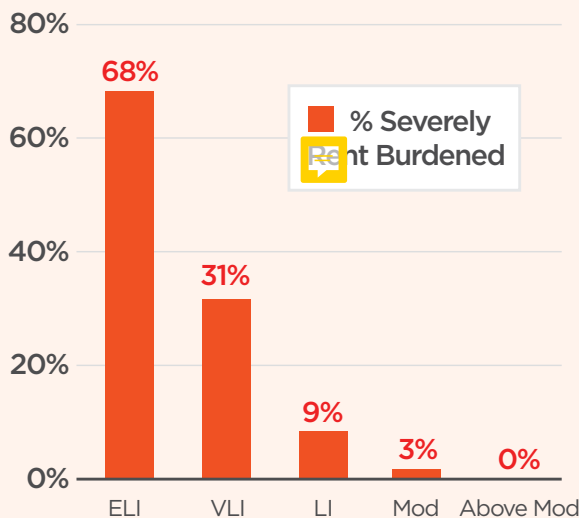
#### MEDIAN INCOME HOUSEHOLDS

Food, Transportation, Health Care, & Other Essentials



Source: NLIHC analysis of 2016 PUMS data.

### PERCENTAGE OF SEVERELY RENT BURDENED\* HOUSEHOLDS BY INCOME GROUP



Source: NLIHC analysis of 2016 PUMS data.

\*Severely rent burdened households spend more than 50% of their income towards rent.

### ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP NEARLY 30 YEARS AGO AS A PRIVATE NONPROFIT ORGANIZATION WITH A PUBLIC MISSION: TO MONITOR, PROTECT, AND AUGMENT THE SUPPLY OF HOMES AFFORDABLE TO LOWER-INCOME CALIFORNIANS AND TO PROVIDE LEADERSHIP ON AFFORDABLE HOUSING FINANCE AND POLICY. SINCE 1988, THE CALIFORNIA HOUSING PARTNERSHIP HAS ASSISTED NONPROFIT AND LOCAL GOVERNMENT HOUSING AGENCIES ACROSS THE STATE TO LEVERAGE MORE THAN \$14 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 70,000 AFFORDABLE HOMES.

# STATEWIDE POLICY RECOMMENDATIONS

**The California Housing Partnership calls on state leaders to take the following actions to provide relief to low-income families struggling with the high cost of housing:**

- » Immediately invest \$1 billion of the state's budget surplus to finance the development of permanently affordable rental housing and another \$1 billion for supportive housing for the homeless.
- » Bring back redevelopment funding for affordable housing and related infrastructure at an initial amount of \$1 billion annually.
- » Aggressively campaign for the passage of the \$4 billion Veterans and Affordable Housing Bond of 2018.
- » Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67% to 55%.

## LOCAL RECOMMENDATIONS FOR ALAMEDA COUNTY

- » Continue to allocate County Measure A1 housing bond funds and other local funds quickly and efficiently to maximize leveraging of state and federal funding for households most in need.
- » Encourage cities to use business taxes on rental property to fund the creation and preservation of affordable rental housing.
- » Protect existing affordable rental housing by limiting condo conversions and unhosted short-term rentals, and preventing the loss of single-room occupancy hotels.
- » Protect tenants from displacement by limiting annual rent increases and prohibiting eviction of renters without good cause.
- » Adopt or increase inclusionary housing requirements, housing impact fees, and commercial jobs/housing linkage fees.
- » Require the inclusion of affordable homes as a condition of rezoning, relaxing development standards, or reducing parking requirements.
- » Require that public land not needed for governmental use be made available for development of affordable housing.
- » Prioritize transportation funds to reward cities that are doing their fair share to provide affordable housing and prevent displacement.

**This report was produced by the California Housing Partnership.**

*Local policy recommendations provided by:*

East Bay Housing Organizations (EBHO)

Non-Profit Housing Association of Northern California (NPH)

For questions about Alameda County's housing need, contact:

Gloria Bruce, gloria@ebho.org; 510-663-3830 ext. 32

