

Affordable Housing Projects/Programs

Homeless Task Force

December 9, 2015



What is Affordable Housing?

- ▶ Housing is “affordable” when a household pays no more than 30% of its total income for housing costs (rent or mortgage payment, insurance, taxes and utilities).

Orange County	ELI HH	VLI HH	LI HH
Income Level (% of AMI)	0-30%	30%-50%	50%-80%
1 Person HH	\$19,700	\$32,800	\$52,500
2 Person HH	\$22,500	\$37,500	\$60,000
3 Person HH	\$25,300	\$42,200	\$67,500
4 Person HH	\$28,100	\$46,850	\$74,950
Affordable Rent (2 Bdrm)	\$633	\$1,055	\$1,688
Average Market Rent (2-Bdrm)	\$1,938		

Affordable income levels and rent are developed annual by HUD



Affordable Housing Types



Shelter - primary purpose is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless

Transitional - purpose is to facilitate the movement of homeless individuals/families to permanent housing within a reasonable amount of time

Supportive - linked with social services tailored to the needs of the population being housed (housing units and group quarters)

Permanent - includes units that have income-restrictions, Housing Choice Vouchers (Section 8), VASH, Senior housing, market rate units

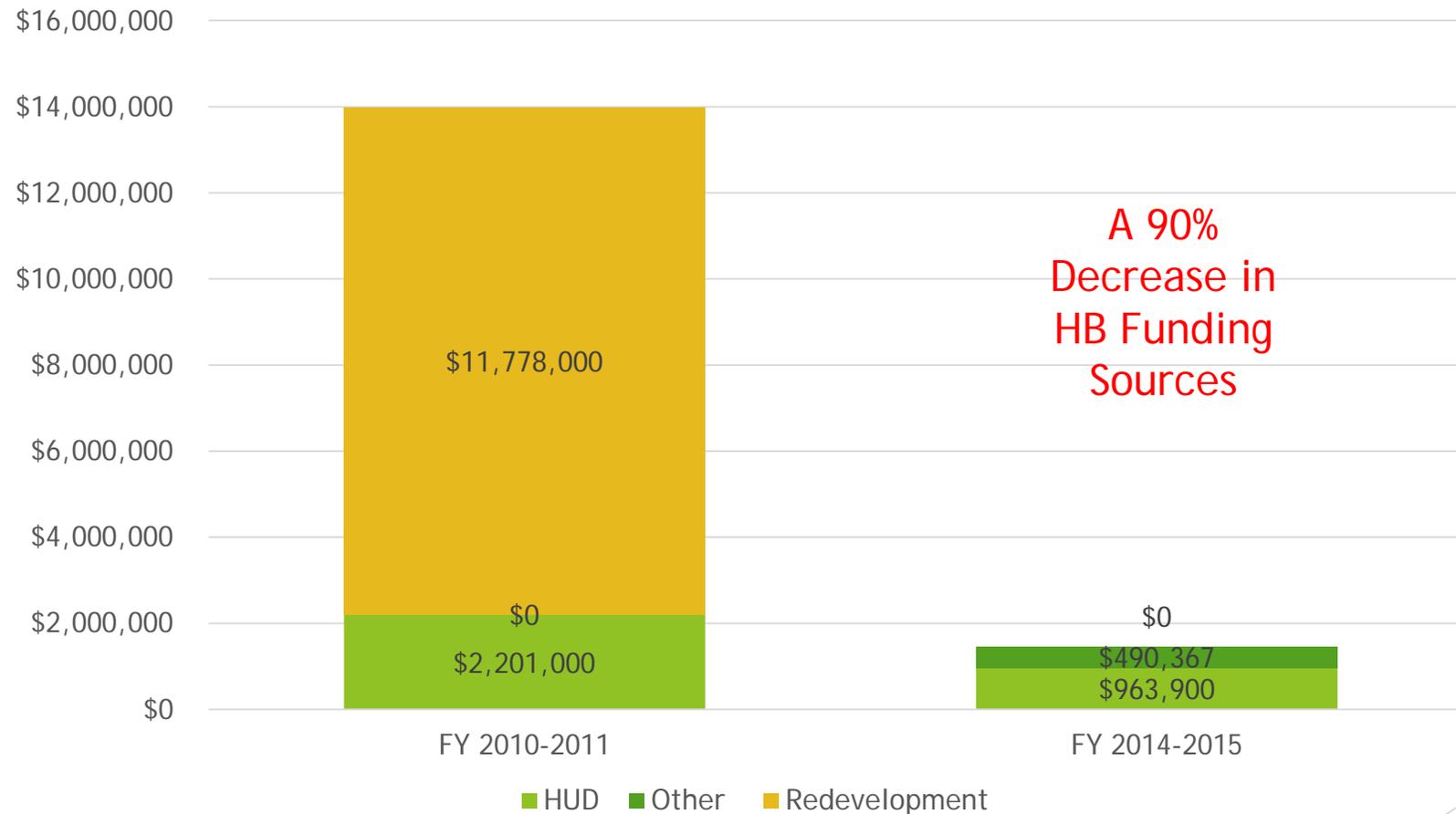


Tools Currently Available to Create Affordable Housing

- Inclusionary Housing
- Density Bonus
- Federal / State / Local Funds



Significant Decrease in Sources Available to Fund Affordable Housing Projects



HB Inclusionary Ordinance

State Mandated - Density Bonus/SB 2

Inclusionary requires 10% of units in a new housing development to be set-aside for affordable income households (applicable for projects over 3 units). Units can be on-site, off-site or paid via an in-lieu fee

Density Bonus allows developers to build more housing units than normally allowed in exchange for provision of additional deed restricted affordable housing per State law

SB 2 - California jurisdictions must identify at least one zone that will permit Emergency Shelter uses without a CUP or discretionary action, the City of HB selected the Industrial Zone



Federal Funding Sources

Low Income Housing Tax Credits

Tax-Exempt Bonds

HUD

- HOME
- CDBG
- Housing Choice Voucher (Section 8)
- VASH
- ESG



What are Tax Credits?

