

# South Bay Regional Housing Trust

TRUST OVERVIEW DISCUSSION

APRIL 30, 2025

## WHAT IS A HOUSING TRUST?

Funding source to finance the preservation and production of affordable housing.

Established by state, city, or county gov'ts as a Joint Powers Authority OR by a non-profit 501c3

Funding sources include government, bond/tax measures, private donations, and philanthropy.

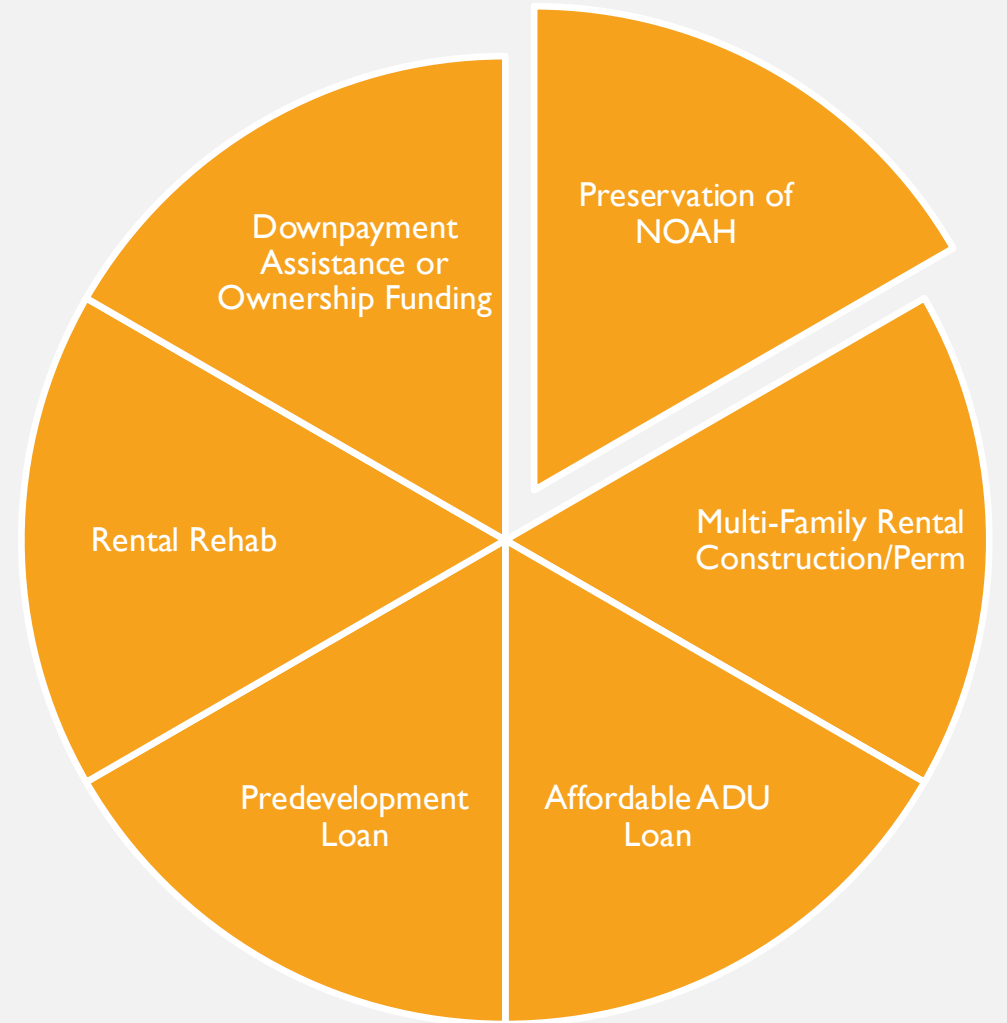


78 housing trust funds are in 27 counties throughout California and nearly 800 throughout the United States

Counties	# of Housing Trusts
Alameda	10
Butte	2
Contra Costa	2
Fresno	2
Humboldt	1
Kern	2
Los Angeles	9
Marin	2
Monterey	3
Multiple	2
Nevada	1
Orange	3
Placer	3
Riverside	3
Sacramento	3
San Bernardino	1
San Diego	3
San Francisco	2
San Joaquin	2
San Luis Obispo	1
San Mateo	6
Santa Barbara	3
Santa Clara	6
Santa Cruz	2
Solano	1
Sonoma	2
Ventura	1
<b>Grand Total</b>	<b>78</b>

# WHAT PROGRAMS CAN A TRUST CONSIDER?

DEPENDS UPON NEEDS OF THE  
REGION AND AVAILABLE  
FUNDING AND ELIGIBILITY  
REQUIREMENTS



# What do affordable incomes look like?

2025-2026

Los Angeles County Area Median Income (AMI)

Household #	1	2	3	4	5	6	7	8
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Low (80%) (Trust limit)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Median (100%)	\$74,600	\$85,300	\$95,950	\$106,600	\$115,150	\$123,650	\$132,200	\$140,700
Moderate (120%)	\$89,550	\$102,300	\$115,100	\$127,900	\$138,150	\$148,350	\$158,600	\$168,850

# Extremely-Low Income



Home Health & Personal Care

Childcare Workers



Waiters & Waitresses



Restaurant Cooks



# Very-Low Income



Dental Assistants

Pharmacy Technicians



Firefighters

Home Health & Personal Care



# Low Income

Firefighters



Elementary School Teachers



Vocational Nurses



Police Officers

HOW A HOUSING  
TRUST  
STRENGTHENS  
CITY CAPACITY

Cities face growing housing responsibilities with limited staff and resources.

A housing trust creates shared capacity and expertise.

Regional coordination attracts and leverages more funding.

Proactive developer outreach expands project pipeline.

Acting independently increases cost, duplication, and risk (legal, financial, and compliance).

One standardized set of programs improves efficiency and clarity.

Centralized administration reduces burden and improves oversight.

**EXAMPLES OF  
CAPITAL FUNDING  
SOURCES SECURED  
BY VARIOUS  
HOUSING TRUSTS**

LACAHS/Measure A

County PHLA Grants, Local Solutions Fund, other.

State Budget Allocation

State Programs (Local Housing Trust Fund)

Federal Funding Programs (Community Project Funding)

SCAG – REAP 1.0 & 2.0

Philanthropic/Foundation/Private

**MAY 2026**  
**2<sup>ND</sup> TRUST BOARD MTG**

- Approve minutes for the April 2026 meeting
- Discussion & Direction of Trust Housing Programs
- Discussion and Direction Strategic Plan
- Approve Conflict of Interest Code
- Approve accounting policies and procedures
- Approve procurement policies and procedures
- Approve Branding/Logo options

# **JUNE 2026 3<sup>RD</sup> TRUST BOARD MTG**

- Approve minutes of the May 2026 meeting
- Approve Multi-Family Rental Loan Program Guidelines and NOFA Issuance
- Approve Trust Insurance
- Approve Trust investment policy and procedures
- Approve Trust budget for FY 2026-2027
- Presentation, Discussion & Approve Strategic Plan

## **AUGUST 2026 4<sup>TH</sup> TRUST BOARD MTG**

- Approve minutes of the June 2026 meeting
- Recommend Trust commitment of funding to NOFA projects – ( This timing will allow the Trust committed projects to apply for the September TCAC 4% round of funding with the Trust commitment of funds that will their scoring)
- Approve document retention policies and procedures
- Presentation and Discussion/Update and Direction on Trust Management status and options for the Trust to consider including COG Team approach vs. Independent Consultants or some combination.