

Alameda County Housing Needs *Information & Input Session*

Berkeley City Council

February 13, 2024

County-wide Housing Needs Assessment

<https://housingneedsac.org>



Alameda County Expenditure Plan – Community Input Process

- Engagement with the community from the beginning
- Community input informs program and investment plans
- **Building a Framework for Equitable Investment**



 **Housing Needs in Alameda County**
Building a Framework for Equitable Investment

INFORMATION & REPORTS IDENTIFYING COMMUNITY PRIORITIES TELL YOUR STORY TAKE THE SURVEY CALENDAR NEWS 🔍

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The Rising Cost of Housing in Alameda County

Report's Key Findings

Over 20 years:

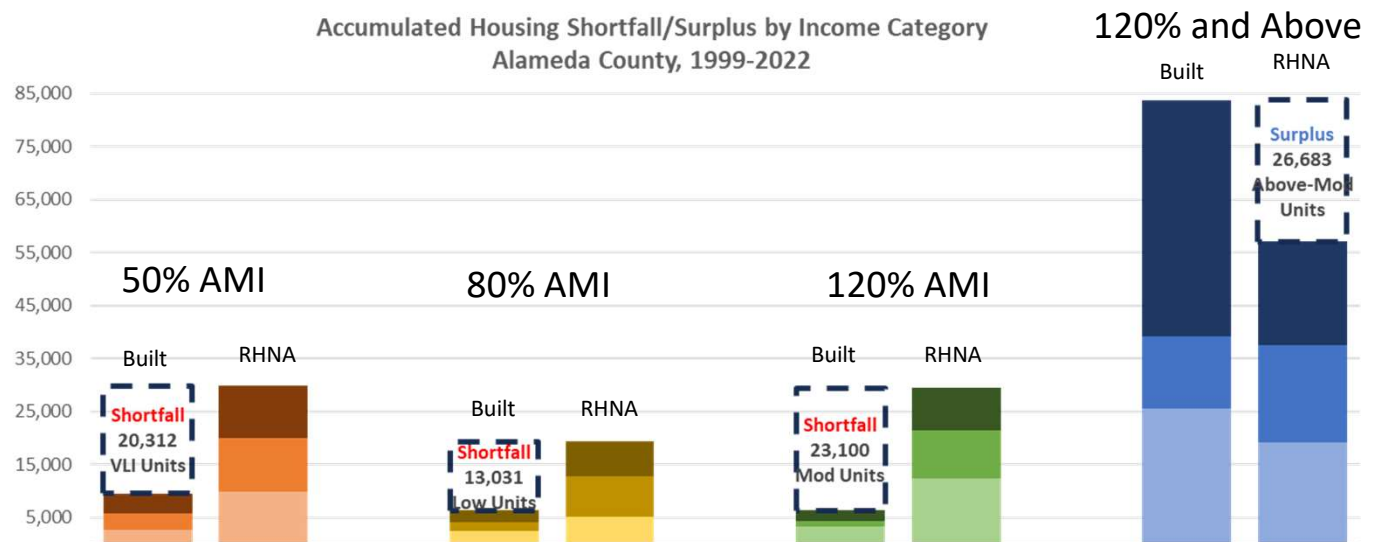
- County grew by 230k people
- Cities grew between 9-15%
- Growth of Higher Income Households (more than 120% AMI) and Extremely Low Income Households
- Drop in Households between 80-120% of AMI (Loss of Middle Class)
- New Housing Construction has fallen short of needs
- Housing Prices have exceeded increases in Income
- Renter Households at risk

