

# CSAC Central Coast & Central Valley Regional Meeting: How Counties Can Find Solutions to Housing Affordability

Presented by: Jane Royer Barr



# Our Mission

The mission of Eden Housing is to build and maintain **high-quality, well-managed, service-enhanced** affordable housing communities that meet the needs of lower income families, seniors and persons with disabilities.



# Eden Housing

- CA's oldest nonprofit affordable housing developer - started in 1968
- 11,199 affordable units / 162 properties  
(developed and/or owned and managed)
- Family, Senior, Disabled, Veterans, Supportive Housing
- Property Management
- Resident Services
  - Families: Resources/education, after school, technology, community building, 'green'
  - Seniors, Disabled, Veterans: One-on-one support, resources, education, technology



# How The Money Works

## PAY NOW

- Market Driven Public Programs: Tax Credits, Tax Exempt Bonds
- Deferred Soft/Subordinate Debt: Local, State and Federal Deferred Loans\*
- MAKE YOUR PARTNER PAY: Inclusionary Requirements - free land, subsidy contributions

## PAY LATER

- Operating Subsidy for Tenants- Section 8,
- Operating Subsidy for Projects - Project Based Section 8
- Direct Operating Subsidy, Sinking Funds for deficits

## PAY WITH AN OFFSETTING BENEFIT

- Social Impact Bonds
- Health Care Investment
- Green and Sustainability (Cap & Trade/PG&E Retrofit Funding/Fannie Mae Green Loan)
- Teacher Housing

## PAY WITH OTHER PEOPLE'S MONEY (Private Equity)

- Friends and Family Fund
- New Affordable Equity Funds - Housing Partnership Equity Trust

# Public Money, Public Land, Partners Money: Alta Mira Family and Senior | Hayward, CA



EDEN  
HOUSING

# Inclusionary Housing: Emerald Vista | Dublin, CA



# Veterans Housing: Valor Crossing | Dublin, CA



# Health Care: Cottonwood Place | Fremont, CA





# Sustainability: Eden Lodge | San Leandro, CA



# Pay with Other People's Money: Savannah at Southport | Sacramento, CA



# Cap and Trade Funding: Miraflores Apartments | Richmond, CA



# How The Money Works

- Federal:
  - State Community Development Block Grant (CDBG) awarded to a jurisdiction which is limited to infrastructure on new construction projects
  - HOME program/project funds awarded to a jurisdiction (new construction and acquisition/rehab)
  - Tax Credits (awarded through the State)

# How The Money Works

- State

These resources include Housing and Community Development (HCD) programs awarded to affordable housing developers such as:

- Ongoing Programs

- HOME funds - Direct entitlement
- Affordable Housing and Sustainable Communities (AHSC)
- Veterans Housing and Homeless Prevention (VHHP)
- Emergency Solutions Grant Program (ESG)

# How The Money Works

- State continued
- SB2 -Building Jobs and Homes Act (Dedicated Source)
  - CA Emergency Solutions and Housing (CESH)
  - Local (Year 2) – direct if entitlement jurisdiction or through a competitive process
  - Planning Grants
  - Farmworker set aside

# How The Money Works

- State continued
- No Place Like Home (Prop 2)
  - NPLH - competitive
  - NPLH - non-competitive

# How The Money Works

- State continued
- SB3 Veterans and Affordable Housing Bond Act (Prop 1)
  - Multifamily Housing Program (MHP)
  - CalHOME
  - Joe Serna, Jr. Farmworker Program (Serna)
  - Local Housing Trust Fund (LHTF)
  - Infill Infrastructure Grant Program (IIG)
  - Transit Oriented Development Housing Program (TOD)



# How The Money Works

- State continued
- Other
  - CalHOME (Disaster)
  - Multifamily Housing Program – Supportive (MHP)
  - Housing for a Healthy California Program (HHC)
  - Mobilehome Park Resident Ownership Program (MPROP)
  - National Housing Trust Fund Program

# How The Money Works

- Local Funding

- Jurisdictional: These resources can include free land or land leased at a nominal fee; funds from Inclusionary Housing In Lieu fees, commercial linkage fees, general funds or other sources created through local bonds or sale taxes; streamlining of the entitlement and/or building permit process and priority processing; reductions or delays in collecting impact and/or building permit fees.
- Housing Authority: This resource is the allocation of Project- Based HUD Vouchers awarded by a local Housing Authority.

# How The Money Works

- Other Sources
  - Non-profits
  - Foundations
  - Other agencies such as the Federal Home Loan Bank's Affordable Housing Program (AHP).

# How does Affordable Housing Really Get Built?

- Key Ingredients

- Land

- Surplus Governmental land (County, City, Schools, Metro, CalTrans, etc.)

- Reincarnate redevelopment so not dependent upon short term benefits of bonds (need permanent source of funding that exceeds SB2 which is about 1/5 of RDA funding)

- Partnerships

- Local Funds and/or Assistance

# Proposed New State Legislation

- Estimate of 200 bills being put forth now
- Six to support:
  - AB 1486 (Ting): Creates more affordable homes by clarifying and strengthening key provisions of the Surplus Land Act
  - SB 50 (Weiner): Creates more housing near transit, increases affordable housing opportunities in historically exclusionary communities, and provides critical tenant protections
  - **ACA 1: Supports local communities' ability to secure local affordable housing investments by lowering the vote approval threshold to 55% on affordable housing revenue measures (requires 2/3 vote)**
  - SCA 1: Repeals Article 34 which requires that cities can't develop, construct, or acquire any low income housing without a majority vote of tax payers (requires 2/3 vote)
  - **AB 10 (Chiu): Creates more affordable homes by expanding the state's low-income housing tax credit**
  - **SB 9 (Beall): Increases the state's ability to create more affordable homes through increasing the value of the state low-income housing tax credit by removing the sunset on certification**

# How To Support Housing

- Get Educated

- Use local resources such as affordable housing developers to host special study sessions and/or community meetings

- Contact:

Non-Profit Housing Association of Northern California (NPH)

369 Pine Street, Suite 350, San Francisco CA 94104

415-989-8160 [www.nonprohousing.org](http://www.nonprohousing.org)

- Lobby

# Questions?

Contact me at

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