

2024-2028
East Palo Alto
Affordable Housing
Strategy



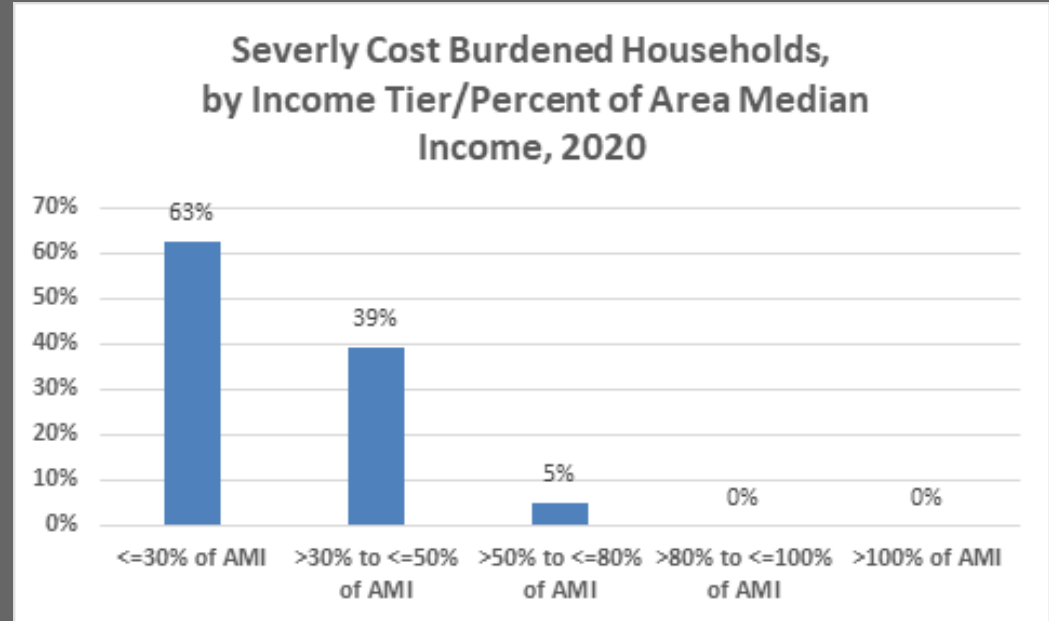
February 6, 2024

East Palo Alto Affordable Housing Strategy

- Why create an affordable housing strategy?
 - Builds on the 2019-2023 Affordable Housing Strategy
 - Needs:
 - Median household income for renters is \$71,494
 - Rents and purchase prices are too high for most residents
 - 43% of households are cost burdened (pay more than 30% of income to housing)

East Palo Alto Affordable Housing Strategy



- 25 percent of households are severely cost burdened (pay more than 50% of income to housing)
- Additional 18% pay between 30% and 50% of income to housing



East Palo Alto Affordable Housing Strategy

- Why create an Affordable Housing Strategy?
 - Set affordable housing Production, Preservation, and Protection goals
 - Production & Preservation
 - Programs
 - Policies
 - Set priorities for City funds



2019-2023 Affordable Housing Strategy Goals

- Adopt a Housing Strategy 
- Create New Deed Restricted Affordable Housing
 - Goal was 500 units, approved 251 units
- Establish a Local Preference for Affordable Housing 



2019-2023 Affordable Housing Strategy Goals

- Preserve Existing Affordable Units ✓
 - Goal was 200 units, 201 were preserved
- Increase Housing Opportunities for Unhoused Individuals and Families ✓
 - Goal was to assist 80 individuals or families, 116 were assisted
- Re-establish the City's Inclusionary Housing Ordinance ✓

2019-2023 Affordable Housing Strategy Goals

- Create Additional Accessory Dwelling Units (ADUs) 
 - Goal of 50 ADUs, 112 received permits and/or CO.
- Support Housing Rehabilitations or Solar/Electric Vehicle Installations for Single Family Owner-Occupied Homes
 - Goal of 50 homeowners assisted, 22 assisted.
- Add Capacity for Stewardship + Monitoring of the City's Affordable Housing Assets 

