

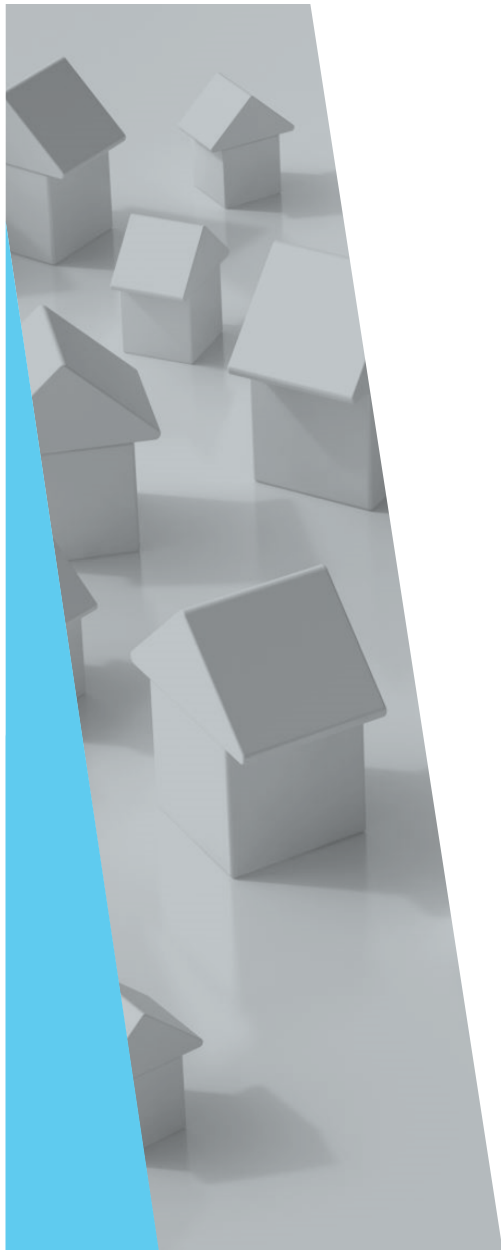
# Affordable Housing Program



- ▶ State of current programs
- ▶ Organize program files and data
- ▶ Evaluate internal & external structure and operations
- ▶ Knowledge level and training needs
- ▶ Transparency



# Purpose of Assessment



# Housing Programs in the County

## Planning and Building Department:

Focus on permanent housing solutions for low to moderate income households by financing the development of affordable rental units and financing loans for homebuyers and homeowners

## Health and Human Services Agency:

Focus on supporting persons at high risk of or experiencing homelessness to obtain and maintain safe stable housing. HHS manages the Public Housing Authority, the Navigation Center, and other interventions.



## Planning and Building Department Housing Staff

- ▶ Housing Administrative Analyst – 15 years, retired Summer of 2022
- ▶ Support staff consists of Sr. Administrative Analyst, Administrative Analyst, Deputy Director
- ▶ Within two (2) years the goal is to train an internal full time staff member to run the program

### HousingINC

- ▶ Specializes in affordable housing program design, implementation, and administration
- ▶ Provides file underwriting, affordable lending and real estate services
- ▶ Current clients include:


Cities of Menlo Park, Seaside and East Palo Alto, Town of Truckee, Burbank Housing, Tahoe Regional Planning Agency, County of Placer, Housing Trust Placer, and short-term services for City of Citrus Heights.

### Multifamily Housing Program (“MHP”)

- ▶ Support and funding from the California Department of Housing and Community Development (“HCD”).
- ▶ Offers deferred payment loans with a 55-year term, 3% simple interest, and for the first 30 years of the loan term, payments in the amount of 0.42% are due annually.

### Homebuyer Program

- ▶ First-time Homebuyer Program offers eligible first-time homebuyers deferred second priority loans to purchase a home within unincorporated of El Dorado County.
- ▶ First-time Homebuyer Program with Rehabilitation offers eligible first-time homebuyers deferred second priority loans to purchase a home and perform repairs to correct health and safety hazards and/or code compliance standards.
- ▶ Owner-Occupied Rehabilitation Program provides eligible homeowner households deferred loans for repair and construction within unincorporated El Dorado County.



