



SENIOR AFFORDABLE HOUSING IN THE BAY AREA

A Regional View of Affordable Senior Housing
Senior Health Policy Summit
December 3, 2019

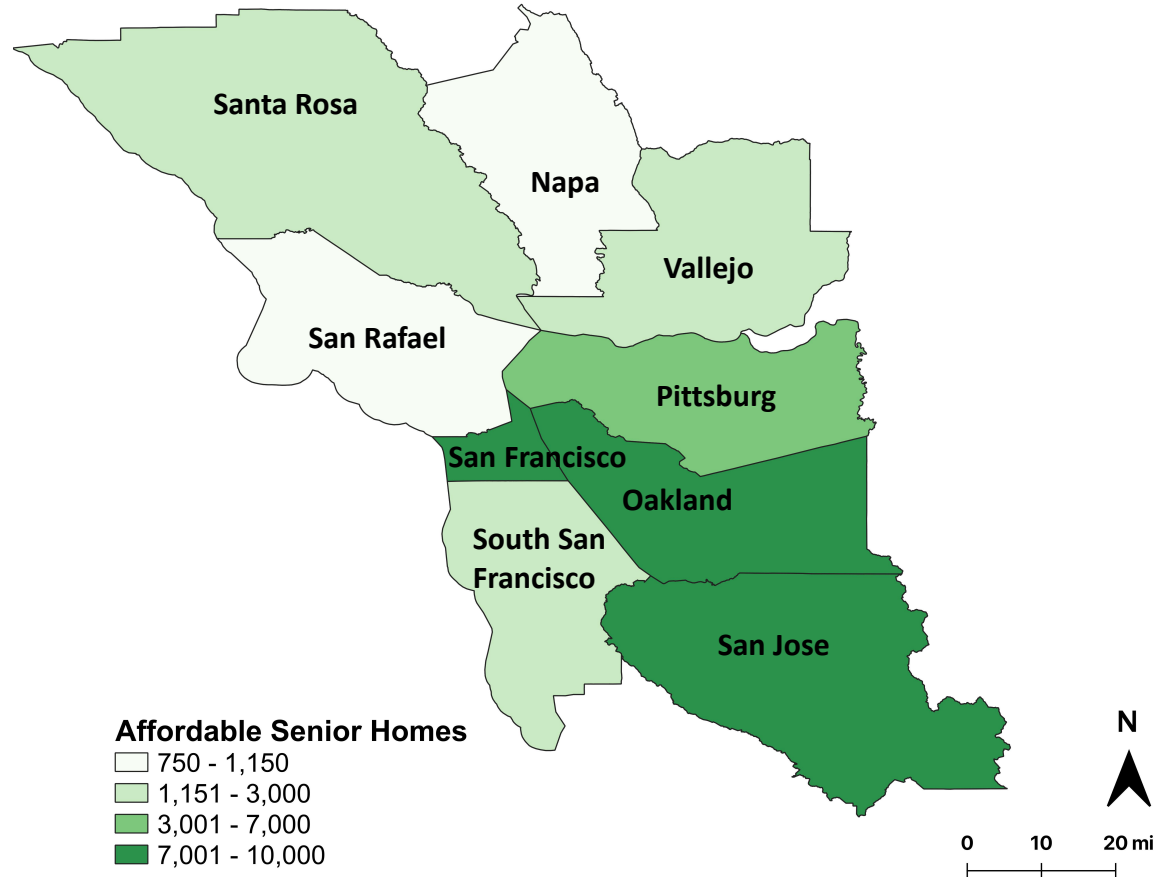
Danielle M. Mazzella
Preservation & Data Manager

California Housing Partnership

- Created by the California Legislature in 1988
- Board appointed by Speaker, Pro Tem & Governor
- Helped nonprofit and government housing agencies leverage more than \$18 billion in private and public funding to create and preserve more than 70,000 affordable homes
- Provides leadership on rental housing policy and funding through research and education

Senior Affordable Housing in the Bay Area

County	Homes
Alameda	9,053
Contra Costa	3,727
Marin	755
Napa	775
San Francisco	7,140
San Mateo	2,884
Santa Clara	7,971
Solano	1,662
Sonoma	2,350
Total	36,317