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

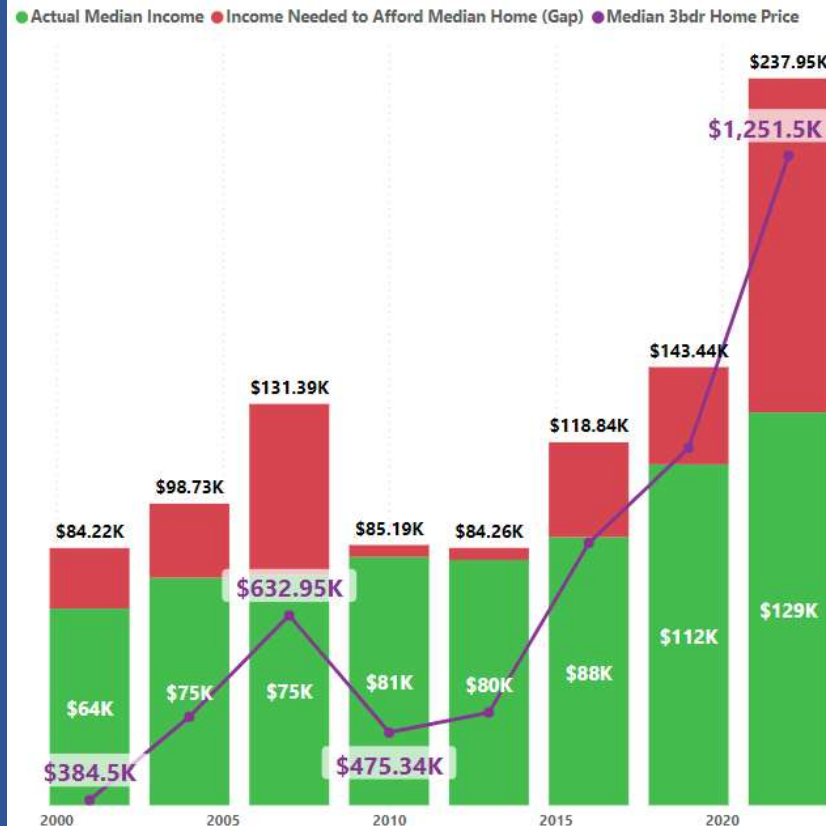
Accumulated Housing Shortfall/Surplus by Income Category
Alameda County, 1999-2022



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

Current Housing Costs – Ownership Market

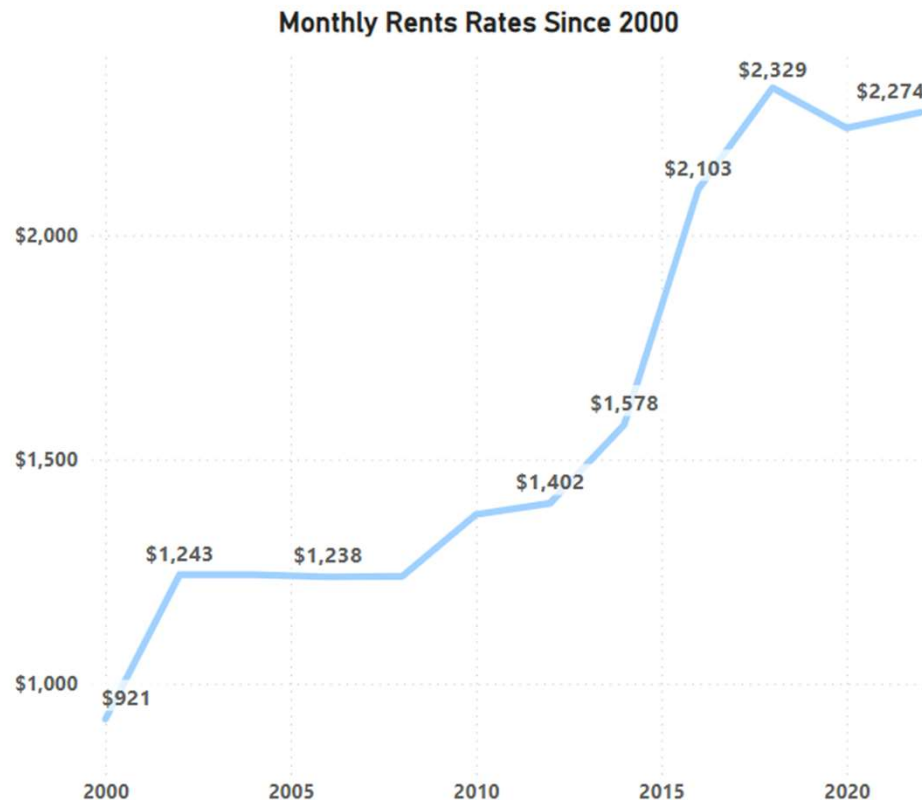
The nominal price for residential property has grown much faster, +300%, than nominal incomes, +200%, in Alameda County since 2000



