

An aerial photograph of a residential neighborhood. The houses are primarily two-story brick structures with grey asphalt roofs. The roofs are arranged in a somewhat grid-like pattern, with some houses having gabled roofs. There are green lawns, trees, and a few parked cars visible between the houses. The overall scene is a typical suburban residential area.

# HOUSING RESOURCES

APRIL 5, 2021

# **AFFORDABLE HOUSING: OVERVIEW**



## **PROGRAMS & POLICIES**

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Housing Division - Housing and Urban Development (HUD) – CDBG & HOME and other sources

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Housing Successor Agency – former RDA

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General Plan – Housing Element

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Zoning Ordinance

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Other Standards and Policies – Subdivision & Fees

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## INCOME LEVELS

Extremely Low-Income Households: Households with annual income of 30% or less of the AMI

Very Low-Income Households: Households with annual income of 50% or less of the AMI

Low Income Households: Households with annual income of 80% or less of the AMI

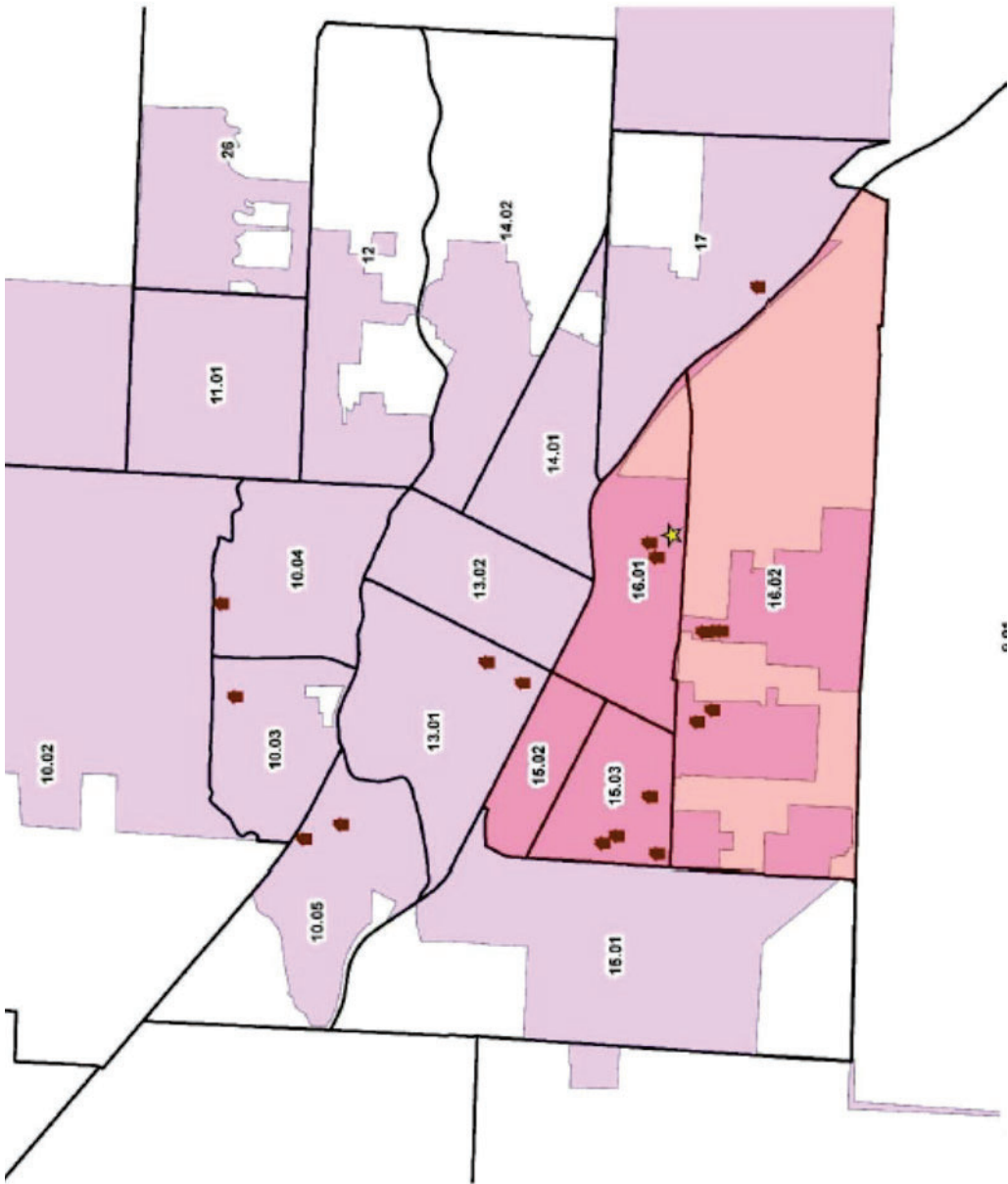
Moderate Income Households: Households with annual income of 120% or less of the AMI

