

ALAMEDA COUNTY RENTERS IN CRISIS: A CALL FOR ACTION

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KEY FINDINGS

- » Cuts in federal and state funding, including elimination of State Redevelopment, have reduced investment in affordable housing production and preservation in Alameda County by more than \$115 million annually since 2008, a 74% reduction.
- » Median rent in Alameda County has increased 29% since 2000 while median renter household income has increased only 3%, when adjusted for inflation.
- » Renters need to earn nearly 4 times local minimum wage to afford the median asking rent of \$2,593 in Alameda County.
- » Alameda County's lowest-income renters spend 56% 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 from 12% to 17.6%.
- » Alameda County needs 60,173 more affordable rental homes to meet the needs of its lowest-income renters.

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

**Official Poverty
Measure (OPM)**
12.0%

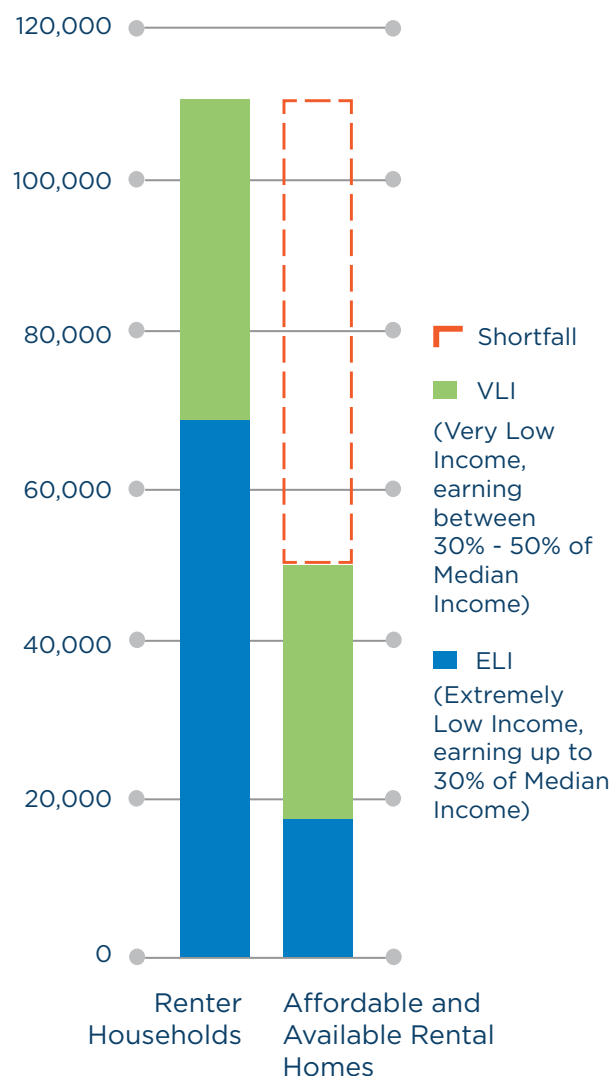
Unadjusted for
Housing Costs

**California Poverty
Measure (CPM)**
17.6%

Adjusted for Housing Costs
and Social Benefits

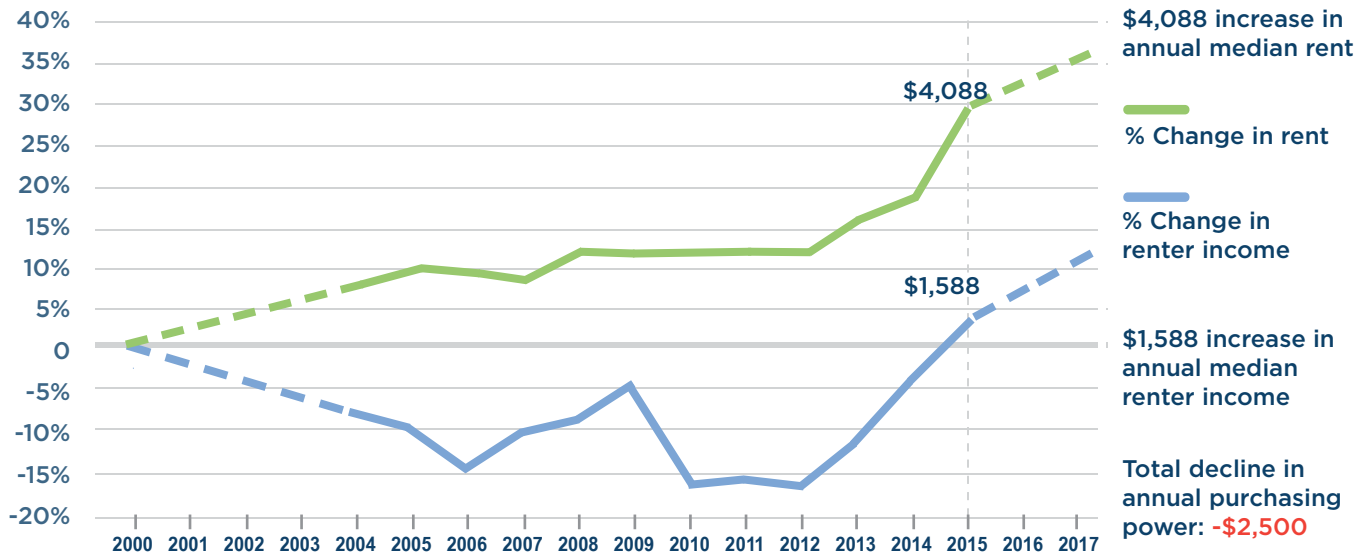
Source: Public Policy Institute of California. California Poverty by County, 2012-2014.

ALAMEDA COUNTY NEEDS 60,173 MORE AFFORDABLE RENTAL HOMES



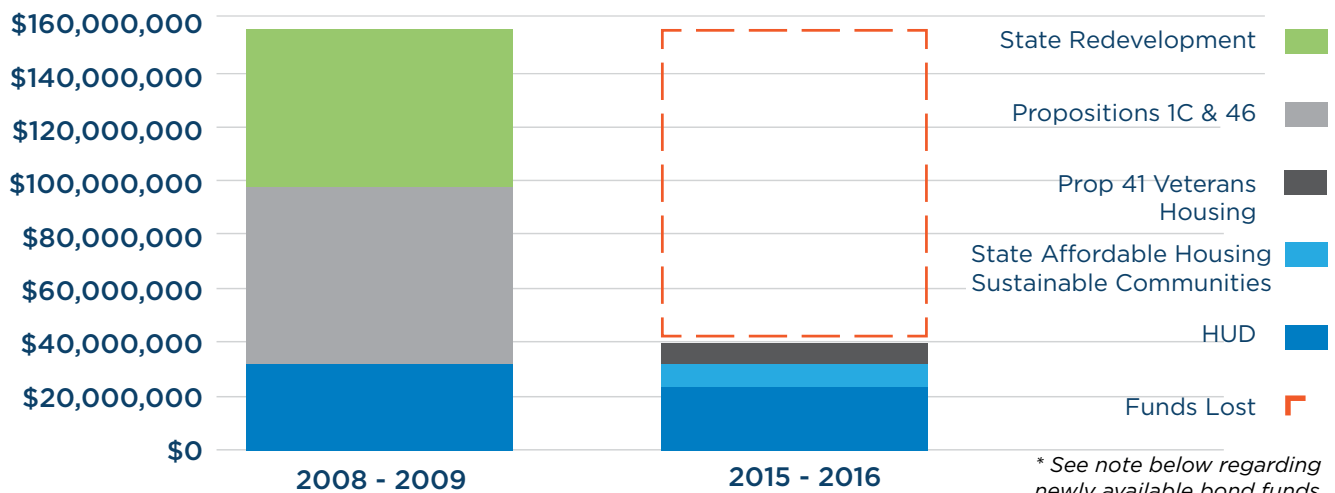
Source: NLIHC analysis of 2015 PUMS data.

