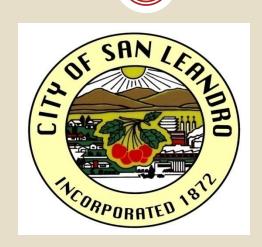
CA Department of Housing & Community Development Permanent Local Housing Allocation



COMMUNITY DEVELOPMENT DEPARTMENT HOUSING SERVICES DIVISION JULY 20TH, 2020

CITY COUNCIL GOALS

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- ➤ Maintain and enhance the City's infrastructure
 - Housing affordable low-income households
- > Support and implement programs...that enhance the quality of life and wellness, celebrates the arts and diversity and promotes civic pride

FUNDING FOR AFFORDABLE HOUSING



Existing

- City Affordable Housing Trust Funds
- Former Redevelopment Housing Set-Aside Funds/Successor Agency
- Federal HOME/CDBG Funds
- Alameda County Measure A-1

New – for consideration tonight

CA Department of Housing and Community Development –
 Permanent Location Housing Allocation

2017 SENATE BILL 2: BUILDING HOMES and JOBS ACT

- ➤ Adopted by CA Legislature in September 2017
- Established a \$75 recording fee on real estate documents where use of funds is dedicated to increase the supply of affordable housing
- > Year-1 Funds "SB2 Planning Grants" \$310,000
 - City hired Miller Planning Associates with support of Urban Field Studio and Lexington Planning that are developing Multi-Family Development Standards presented at July 6, 2020 City Council meeting
- > Year-2 Funds and beyond "Permanent Local Housing Allocation"

PERMANENT LOCAL HOUSING ALLOCATION



- Administered by CA Department of Housing and Community Development
- Permanent Annual Allocation Cities and Counties to increase affordable housing supply
- ➤ Annual Grants calculated using the CDBG entitlement jurisdiction formula
- > City of San Leandro's allocation is estimated to be \$350,000/year with \$2.1 million expected over a 5-year period

PERMANENT LOCAL HOUSING ALLOCATION



- > Program Requirement: PLHA Five-Year Plan
 - > Otherwise known as "302(c)(4) Plan" based on statue in law
 - Requires Public Hearing and Public Notice/Review Period
 - Detail of City's planned use of funds

PERMANENT LOCAL HOUSING ALLOCATION: FIVE-YEAR PLAN

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- > Funds to be used for Multi-Family Affordable Housing Development Activities:
 - > Pre-development
 - Development
 - Acquisition & Rehabilitation of Existing (un-regulated)
 Apartments
 - Preservation of Existing (regulated) Apartments
- > Housing must be Affordable to following households:
 - Extremely Low-Income (ELI <30% AMI)</p>
 - Very Low-Income (30-50% AMI)
 - Low-Income (50-80% AMI)

PERMANENT LOCAL HOUSING ALLOCATION: FIVE-YEAR PLAN (Con't)

- > Staff to issue a RFQ in late 2020 for Non-profit Developers to find affordable housing sites and to be awarded City affordable housing funds
- ➤ RFQ will use Alameda County A-1 Rental Housing Development Fund Criteria for developer:
 - Maximize leverage of funds to produce largest number of housing units
 - Select feasible projects that can compete well for State/Federal funding
 - Fund projects at a level to ensure viability of the life of the regulatory period
 - Project must use A-1 and PLHA funds to fill a gap and not supplant other affordable housing development funding available

ALAMEDA COUNTY MEASURE A-1 FUNDING UPDATE

- Original Base City Allocation from A-1 to City: \$11,907,775
- ➤ Eligible A-1 Affordable Rental Housing Activities (includes supportive/special needs housing):
 - new construction,
 - > acquisition,
 - acquisition/rehabilitation
 - Emergency/transitional housing, but A-1 may not be used related supportive services.
- Target populations:
 - lower income households
 - > seniors
 - > families
 - homeless person
 - persons with disabilities

ALAMEDA COUNTY MEASURE A-1 FUNDING UPDATE

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- ➤ Base City Allocation: \$11,907,775
- Projects Funded to Date:
 - La Vereda (Base City \$1,700,000)
 - Phase 2 of BART TOD Project
 - > 85 Senior Housing Units
 - Parrot Street Apartments (Base City \$4,000,000)
 - > BART TOD Project
 - > 62 Multi-family Housing Units
- ➤ Base City Allocation Remaining: \$5,016,998
 - Note that there is \$1,190,778 held by Alameda County for the Bond Issuance administrative costs
- ➤ Encumbrance Deadline for remaining City Allocation:
 - December 31, 2021

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Questions & Comments