**AMI – Area Median Income**

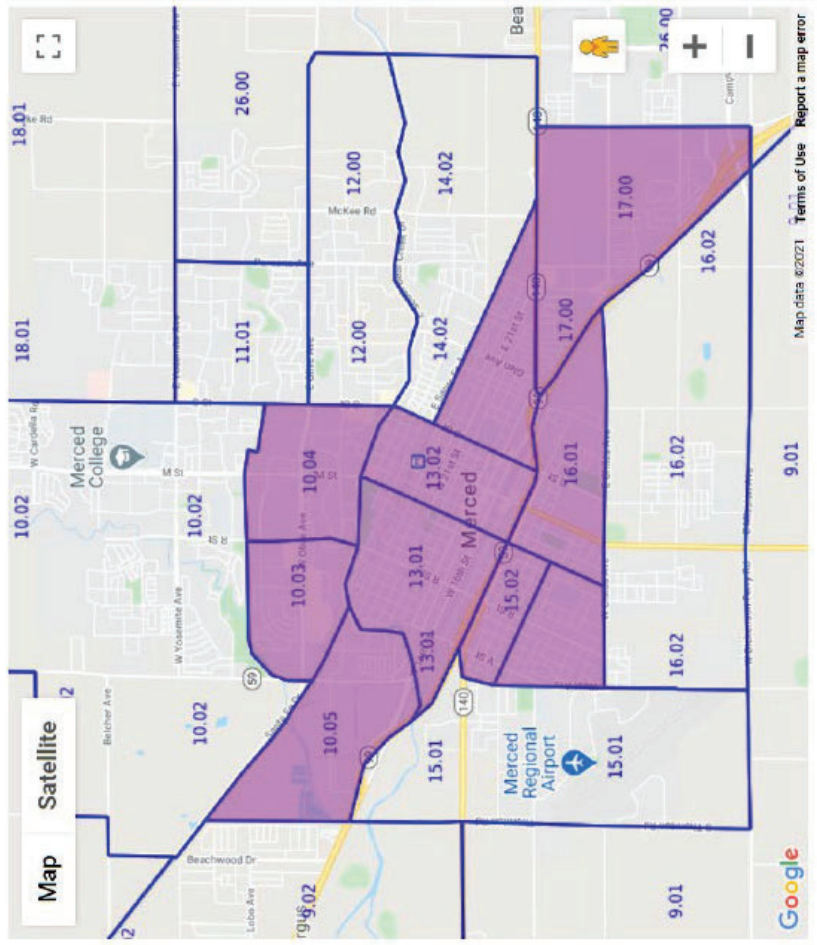
Number of Persons in Household:		1	2	3	4	5	6	7	8
Extremely Low		\$14,700	\$17,240	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low Income		\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150
Low Income		\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850	\$69,350	\$73,800
Median Income		\$49,500	\$56,550	\$63,650	\$70,700	\$76,350	\$82,000	\$87,650	\$93,300
Moderate Income		\$59,400	\$67,900	\$76,350	\$84,850	\$91,650	\$98,450	\$105,200	\$112,000

## ACTUAL INCOME LEVELS

# CURRENT PROJECT LOCATIONS



# 2021 QUALIFIED CENSUS TRACT

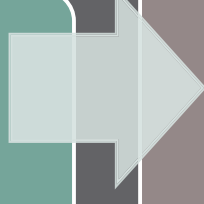


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## HOUSING AND URBAN DEVELOPMENT

The City receives a direct allocation from HUD as an Entitlement Community

- Community Development Block Grant (CDBG)
- Housing Investment Partnership (HOME)
- Program Income (PI) – revenue from loan payoffs



Trust Funds – Separate Funds with specific requirements for eligible projects, administration, and other reporting.



# **THE GROVE REFINANCING**

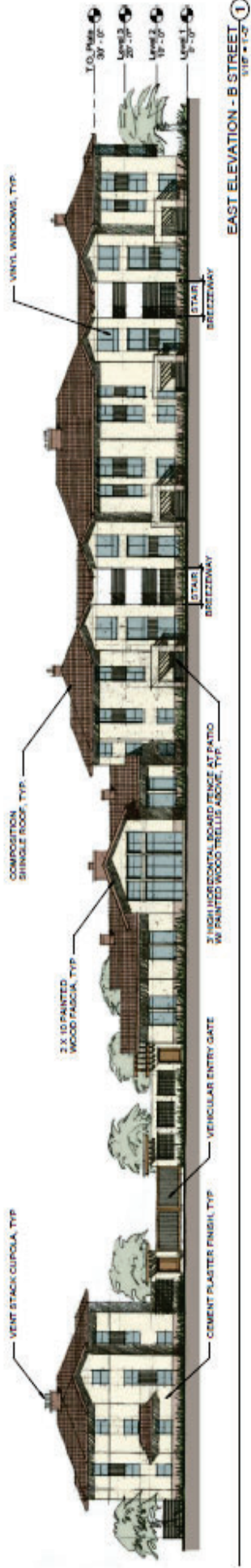


## RESOURCES BEING REPAID TO THE CITY

Funding Source	Amount
CDBG	\$3,877,751
HOME	\$1,468,861
Redevelopment (RDA - Low/Mod Income)	\$1,582,488
Total	\$6,929,100
Due - HUD 108 Loan	(\$616,920)
Net Amount to be Allocated	\$6,312,180

