



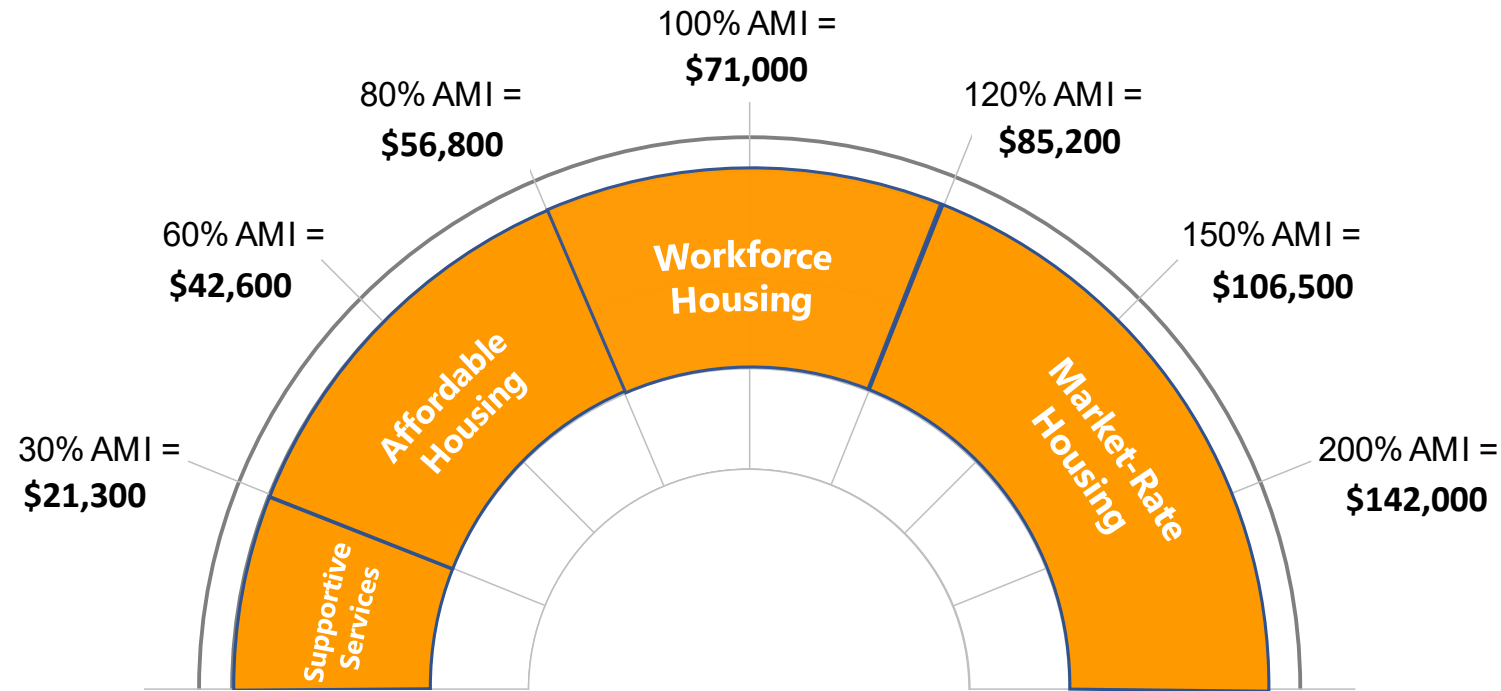
Budget Policy Issues for FY 2020 Affordable Housing

Presented by: Lori Houston
June 21, 2019



Definition of Affordable Housing

- ✓ Housing is affordable when no more than 30% of household income goes to housing costs
- ✓ Affordable housing serves families earning less than or at 80% of the Area Median Income (AMI)
- ✓ 80% AMI for a family of four is \$56,800

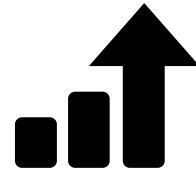




Housing Affordability Core Issues



**Housing costs
outpacing income**



**Supply – Demand
mismatch**



**Growing housing
affordability gap**



**Decrease in home
ownership**



**More income spent
on housing**



**Neighborhood change
& displacement**



Mayor's Housing Task Force

- ✓ August 2017 Mayor Nirenberg created task force to develop comprehensive housing policy recommendations
- ✓ June 2018: Task Force presented recommendations and priority budget items to Council
- ✓ August: Executive Report & Implementation Plan to Mayor & Council