ALAMEDA COUNTY'S INFLATION-ADJUSTED MEDIAN RENT INCREASED 29% WHILE MEDIAN RENTER INCOME INCREASED ONLY 3% FROM 2000 TO 2015



Source: CHPC analysis of 2000-2015 Census ACS data. Median renter income and rent from 2001-2004 and 2016 and 2017 are estimated trends. Median rent and median renter income are inflation adjusted to 2015 dollars.

ALAMEDA COUNTY LOST 74% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2015-16

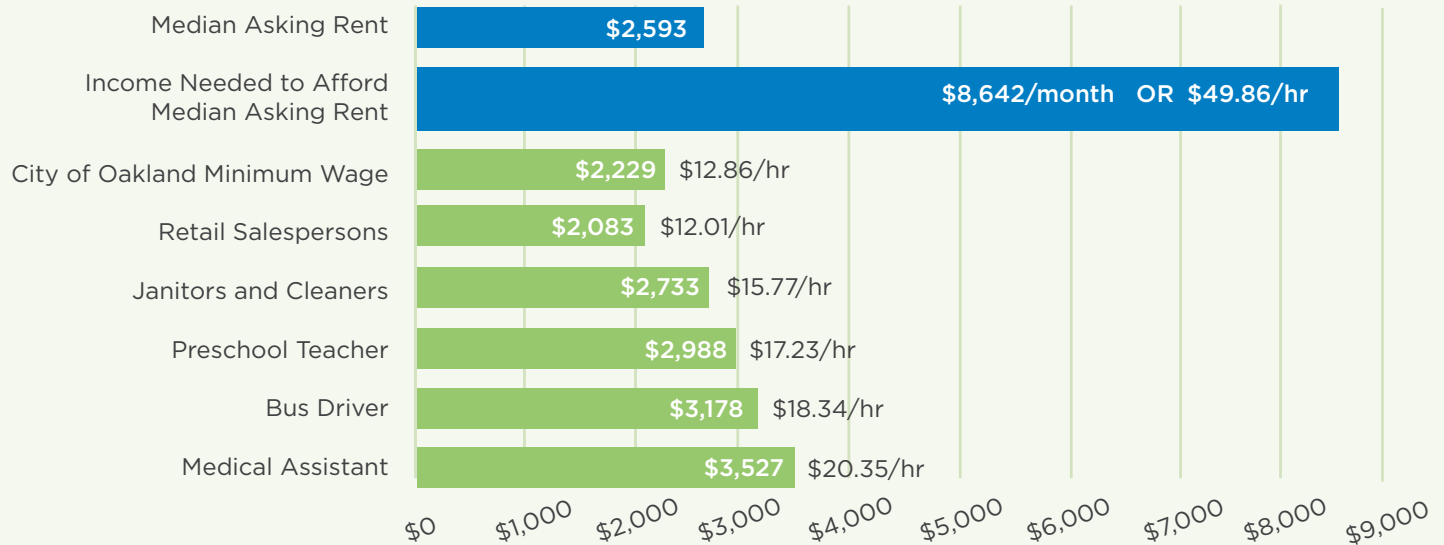


FUNDING SOURCE	FY 2008-2009	FY 2015-2016	% CHANGE
State Redevelopment	\$57,185,456	\$0	-100%
State Housing Bonds and Housing Programs	\$64,135,069	\$15,144,272	-76%
U.S. Dept. of Housing & Urban Development	\$33,642,372	\$24,735,916	-26%
Total	\$154,962,897	\$39,880,188	-74%

* Alameda County voters approved \$580 million in new investment in affordable homes in November 2016, to be allocated over 6-8 years in rental, homeownership and preservation programs.

Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2015-2016 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2016.