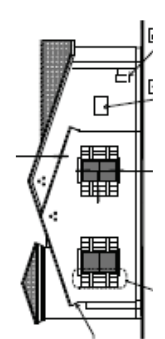
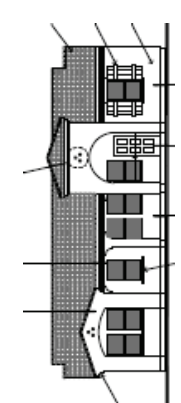
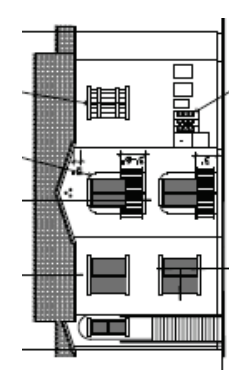
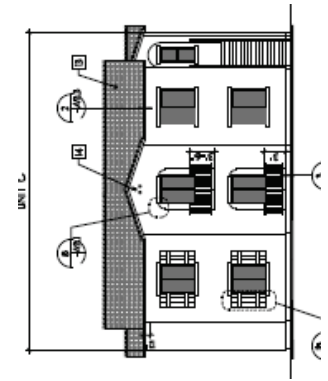
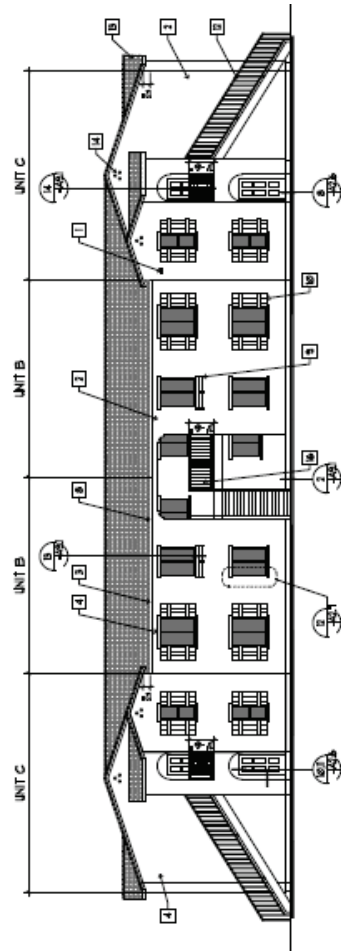
## TOTAL RESOURCES

Funding Source	Carryover Balance	Annual Allocation	Program Income	Committed Funds	Grove Refinancing	Total Available Balance
CDBG	367,219	1,123,844	120,035	-1,278,985	3,877,751	4,209,864
HOME	805,884	542,640	408,511	-1,704,880	1,468,861	1,521,016
RDA/LMI			1,933,108	-1,421,461	1,582,488	2,094,135
CalHOME			428,519			428,519
State Home/Home buyer			469,561			469,561
NSP3			52,112	-32,216		19,896
Begin Funds			73,479			73,479



- 119 Units 30 permanent supportive and community use facilities – adjacent community park and Electric Bus
- City Approved Funding:
  - HOME (CHDO) \$1,145,000
  - Housing Successor Agency (HSA) \$1,200,000
  - City Enterprise Funds – for offsite improvements \$1,470,000
  - HUD Section 108 - \$2,000,000
- Replace HUD Section 108 Loan with available CDBG resources to expedite construction

# CHILDS & B FUNDING



# GATEWAY TERRACE II

- Fifty Units with 10 for permanent supportive at 13<sup>th</sup> and K St.
- Pledge Housing Successor Agency Funds instead of CDBG and HOME
- Currently \$2,094,135 in uncommitted funds – HSA
- Original City commitment of \$1,937,000 (2015)

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## NEXT STEPS FOR STAFF

HUD Annual Plan Process including Notice of Funding Availability (NOFA) for 2021 Funding

Housing Partner Request for Qualifications (RFQ)

Agreements and other updates to implement funding changes for Gateway Terrace II and Childs and B

Substantial Amendments to Annual Action Plan

## **COUNCIL DIRECTION**

Appropriating the \$616,920 expense to Fund 380 for The Grove HUD 108 payoff; and,

Authorizing the Finance Officer to make the necessary budget adjustments; and,

Authorizing the City Manager to execute all necessary documents related to the payoff of the outstanding HUD 108 loan balance; and,

Provide direction on allocating funds to Gateway Terrace II, Childs and B, First-time Homebuyer Program, and other eligible activities.