

State Housing Update

September 14, 2018



Executive Director
Tia Boatman Patterson
Executiveoffice@CalHFA.ca.gov



Assistant Director
Intergovernmental Affairs
Linda Wheaton
Linda.Wheaton@hcd.ca.gov



Executive Director
Mark Stivers
mstivers@treasurer.ca.gov



Executive Director
Laura Whittall-Scherfee
lwhittall-scherfee@treasurer.ca.gov



2017 Housing Package

- Streamlined Entitlements & rental inclusionary authorized
- Strengthened Enforcement
- Preservation
- Funding for Affordable Housing SB 2, SB 3

Rent vs. Renter Income



Source: California Housing Partnership analysis of 2000 Decennial Census and 2005-2014 American Community Survey 1 year data. 2001-2004 and 2015-2016 are an estimated trend. Median rent and renter income are inflation adjusted to 2014 dollars. Graphic recreated by HCD.

SB 2 Building Jobs and Homes Act \$

Year 1

State-Administered
50% Planning Grants

State-Administered
Via C of C's

50% Homeless Programs

**Year 2
and beyond**

Locally-Administered
70% Affordable Housing

State-Administered
**15% middle-income rental
5% production incentive
10% farmworker housing**



November 2018 Ballot

Proposition 1

(SB 3 Veterans & Affordable Housing Bond Act)

\$ 4 B General Obligation Bonds:

- \$ 1 billion CalVet Home Loan Program
- \$ 1.5 billion Multifamily Housing Program
- \$ 450 million TOD Housing & Infill Infrastructure Grant programs
- \$ 450 million CalHome and the BEGIN program
- \$ 300 million Joe Serna Farmworker Housing
- \$ 300 Million Local Housing Trust Fund Matching Grant

Proposition 2

Authorizes use of Prop. 63 (2004 Mental Health Services Act) "Millionaire's Tax" revenues for

\$ 2 billion Homelessness Prevention Housing for persons in need of mental health services - No Place Like Home program

Financing Multifamily Affordable Housing

- Two main paths:
 - ❑ 9% Low-Income Housing Tax Credits – rental housing; valuable but competitive (*from Tax Credit Allocation Comm. [TCAC]*)
 - ❑ Tax-exempt bonds and 4% tax credits – less valuable but non-competitive (*from CA Debt Limit Allocation Comm. [CDLAC]*)
- In addition, each project has hard debt (a mortgage loan) supported by rental income and soft debt (generally from a public entity) filling any remaining financing gaps.