



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: September 6, 2016

TO: Carolyn Lehr, City Manager

FROM: Charles S. Bryant, Community Development Director

SUBJECT: Resolution Of The City Council Of The City Of Emeryville Authorizing The Mayor To Sign A Letter Supporting The 2016 Alameda County Affordable Housing Bond

REQUESTED ACTION

Staff requests that the City Council consider adopting the attached resolution authorizing the Mayor to sign a letter supporting the 2016 Alameda County Affordable Housing Bond.

BACKGROUND

There is growing recognition that a housing crisis exists in the Bay Area. The costs for both rental and for-sale housing in Emeryville and the rest of Alameda County have risen substantially in recent years, causing displacement and difficulty finding housing for people at all income levels. Extremely low and low-income households are hit the hardest by the housing crisis. The inability to find affordable housing is also fueling a homelessness crisis and making it difficult to house people experiencing homelessness.

Affordable housing is a critical resource that provides a stable, safe environment for members of the local workforce as well as seniors, people with disabilities, and others on fixed incomes.

The Regional Housing Needs Allocation (RHNA) process completed by the Association of Bay Area Governments in 2013 assigned Emeryville a share of the regional housing need of 1,498 units, including 211 units affordable to low income households and 276 units affordable to very low income households.

In the spring of 2016, the Alameda County Board of Supervisors held a series of work sessions and public stakeholder meetings for the purpose of developing an affordable housing bond. On June 28, 2016, the Board of Supervisors took the necessary actions to place the bond measure on the November 2016 ballot for consideration by the Alameda County voters.

DISCUSSION

The goal of the bond is to create and protect affordable housing options for people who need it most in Alameda County: seniors, veterans, people with disabilities, and many in the workforce who deliver essential services, including teachers, electricians, plumbers, emergency medical technician workers and others who cannot find affordable housing close to where they work in Alameda County. The proposed measure would generate \$580 million countywide for affordable housing, including \$460 million for rental housing programs and \$120 million for homeowner programs, as described in more detail below.

Homeowner Programs:

- Down Payment Assistance Loan Program (\$50 million) GOAL: to assist middle-income working families to purchase homes and stay in Alameda County.
- Homeowner Housing Development Program (\$25 million) GOAL: to assist in the development of housing, improve the long-term affordability of housing for low-income households, and help first-time homebuyers stay in the county.
- Housing Preservation Loan Program (\$45 million) GOAL: to help seniors, people with disabilities, and other low-income homeowners to remain safely in their homes. Provide small loans to pay for accessibility improvements, such as ramps, widened doorways, and grab bars. The program would provide rehabilitation loans for deferred maintenance such as roofs, plumbing, and electrical systems to seniors, people with disabilities and low-income households at 80% of area median income.

Rental Housing Programs:

- Rental Housing Development Fund (\$425 million) GOAL: to create and preserve affordable rental housing for vulnerable populations, including lower-income workforce housing.
- Innovation and Opportunity Fund (\$35 million) GOAL: to respond quickly to capture opportunities that arise in the market to preserve and expand affordable rental housing and/or prevent tenant displacement.

Under the rental housing programs, approximately \$2.8 million is estimated to be available for Emeryville projects, with another \$89 million available through a regional pool for projects in Emeryville, Piedmont, Oakland, Berkeley, and/or Albany.

The bond measure would provide an important new resource for developing affordable rental housing and providing affordable homeownership opportunities in Emeryville, and

would assist the City in meeting its RHNA goals and the achievement of numerous policies and goals as set forth in the General Plan.

FISCAL IMPACT

Approval of this resolution will not result in a fiscal impact to the City.

PREPARED BY: Catherine J. Firpo, Housing Coordinator

REVIEWED BY: Chadrick Smalley, Economic Development and Housing Manager

**APPROVED AND FORWARDED TO THE
CITY COUNCIL OF THE CITY OF EMERYVILLE:**



Carolyn Lehr, City Manager

Attachments:

1. Resolution, including Exhibit A: Letter of Support
2. Housing Bond Fact Sheet