2019-2023 Affordable Housing Strategy Goals

- Increase Transparency and Reporting 
- Increase the City's Voice in Housing Advocacy Effort 

2024-2028 Affordable Housing Strategy

- Incorporates 2023-2030 Housing Element Goals and Actions
- Focuses on Preserving and Increasing Affordability
- Outlines Sources and Uses of Local Funds for Housing

2023-2030 Housing Element Goals

- Create More Housing Opportunities, and More Housing that is Affordable to East Palo Alto Residents
- Promote and Preserve Homeownership
- Preserve Existing Affordable and Rent Stabilized Housing
- Prevent Displacement of East Palo Alto Residents

2023-2030 Housing Element Goals

- Apply Environmental Justice Principles in Planning for New Housing Development
- Expand and establish programs to promote fair housing practices for East Palo Alto residents.
- Promote Safe and Healthy Housing in East Palo Alto
- Create More Housing Opportunities for Special Needs Households, including Large Households, People at Risk of or Experiencing Homelessness, and Individuals with Disabilities

2023-2030 Housing Element Goals

- Improve Transparency and Communication between the City and the Public on Housing Issues and Housing Availability
- Build City Capacity for Long-term Housing Planning and Implementation of a Range of Housing Programs and Initiatives
- Amend Zoning and Other Development Regulations to Facilitate the Construction of Affordable Housing

Affordable Housing Strategy: City Resources

Possible Funds Available for Affordable Housing Development					
Source of Funds	Current Funds Available	Probable Additional Funding*	Other Housing Programs	Total Funding Available for Development	Programs Funded
Inclusionary Housing In-Lieu Fees	\$6.81M	None Anticipated	\$0	\$6.81M	Housing Development
Low Mod Successor Agency	\$684K	\$0	-\$114K	\$570K	Housing Development; Foreclosure Prevention
Measure HH*	\$4.35M	\$2.35M*	\$0	\$6.70M	Housing Development
Transient Occupancy Tax	\$2.37M	\$1.10M	-\$2.96M	\$513K	Housing Development, Purchase and Rehab of Existing Housing
Total	\$14.22M	\$3.45M	-\$3.07M	\$14.60M	

*Additional funding is based on four additional years of minimum income. Measure HH requires minimum of 35% allocation toward construction of new, affordable housing stock.

Affordable Housing Strategy: Housing Program Costs & Sources

Program	Amount	Source of Funds	Proposed Outcomes
Workforce Development	\$775,215	Measure HH Workforce Development Funds	Assist 80 individuals
Homebuyer Financial Assistance	\$474,742	Housing Assistance Fund	Assist 8 homebuyers
Tenant & Non-Profit Property Purchases	\$2,157,000	Transient Occupancy Taxes	Assist purchase of 2 single family homes and 1 multi-family home
Affordable Housing Development	\$14,596,706	Inclusionary Housing In-Lieu Fees, Low Mod Successor Agency Funds, Measure HH Housing Funds. Transient Occupancy Taxes	Build 80 to 120 affordable housing units, depending on land costs

Affordable Housing Strategy: Housing Program Costs & Sources

Program	Amount	Source of Funds	Proposed Outcomes
Major Home Repairs	\$800,000	Measure HH Housing Funds, County CDBG Funds	Repair 3 single family and 13 multi-family units
Minor Home Repairs	\$25,000	County CDBG Funds	Assist 5 homeowners
Foreclosure Prevention	\$114,000	Low Mod Successor Agency Funds	Assist 3 homeowners

Affordable Housing Strategy: Housing Program Costs & Sources

Program	Amount	Source of Funds	Proposed Outcomes
Master Temporary Use Permits	\$30,000	Fee waivers	Assist 5 RVs with waivers
Rental Assistance	\$500,000	Operating Funds	Assist 150 households
Tenant Stability Programs	\$1,400,000	Measure O/L Funds	Annual grants to nonprofits for legal services, tenant outreach, and case management.

Affordable Housing Strategy:

Questions?