# State Funded Programs

# County Funded Programs

## TIF (Traffic Impact Fee) Offset Program

Allows developers to apply for an offset (not a cash subsidy) of traffic impact fees in exchange for limiting long-term rent rates and for-sale pricing to income-eligible households during an affordability period.

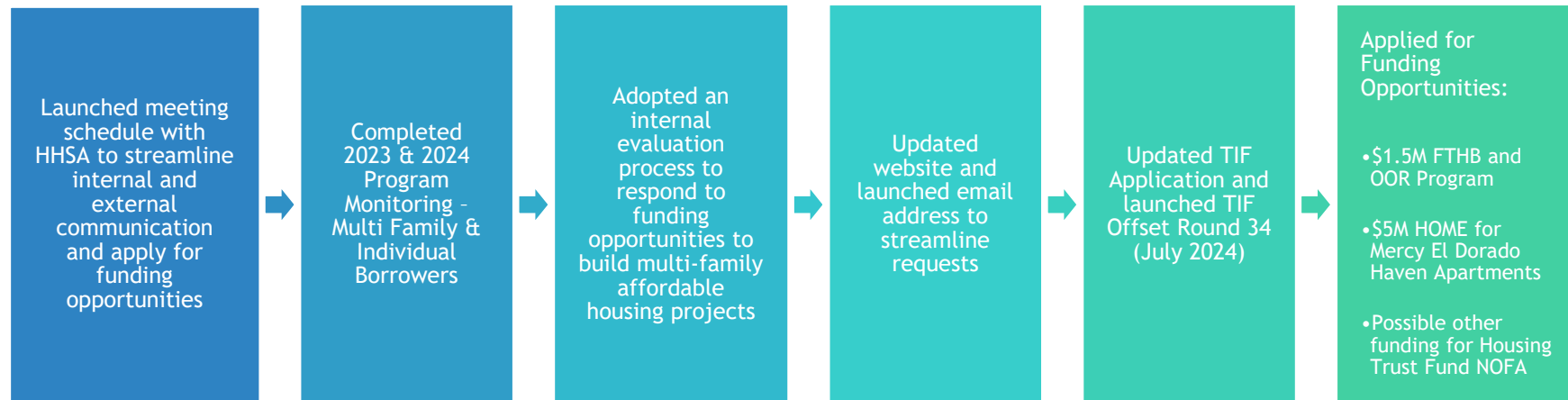
## Building Fee Deferral Program

Allows non-profit, public agencies, and very low-income applicants to defer building fees on a new construction units or permit to make health and safety repairs, until refinancing, resale or change in ownership.

## Affordable Housing Trust Fund

Provides short-term loans, up to \$150,000, to affordable housing developers for eligible pre-development activities.

# Recent Accomplishments



# 30 days

Accept applications for TIF Offset Round 34

Create a fillable online “Loan Interest” form

Design updated program information flyer

# 60 days

Review, Catalogue, and Update Legal Documents

# 90 days

Start developing Homebuyer & Owner-Occupied Rehabilitation Program Guidelines (upon State launch, after Fall 2024)

Update Traffic Impact Fee Offset & Building Deferral Fee Program Guidelines

## Next Steps...



# Housing Program Considerations

- ▶ Staffing
- ▶ Organizational Structure
  - Loan programs, affordable housing incentives
  - Housing Element, Regional Housing Needs Allocation (“RHNA”), Affordable Housing Task Force

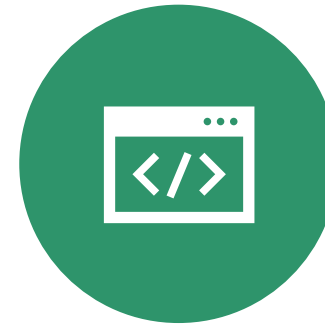
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