- 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

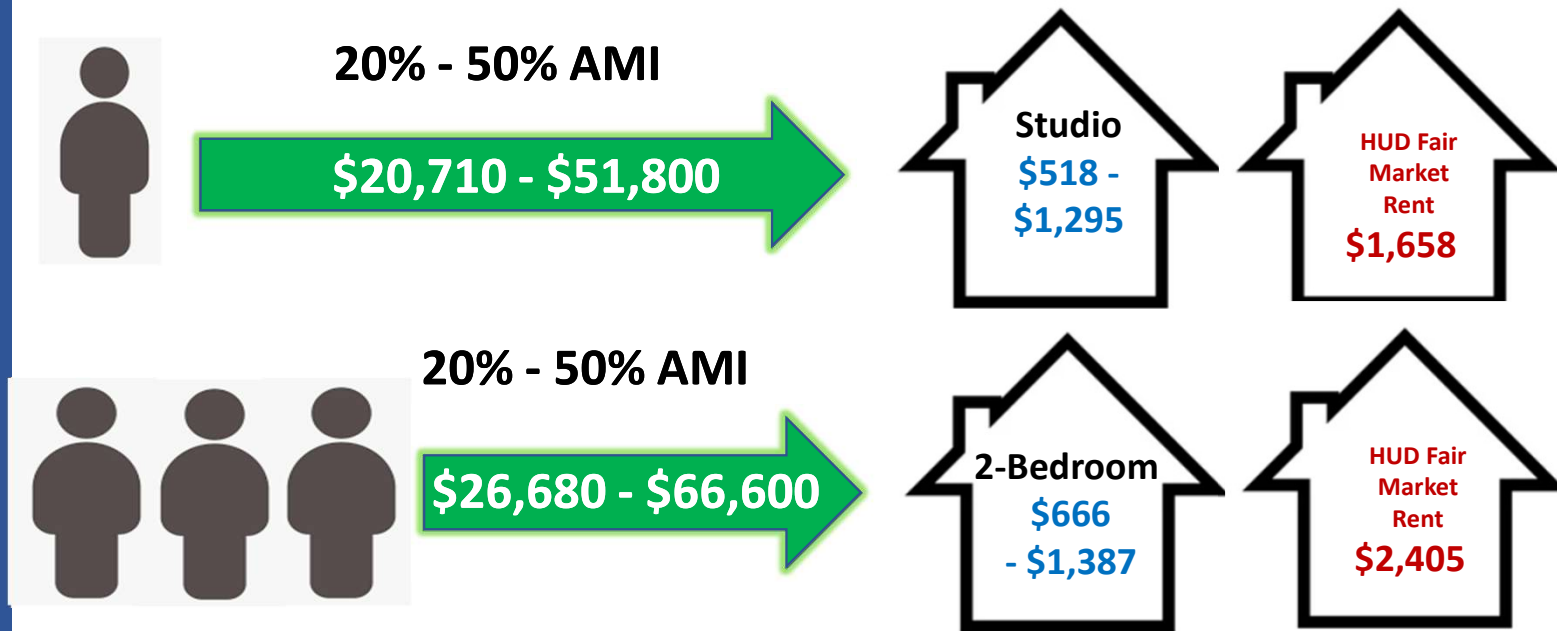


- In 2022, in order to afford the **median rent**, a household in Alameda County had to **earn 72% of the County's median income**.
- This means **150,000 Alameda County renter households would struggle** to afford their rent if they had to move today.
- In 2000, a low-income household could afford median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

What is Affordable Housing?

- Area median income — or **AMI** — is a key metric in affordable housing.
- Fair Market Rent – or FMR – is max \$ for Public Housing Authorities to pay Rental Property Owners
- Published by Department of Housing and Urban Development (HUD).

Who Qualifies for an Affordable Housing Apartment?



What is Homeless Housing?

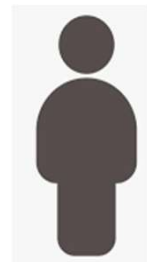
Permanent Supportive Housing requires both an operations subsidy and services funding to keep people stably housed.

