KEY FINDINGS

» Cuts in annual federal and state funding, including elimination of Redevelopment, have reduced Alameda County’s investment in affordable housing production and preservation by more than $105 million annually since 2008, a 68% reduction.

» Median rent in Alameda County has increased 19% since 2000 while median renter household income has declined 4%, when adjusted for inflation.

» Renters need to earn 3.5 times local minimum wage to afford the average monthly asking rent of $2,264.

» Alameda County’s lowest income renters spend 58% of income on rent, leaving little left for food, transportation, health expenses, and other needs.

» When housing costs are considered, Alameda County’s poverty rate rises to 17.6%.

» Alameda County needs 60,911 more affordable rental homes to meet the needs of its lowest income renters.

ALAMEDA COUNTY NEEDS 60,911 MORE AFFORDABLE RENTAL HOMES

ALAMEDA COUNTY’S POVERTY RATE RISES TO 17.6% WHEN HIGH HOUSING COSTS ARE INCLUDED

Official Poverty Measure (OPM) 12.4%
Unadjusted for Housing Costs

California Poverty Measure (CPM) 17.6%
Adjusted for Housing Costs and Social Benefits


Source: NLIHC analysis of 2014 PUMS data.
ALAMEDA COUNTY’S INFLATION-ADJUSTED MEDIAN RENT INCREASED 19% WHILE MEDIAN RENTER INCOME DECLINED 4% FROM 2000 TO 2014

Source: CHPC analysis of 2000-2014 Census and ACS data. Median renter income and rent from 2001-2004 and 2015-2016 are estimated trends. Median rent and median renter income are inflation adjusted to 2014 dollars.

ALAMEDA COUNTY LOST 68% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2014-15

What do renters in Alameda County have left after paying rent?

Households earning half of median income or less

<table>
<thead>
<tr>
<th>Headline</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent Burdened</td>
<td>Rent</td>
</tr>
<tr>
<td>58%</td>
<td>42%</td>
</tr>
</tbody>
</table>

Food, Transportation, Health Care, & Other Needs

Median income household

<table>
<thead>
<tr>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
</tr>
<tr>
<td>23%</td>
</tr>
</tbody>
</table>

Source: NLIHC analysis of 2014 PUMS data.

Percentage of severely burdened households by income group

<table>
<thead>
<tr>
<th>Income Group</th>
<th>% Severely Rent Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELI</td>
<td>73%</td>
</tr>
<tr>
<td>VLI</td>
<td>29%</td>
</tr>
<tr>
<td>LI</td>
<td>6%</td>
</tr>
<tr>
<td>MOD</td>
<td>0.3%</td>
</tr>
<tr>
<td>Above MOD</td>
<td>0%</td>
</tr>
</tbody>
</table>

Source: NLIHC analysis of 2014 PUMS data.

About CHPC

The state created the California Housing Partnership more than 25 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 more than 100 nonprofit and local government housing organizations leverage more than $8 billion in private and public financing to create and preserve 30,000 affordable homes.
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:

» Invest at least $1 billion from the state’s General Fund surplus into established state programs prioritizing the lowest-income households.

» Expand the California Low Income Housing Tax Credit. (AB 2817)

» Improve the value of the California LIHTC by up to 40% at no cost to the state. (SB 873)

» Give state voters the opportunity to approve a new housing bond similar to SB 879.

» Authorize local governments to use tax increment financing for locally approved affordable housing benefit districts and to issue bonds. (AB 2031)

» Reaffirm cities’ authority to require the inclusion of a percentage of homes affordable to low- and moderate-income households in new rental housing development. (AB 2502)

» Streamline local approvals including environmental review for 100% affordable housing developments consistent with local plans and zoning.

» Create an ongoing, predictable revenue source of at least $500 million annually for the production and preservation of homes affordable to lower-income households.

Pass a Countywide Housing Bond to fund the production and preservation of rental homes affordable to lower-income families, seniors, and the homeless, as well as to fund homeownership and innovative approaches to addressing the region’s housing needs.

Link transportation investments to effective local affordable housing anti-displacement policies.

Advocate for increases to Section 8 voucher rents and invest in local rent studies and outreach to landlords so that more local renters can afford to stay in Alameda County.

Link local investments in health care to affordable housing and services that improve health outcomes for lower-income households.

Create financial incentives to encourage all cities to provide their fair share of housing.

Adopt or strengthen regulations to limit rent increases to reasonable cost of living adjustments.

Adopt or strengthen laws to prevent evictions without justification.

Adopt or strengthen regulations limiting conversion of rental housing to condominiums to reduce displacement.

Adopt or increase impact fees, inclusionary zoning requirements, and commercial linkage fees.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:
Non-Profit Housing Association of Northern California (NPH)
East Bay Housing Organizations (EBHO)

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