The federal government provides a tax credit to developers of rental housing that fulfills the requirements imposed by IRS Section 42

The federal tax credits are allocated to the states on a per capita basis

The federal tax credit is allocated to projects over a 10-year period



California Sources (HCD)

Low
Income
Housing
Tax Credits

Multi-
Housing
Program
(MHP)

Veterans

Cap-and-
Trade
(AHSC)



HUNTINGTON BEACH SOURCES

Inclusionary Housing In-lieu Fees

HOME/CDBG

Remaining Redevelopment Housing Funds

County of Orange Housing Funds (i.e. MHSA)



Huntington Beach Available Funds

TYPE OF FUNDS	CURRENT AVAILABLE	ANNUAL AMOUNTS
HOME	\$200,000	\$377,000
Inclusionary Fees	\$45,000	Based upon housing development
SERAF Loans	\$400,000	\$0 (one-time funding)
CDBG	\$57,900	\$970,560*

* Total allocation which is used for public services, fair housing, ADA and other public improvements



Affordability Gap Analysis



- Funding sources used to subsidize affordable housing require long-term income and affordability covenants (Deed restrictions)
- Developers will not create housing units subject to affordability restrictions without some form of financial assistance to replace the lost revenues
- Projects use federal, state and private assistance to fill a portion of the gap, then the City's money are called on to fill the rest of the gap



Huntington Beach Affordable Housing Inventory

- ▶ 45 Rental Projects with extremely low, very low and low income units
 - ▶ 8 units - Extremely Low Income (below 30%)
 - ▶ 742 units - Very Low Income (30% - 50%)
 - ▶ 686 units - Low Income (50% - 80%)
- ▶ There are 1,008 Housing Choice Vouchers used in the City
 - ▶ Special Purpose Vouchers
 - ▶ 58 - Veterans Supportive Housing Vouchers
 - ▶ 15 - Family reunification Vouchers
 - ▶ 45 - Shelter plus care Vouchers (formally homeless disabled households)
- ▶ 12-Bed Youth Shelter ran by Community Services Program (CSP)
- ▶ 2 Transitional Housing Facilities
 - ▶ 6 units for domestic violence victims - Interval House
 - ▶ 8 units for homeless mothers with children and chronically homeless Collette's



Affordable Projects in the Pipeline

Mercy House/Wakeland

- ▶ 18431 Beach Blvd. (Main/Beach)
- ▶ 24 units
- ▶ 12 one bedroom; 6 2-bedrooms; and 6 3-bedrooms units
- ▶ 8 units reserved for homeless veterans
- ▶ Extremely low; very low and low income units
- ▶ Currently in Environmental phase/City to enter into Agreement in (Jan/Feb)
- ▶ Home/Inclusionary/Tax Credit/SERAF Funds/VASH

Amcal

- ▶ 18922 Delaware
- ▶ 36 affordable units
- ▶ 10 one bedrooms; 15 2-bedrooms; 12 3-bedroom units
- ▶ Extremely low; very low and low income units
- ▶ Currently in Planning approval stage
- ▶ Density Bonus/City Fee Waivers/Tax Credit/VASH



Huntington Beach Housing Programs

Tenant Based Rental Assistance

- ▶ Commenced October 1, 2015 - Interval House is the provider
- ▶ Focus on homeless, seniors and veterans
- ▶ Assist with 6 to 12 months of rental assistance, security deposits
- ▶ Includes wrap around services for credit repair, legal aid, etc.
- ▶ Have placed 3 in housing units
- ▶ Currently working with 7 homeless families to secure housing

CDBG Rehabilitation Program

- ▶ 20 year program
- ▶ Assist with very-low and low income units.
- ▶ Single family, condos, mobile homes or multi-family units
- ▶ Grants or Loans, 3% deferred, simple interest rate
- ▶ In January, will focus on Oakview property owners to assist with potential rehabilitation



City Partners

- ▶ Colette's Children's Home
- ▶ Orange County Community Housing Corporation (OCCHC)
- ▶ Jamboree Housing
- ▶ Interval House
- ▶ American Family Housing/Shelter for Homeless
- ▶ Community Services Program (CSP)
- ▶ Mercy House
- ▶ Beach Cities Interfaith Services (BCIS)
- ▶ C and C Development/Orange Housing Development Corporation
- ▶ Amcal
- ▶ KDF



Potential Next Steps - Goals?

- Work with non-profits to create new affordable housing units - Use Housing First model for homeless housing options
- Consider creation of workforce housing
- Continue TBRA Program
- Continue Housing Rehabilitation Program to ensure units are safe/sanitary
- Homeless Support:
 - Implement Point-in-Time count to assess extent of problem
 - Identify and focus on Huntington Beach Homeless
 - Discuss prioritization of HB funded units with County of Orange Coordinated Entry Program
 - Expand Homeless Outreach Coordinator - include Case Workers
 - Create a Coordinated Entry Team for Homeless Surveys in the field
 - Develop network of faith-based/nonprofit/volunteers to connect homeless with housing by developing a navigation system for Huntington Beach Homeless



QUESTIONS

