
Affordable Housing Monitoring 2007 Report

Affordable Housing Advisory Committee
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Policy Plan Objective

- Objective 1

- The County should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year.

Affordable Housing Definition

- Subsequent to the Workforce Housing amendment last September, the Policy Plan now defines *affordable housing* as that which is affordable to households with incomes 120 percent or less of Area Median Income (AMI). This includes:
 - Units created under the Affordable Dwelling Unit (ADU) program that are affordable to households with incomes that are 70 percent or less
 - Units produced under the Workforce Housing initiative
- Policy Plan amendment added a definition for *workforce housing* that is targeted to various tiers of household incomes up to 120 percent of AMI.

Monitoring Approach

- Average annual Affordable Housing Production
 - Average Affordable Housing Production compared to Average Total Housing Production for previous three years
 - Used average number of affordable units produced by public, private and non-profit sectors for 2005-2007
 - Based total housing production on the change in total housing units as prepared for annual Demographics Report for 2005-2007

Monitoring Approach

- Annual Affordable Housing Approvals
 - Total Affordable Housing Approved in specified year compared to Total Housing Approved in specified year
 - Affordable Housing Unit Approvals - affordable units committed through development process including:
 - ADUs required by ordinance
 - Workforce and/or ADUs proffered in development process
 - Total Housing Unit Approvals
 - Total housing units approved through development process

2007 Monitoring Report

- Average annual Affordable Housing Production from 2005-2007
 - $$\frac{\text{Average annual Affordable Housing Production } \underline{162}}{\text{Average annual Housing Production } 4167} = 3.9\%$$

- Annual Affordable Housing Approvals $\frac{\text{Affordable Housing Approved}}{\text{Total Housing Approved}}$
 - 2005:
$$\frac{\underline{118}}{2911} = 4.1\%$$
 - 2006:
$$\frac{\underline{571}}{5809} = 9.8\%$$
 - 2007:
$$\frac{\underline{1029}}{8303} = 12.4\%$$