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Affordable Housing Overview

The Housing Authorities

- The Public Housing Authorities (PHA's): Receive funding from HUD and cover a specific local jurisdiction (City, County)
- PHA's provide either affordable housing units or affordable housing subsidies to people who are low-income (not exceed 80% of the area median income \$52,650/yr)
- The PHA's in Alameda County are: City of Oakland, City of Berkeley, City of Alameda, City of Livermore, Housing Authority of Alameda County (HACA).
- HACA covers: Emeryville, Albany, San Leandro, Hayward, Dublin, Pleasanton, Castro Valley, Newark, Union City, Fremont.

Housing Authority Programs

- PHA's have 3 main programs: **Public Housing, Project Based Section 8 subsidy, Housing Choice Section 8 Vouchers.**
- **Public Housing** is subsidized housing owned and operated by the PHA. Rent levels are set at 30% of the tenant's gross income.
- **Project Based Section 8:** The PHA awards a developer subsidies to cover certain units in the apartment complex. The Developer maintains the wait list for these units and the tenant pays 30% of their gross income to the rent. If the tenant moves the subsidy does not go with them.
- **Housing Choice Section 8 Voucher:** The PHA awards the tenant the subsidy (voucher) and the tenant finds a landlord to accept the voucher. Once a unit is secured the tenant pays 30% of their income to the rent, the PHA pays the rest of the rent. The PHA maintains the waitlist for HC Voucher.
- **Mainstream Program-** HACA and the Berkeley Housing Authority were awarded additional housing choice vouchers for people with disabilities through HUD's Mainstream program.

HUD's 811 Public Rental Assistance (PRA) Program

In 2013, California received \$24 million to create affordable housing for two target populations:

1. People with disabilities, receiving Medi-Cal who reside in Skilled Nursing Facilities and wish to transition to their own home.
2. People who are regional center clients who either reside in an institution or who are at risk of institutionalization or homelessness.
3. To be eligible for an 811 funded unit the applicant needs to be 18 to 61 years of age.

Current/Future
811 properties
In Alameda
County

- Mercy Housing: 10 - studio units at Casa Verde, 20 - 1 bdr units at Bermuda Gardens in San Leandro, 7 – studio units at Santana Gardens in Oakland.
- FPMI: Promenade 1 &2 in Pleasanton 5 units
- Mid Peninsula 8 units (2 – 1 bdr and 6 – 2bdr in Livermore (new construction called Chestnut Family Apartments).
- Resources For Community Development will have 30 units at a Fremont property, new construction (completion 2021).

Alameda County A1 Bond Measure

- 2016 Alameda County voters voted to approve a bond measure (A1) that will create \$500 million dollars in affordable housing funding. Mostly non-profit housing organizations will be applying for A1 funding
- Projects awarded funding through A-1 Funding will be required to include 20% of the units in the project be affordable to people who are extremely low income.

Housing Non-Profit s Active in Alameda County

- Satellite Affordable Housing Associates
- Resources for Community Development
- East Bay Asian Land Development Corp
- Eden
- Meta
- Mid Peninsula
- First Community
- Mercy

Housing Strategies

- Many new projects access funding through the Tax Credit Allocation Committee or the Multi-Family Housing Program.
- These programs fund unit subsidies so that they are affordable to individuals who are at certain Average Median Income Levels. We call these Below Market Rate units or “BMR units”.
- The rent on a BMR unit usually is not affordable to someone on SSI income.
- However property management usually likes to accept a section 8 voucher on these units.
- If the tenant does not have a section 8 voucher, an ABLE account can be used to cover rent.

Housing Strategies (Cont.)

- Ordinarily the section 8 program has overwhelming demand.
- It is usual for section 8 waiting list only to open to new applicants once every 5 years
- Once on a section 8 waiting list, the wait time to get a voucher can be 5 years.
- It is allowable to get on a waiting list for a Section 8 voucher for a PHA not in your area.
- A PHA can grant the recipient the ability to immediately use the Section 8 voucher in their home community under a request for a reasonable accommodation.

Requesting Extra Subsidy For A Live-In Attendant

- Both the Section 8 Voucher program and the HUD 811 program allow an additional bedroom to be subsidized for a live-in attendant.
- This allows the recipient to have a 2 bedroom unit that is affordable.
- To request this additional subsidy, the recipient completes a request for reasonable accommodation documenting the need for a live-in.
- Many times property management requires a healthcare professional to sign off on the need for a live-in attendant.

Connecting
to Case
Management
Services

- LifeTrust Care agencies specialize in case management services for people with Special Needs Trusts.
- LifeTrust Care serves SNT beneficiaries in Alameda, Contra Costa, Solano, Napa, Sonoma, Yolo, Sacramento and Marin Counties
- Contact Tom Heinz at theinz@eastbayinnovations.org