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

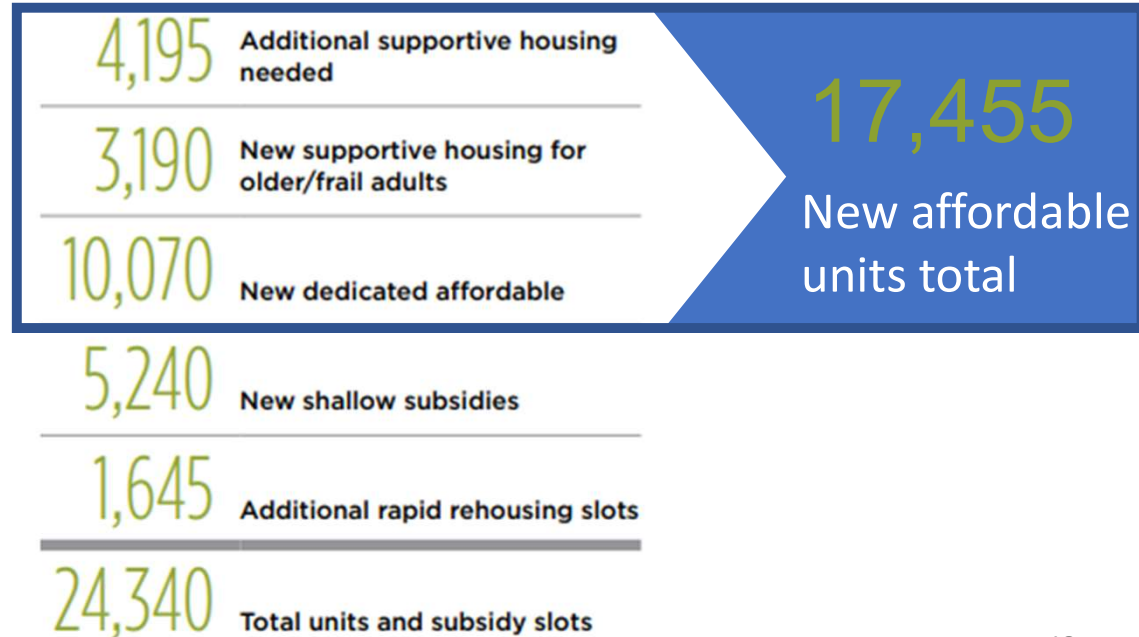


Homelessness – Layered Program and Investments

- **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

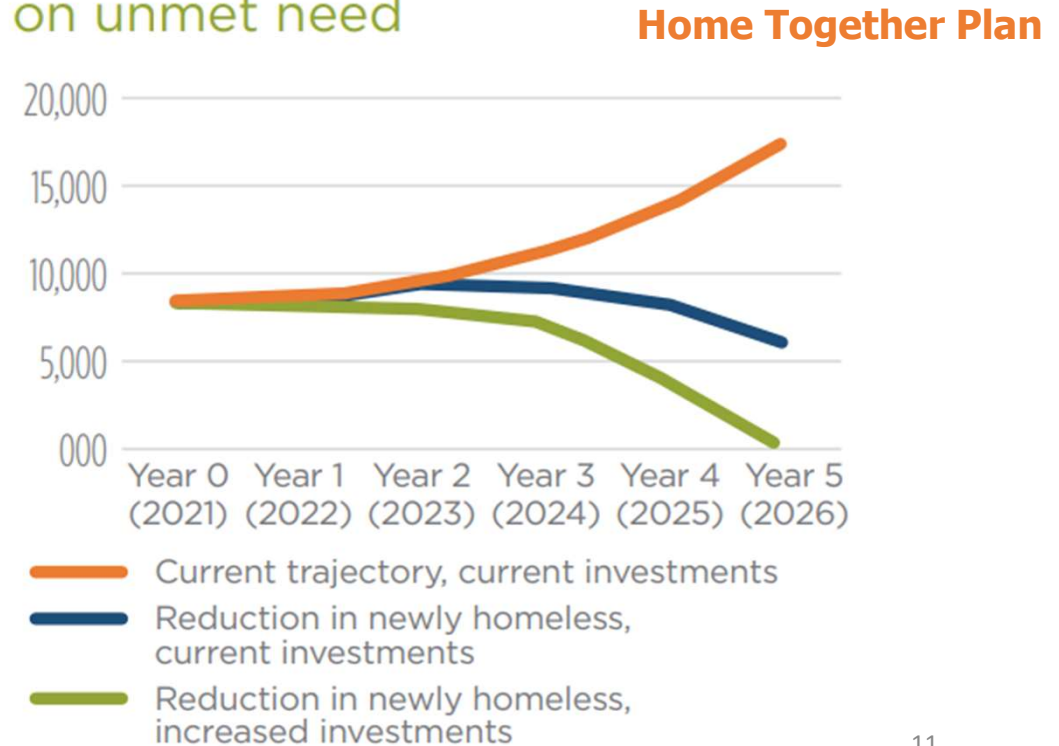
Home Together Plan



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



Funding at Scale: A Regional Funding Measure in 2024



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Photo Credit: 1) Eden Housing; 2) MidPen Housing, Craig Sherod; 3) Amie Holbrook



- \$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

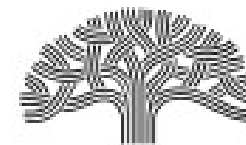
- Financed through a tax on real property (primarily real estate)
- Annual cost to taxpayers is \$10-20 (depending on bond size) per \$100,000 of assessed value for up to 30 years
- The owner of a home **assessed** at \$1 million would pay about \$100 a year

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



CITY OF OAKLAND

Production, Preservation, Protection & Flexible

Production



Preservation



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





Community Engagement October – January

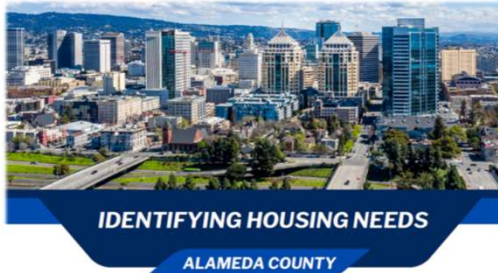
Seeking community feedback on housing needs and solutions

- Board of Supervisors held meetings in their Districts to hear from their constituents
- City Housing Staff Discussions