ALAMEDA COUNTY RENTERS NEED TO EARN \$8,642 A MONTH TO AFFORD MEDIAN ASKING RENTS



Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings on April 27, 2017. CHPC analysis of Bureau of Labor Statistics Median Annual Wage Data for CA Occupations in 2016.

WHAT DO RENTERS IN ALAMEDA COUNTY HAVE LEFT AFTER PAYING RENT?

HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

Food, Transportation, Health Care, & Other Needs

44%

Rent 56%

MEDIAN INCOME HOUSEHOLDS

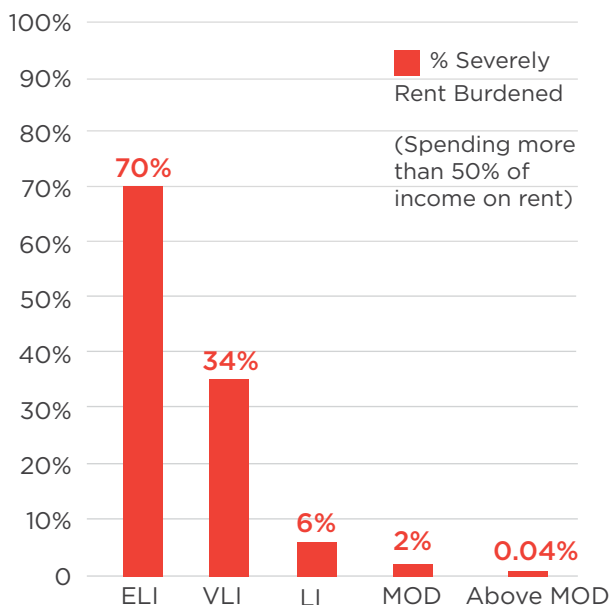
Food, Transportation, Health Care, & Other Needs

74%

Rent 26%

Source: NLIHC analysis of 2015 PUMS data.

PERCENTAGE OF SEVERELY BURDENED HOUSEHOLDS BY INCOME GROUP



Source: NLIHC analysis of 2015 PUMS data.

ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP NEARLY 30 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 NEARLY 200 NONPROFIT AND LOCAL GOVERNMENT HOUSING ORGANIZATIONS LEVERAGE MORE THAN \$13 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 65,000 AFFORDABLE HOMES.

STATEWIDE POLICY RECOMMENDATIONS

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:

- » Create new sources of long-term revenue dedicated to producing and preserving affordable homes by passing the Building Homes and Jobs Act **(SB 2)** and an expansion of the state Low Income Housing Tax Credit **(AB 71)**.
- » Give voters a chance to approve new state funding for affordable housing by passing the Affordable Housing Bond Act of 2018 **(SB 3)**.
- » Lower the voter approval threshold for local housing infrastructure bonds to 55% as it is for education facility bonds **(ACA 4)**.
- » Reduce the loss of existing affordable homes by strengthening the State Preservation Notice Law through improved monitoring and enforcement **(AB 1521)**.
- » Restore the ability of local governments to require apartment developers to include affordable rental homes within each development **(AB 1505)**.

LOCAL RECOMMENDATIONS FOR ALAMEDA COUNTY

- » Allocate Measure A1 housing bond quickly and efficiently while maximizing the leveraging of state and federal funding for the households most in need.
- » Encourage cities to use business taxes on rental property to fund the creation and preservation of affordable rental housing.
- » Protect existing affordable rental housing by limiting condo conversions and preventing loss of single-room occupancy hotels.
- » Adopt or increase inclusionary housing requirements, housing impact fees, and commercial jobs/housing linkage fees.
- » When public land suitable for residential development is sold or leased, require that it be used for affordable housing.
- » Require inclusion of affordable homes as a condition of rezoning, relaxing development standards, or reducing parking requirements.
- » Prioritize transportation funds to reward cities that are doing their fair share to provide affordable housing and prevent displacement.
- » Streamline the approval process for 100% affordable housing developments.

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)

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