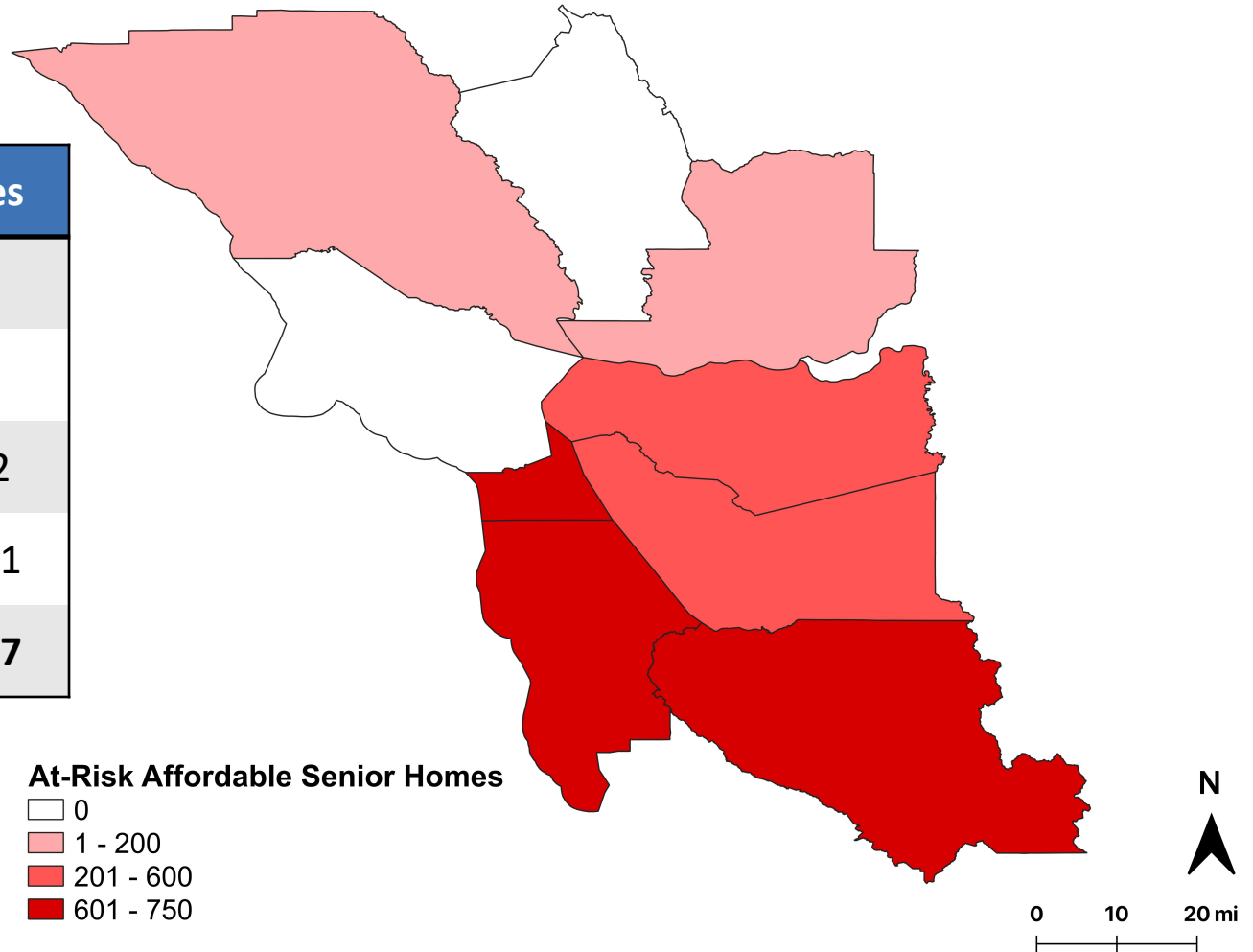


Federal and State Funding Sources

- HUD
 - 202 Direct Loan
 - Project Based Rental Assistance
 - 202 PRAC/Capital Advance Grant
- CalHFA
- Low Income Housing Tax Credit

At-Risk Senior Affordable Housing in the Bay Area

Risk Level	Homes
Very High	434
High	680
Moderate	1,362
Low	33,791
Total	36,317



At-Risk Methodology

- Crafted to each funding program (HUD, LIHTC, CalHFA)
- Primary Indicators
 - Expiration or termination of affordability
 - Overlapping subsidies
 - Ownership
- Risk Levels
 - Very High (within the next year)
 - High (one to five years)
 - Moderate (five to ten years)
 - Low (ten years or more)

Preservation Funding

- Low Income Housing Tax Credit (LIHTC)
- Permanent Local Housing Allocation (PLHA)
- Solar on Multifamily Affordable Housing (SOMAH)
- Low Income Weatherization Program (LIWP)

QUESTIONS?

Danielle M. Mazzella
dmazzella@chpc.net
(415) 433-6804 x322