Mayor's Housing Task Force

- ✓ Taskforce identified five housing policy priorities:

Increase City Investment in Housing

Accountability to Public

Develop coordinated housing system

Protect and Promote Neighborhoods

Increase Affordable Housing Production, Rehabilitation and Preservation

- ✓ 10 Year funding plan to address housing policy priorities

Business Plan Year One Progress

Taskforce Priority	Program	FY 2019 Budget	FY19 Target	Projected Year End
Production	Gap Financing (Owner)	\$7.75 M	111	50
	Gap Financing (Renter)			577
Rehabilitation & Preservation	Under 1 Roof	5.25	400	400
	Owner Occupied Rehab	6.5	81	81
	Minor Repair	150 K	6	6
	Let's Paint	400 K	64	64
	Green and Healthy Homes	400 K	75	75
	Rental Rehab/Preservation	0	0	0
Down Payment Assistance	Homebuyer Assistance (HIP/HOPE/First Responder)	3.25	265	265
Total Units Preserved or Produced		\$23.7	1,002	1,518
Risk Mitigation Fund	Risk Mitigation (clients)	1.0	200	200
Coordinated Housing	Policy Development, Housing Tax Credits	1.45	N/A	N/A
Total		\$26.1		



Rental Unit Production, Rehabilitation, and Preservation by AMI

Rental Unit Production, Rehabilitation, and Preservation

AMI	10 Year Target	Adjusted Target	Production	Rehabilitation and Preservation	Total Pipeline	% of Target Met
30%-50% AMI	9,516	6,344	897	0	897	14%
50%-60% AMI		3,172	4,172	260	4,432	140%
60%-80% AMI	1,165	1,165	1,037	0	1,037	89%
Less than 30% AMI	1,701	1,701	139	0	139	8%



Ownership Unit Production, Rehabilitation, and Preservation by AMI

Owner Unit Production, Rehabilitation, and Preservation		
	60% to 80% AMI	80% to 120% AMI
10 Year Target	3,532	2,766
Down Payment Assistance	76	167
Production	0	252
Under One Roof	190	0
Let's Paint	64	0
Green and Healthy Homes	75	0
Owner Occupied Rehabilitation	81	0
Minor Repair	0	0
Total Pipeline	486	419
% of Target Met	13.76%	15%



Coordinated Housing System

Funding Source	Funding to Date (\$M)
Housing Tax Credits	\$361
NHSD Gap Funding	14.8
Housing Bond	7.5
City and SAWS Fee Waivers	9.0
CCHIP Rebates and Loans	5.5
TIRZ	15.5
Under One Roof, Green and Healthy Homes, Let's Paint, Owner Occupied Rehab	9.1
Total	\$422 M

\$1.4 Billion
Total Investment

6,505
Rental Units

905
Owner Units



Risk Mitigation

Taskforce Priority	10 Year Target	FY 2019 Budget	FY19 Target	Projected Year End	Remaining
Protect & Promote Neighborhoods	2,000	\$ 1M	200	200	1,800

- **Families assisted to date: 135**
- **Emergency Housing Stabilization: 127 Families**
- **Residence Relocation: 8 Families**

\$300K Emergency Assistance
\$650K Relocation Assistance
\$50K Rental Incentive Fund



FY 2020 Funding Request

\$15 Million Increase

Taskforce Priority	Program	FY 2019 Budget	FY2020 Proposed
Production	Gap Financing (Owner)	\$7.75 M	\$20.9 M
	Gap Financing (Renter)		
Rehabilitation & Preservation	Under 1 Roof	*5.25 M	5.25 M
	Owner Occupied Rehab	6.5 M	6.5 M
	Minor Repair	150 K	150K
	Lets Paint	400 K	400K
	Green and Healthy Homes	400 K	400K
Down Payment Assistance	Homebuyer Assistance (HIP/HOPE/First Responder)	3.25 M	2.0 M
Risk Mitigation Fund	Risk Mitigation (clients)	1.0	1.0
Coordinated Housing	Policy Development, Housing Tax Credits	1.45	1.45
Total		\$26.1	\$38.1



\$38.1
Million

FY 2020 Priorities

- Increase in Housing Production
 - $\leq 50\%$ AMI MF
 - $\leq 80\%$ AMI Owner
- One-Stop Center
- City-Wide Education Campaign
- Anti-displacement Implementation
- Accountability Dashboard
- Legislative Strategy



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