- Community Based Stakeholder meetings held with staff to hear from partners in the community

Community Involvement – Meeting Schedules

2023 COMMUNITY ENGAGEMENT MEETINGS

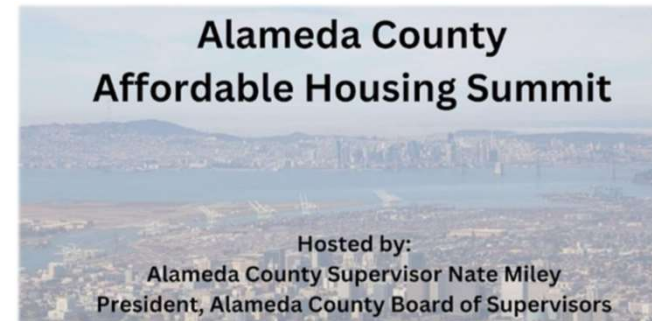
HELD



- 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**

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

2024 AFFORDABLE HOUSING SUMMITS



- January 18, 2024, 1:00pm
Vote on community priorities
- April 18, 2024, 1:00pm
Vote on framework for equitable investment
- 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 – shaping the programmatic response

Key takeaways HCD learned from the community

1. Address homeless
2. Create and preserve affordable housing
3. Stabilize families in crisis
4. House seniors and other high needs populations
5. Promote equity and prevent displacement
6. Creating wealth for disadvantaged households
7. Stimulate ADU Production
8. Expand developer pool and create new opportunities for BIPOC Developers
9. Investigate sustainable funding modes



Next Steps

- Finalize Housing Plan
- April Board Health Committee Review and Comment
- May/June Board of Supervisor Hearing
 - Feedback and adoption
- If Regional Bond passes – Expenditure Plan due by February 5, 2025

Questions?

Berkeley City Council

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Extra Slides