



Affordable Housing Bond Status Report

January 12, 2021





Agenda

- Review of upcoming policy/program decisions
- FY 22 budgeting and five-year phasing recommendations
- Ongoing role of Affordable Housing Bond Advisory Committee

Bond Package Elements

Bond Elements	Percent Allocation	Amount
Transit-Oriented Site Acquisition	20%	\$16,000,000
Public-Private Partnerships	35%	\$28,000,000
LIHTC Gap Financing	30%	\$24,000,000
Owner-Occupied Home Rehabilitation	7.5%	\$6,000,000
Down Payment Assistance	7.5%	\$6,000,000

Total Bond Package - \$80 million



Transit-Oriented Site Acquisition

\$16 Million

Front-load first two years as follows:

- \$6 million annually for direct city acquisition of sites.
- \$2 million annually for acquisition/preservation of existing affordable units via RFP process.
- RFP parameters and evaluation factors to be approved by Council prior to issuance. Two cycles annually anticipated.
- Award recommendations presented to Council



Public-Private Partnerships

\$28 Million

Phased over five years as follows:

- FY 22: \$3 million for Healing Transitions.
- FY 22: \$7 million for permanent supportive via RFP process.
- Beginning in FY 22: \$2 million annually for small scale non-profit projects via RFP process (one-third 30% AMI targeting). RFP subject to Council approval. Two cycles annually anticipated.
- Beginning in FY 23: \$ 2 million annually for voluntary inclusionary rental projects near transit (20% of units affordable at 60% AMI) or missing middle homeownership opportunities near transit. Guidelines subject to future Council approval.



LIHTC Gap Financing \$24 Million

\$4.8 million annually for each of the five years.

Minimum income targeting:

25% of the units in 9% tax credit projects and 10% of the units in 4% tax credit projects must be at 30% AMI.



Owner-Occupied Home Rehabilitation \$6 Million

Expansion of existing program to LMI owners near future transit investments

- Beginning in FY 23: \$1.5 million annually.
- Requires geographic boundary delineation which will be determined through station area and other equitable development around transit planning efforts.



Down payment Assistance \$6 Million

Expansion of existing program to LMI buyers near future transit investments

- Beginning in FY 23: \$1.5 million annually.
- Requires geographic boundary delineation which will be determined through station area and other equitable development around transit planning efforts.
- Future policy decisions for Council: Purchase price limit (current new construction limit for HUD funds is \$265,000) and amount of assistance (currently \$20,000).



Total Bond Amount Budgeted for FY 22

\$24.8 Million



Affordable Housing Bond Advisory Committee

Continued role through implementation:

- Quarterly meetings with staff
- Provide input on proposed policies
- Receive progress reports and ask questions
- Monitor consistency with committee's recommendations
- Rather than the full committee, an executive sub-committee is proposed

Discussion

