• Cuts in Federal and State funding have reduced investment in affordable housing in Alameda County by nearly $124 million annually since 2008, an 80% reduction.

• 72% of ELI households are paying more than half of their income on housing costs compared to just 1% of moderate income households.

• Alameda County needs 52,591 more affordable rental homes to meet current demand.

• Low Income Housing Tax Credit production and preservation in Alameda County increased by 67% overall from 2016 while State production and preservation decreased 23%.

• Renters in Alameda County need to earn $49.90 per hour - more than 3 times the local minimum wage - to afford the median monthly asking rent of $2,595.
ALAMEDA COUNTY LOST 80% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2017-18

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>FY 2008-09 (In thousands)</th>
<th>FY 2017-18 (In thousands)</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redevelopment</td>
<td>$57,185</td>
<td>$0</td>
<td>-100%</td>
</tr>
<tr>
<td>State Housing Bonds and Housing</td>
<td>$64,135</td>
<td>$4,840</td>
<td>-92%</td>
</tr>
<tr>
<td>Programs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HUD</td>
<td>$32,865</td>
<td>$25,633</td>
<td>-22%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$154,185</td>
<td>$30,473</td>
<td>-80%</td>
</tr>
</tbody>
</table>


*FY 2017-2018 does not include No Place Like Home Funding (NPLH) and no funds for the Affordable Housing Sustainable Communities (AHSC) program were awarded.

ALAMEDA COUNTY NEEDS 52,591 MORE AFFORDABLE RENTAL HOMES

LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED

Source: NLIHC analysis of 2017 PUMS data.

*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.
**Rental Prices Need to Earn 3.6 Times the Local Minimum Wage to Afford the Median Asking Rent in Alameda County**

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Median Asking Rent</th>
<th>Income Needed to Afford Median Asking Rent</th>
<th>City of Oakland Minimum Wage</th>
<th>Retail Salespersons</th>
<th>Substitute Teachers</th>
<th>Preschool Teachers</th>
<th>Medical Assistants</th>
<th>School Bus Drivers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$2,595/Month</td>
<td>$8,650/Month</td>
<td>$2,392/Month</td>
<td>$2,450/Month</td>
<td>$3,233/Month</td>
<td>$3,451/Month</td>
<td>$3,761/Month</td>
<td>$3,782/Month</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$13.80/Hour</td>
<td>$14.13/Hour</td>
<td>$18.65/Hour</td>
<td>$19.91/Hour</td>
<td>$21.70/Hour</td>
<td>$21.82/Hour</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


**Housing Prices Are Driving Costs of Living Out of Reach for Low Income Families in Alameda County**

- **City of Oakland Minimum Wage Income**: $28,704
- **Half of Median Income**: $52,300
- **Household Budget for a Family of Three**
  - 6% Transportation
  - 7% Misc
  - 8% Health Care
  - 10% Food
  - 21% Taxes
  - 21% Child Care
  - 28% Housing
  - **$93,213**

**Alameda County’s Low Income Housing Tax Credit Production and Preservation Increased 67% While State Production Decreased 23% from 2016-2018**

<table>
<thead>
<tr>
<th>TYPE</th>
<th>2016</th>
<th>2018</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>9,285</td>
<td>9,373</td>
<td>1%</td>
</tr>
<tr>
<td>Acquisition &amp; Rehab</td>
<td>15,032</td>
<td>9,430</td>
<td>-37%</td>
</tr>
<tr>
<td>All</td>
<td>24,317</td>
<td>18,803</td>
<td>-23%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TYPE</th>
<th>2016</th>
<th>2018</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>785</td>
<td>837</td>
<td>7%</td>
</tr>
<tr>
<td>Acquisition &amp; Rehab</td>
<td>293</td>
<td>967</td>
<td>230%</td>
</tr>
<tr>
<td>All</td>
<td>1,078</td>
<td>1,804</td>
<td>67%</td>
</tr>
</tbody>
</table>

Source: California Housing Partnership analysis of 2016-2018 California Tax Credit Allocation Committee data.

Note: The data does not include manager or market rate units created through the LIHTC program.
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:

» Replace Redevelopment funding for affordable housing with at least $1 billion annually to help local governments meet their State-mandated production goals.

» Expand the State’s Low Income Housing Tax Credit Program by $500 million per year to jump-start affordable housing production and preservation.

» Create a new California capital gains tax credit to preserve existing affordable housing at risk of conversion and to fight displacement pressures in Opportunity Zones.

» Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67% to 55% as was done for educational facilities in 2000.

Regional Recommendations

» Condition discretionary transportation funds to cities on progress in providing affordable housing and preventing displacement.

» Ensure that all cities and counties in the Bay Area are accountable to produce their fair share of affordable housing through the region’s next Regional Housing Need Allocation.

Expand Funding for Affordable Housing

» Establish or increase city business taxes on rental property to fund the creation and preservation of affordable rental housing.

Protect Tenants from Displacement

» Limit annual rent increases and prohibit eviction of renters without good cause.

» Provide legal resources for tenants facing eviction.

Preserve Existing Affordable Housing Resources

» Limit the loss of rental housing by regulating condominium conversions, unhosted short-term rentals and conversion of single-room occupancy hotels.

Incentivize Production of Affordable Housing

» Adopt or increase inclusionary housing requirements, housing impact fees and commercial jobs/housing linkage fees.

» Require inclusion of affordable homes as a condition of rezoning, relaxing development standards or reducing parking requirements.

» Dedicate public land not needed for governmental use for development of affordable housing.

This report was produced by the California Housing Partnership.

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

For questions about Alameda County’s housing need, contact:
Gloria Bruce, gloria@ebho.org; 510-663-3830 ext. 322