



**Measure A1**

**Oversight  
Committee**

**Regular Meeting**

**July 25, 2024**



**ALAMEDA COUNTY  
Community Development Agency**



**Alameda County  
Community Development Agency  
Housing and Community Development**

# Agenda

## AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
1.	<u>Calling Committee to Order</u>	Organization	Chair Bruce, East Bay Housing Organizations
2.	<u>Review and Consider Approval of the 3/28/24 Meeting Minutes</u>	Action	Chair Bruce, East Bay Housing Organizations
3.	<u>Jordan Court Staff Report</u> Response to Oversight Committee request to evaluate the impact of project changes after initial award	Information	Dylan Sweeney, Housing and Community Development Department
4.	<u>Doorway Discussion</u> Discussion and overview of Alameda County Housing Portal	Information	Dylan Sweeney, Housing and Community Development Department
6.	<u>Alameda County HCD News</u>	Information	Dylan Sweeney, Housing and Community Development Department
7.	<u>Measure A1 News</u> -Annual Report 4 narrative and content preview	Information	Dylan Sweeney, Housing and Community Development Department
8.	<u>Future Agenda Items</u>	Information	Chair Bruce, East Bay Housing Organizations
9.	<u>Public Comment for Items not on Agenda</u>	Information	Chair Bruce, East Bay Housing Organizations

# Item No. 1

## Call to Order

Measure A1 Oversight Committee

July 25, 2024



ALAMEDA COUNTY  
Community Development Agency





# **Item No. 2**

## **Review and Consider Approval** **of the 3/28/24 Meeting** **Minutes**

**Measure A1 Oversight Committee**

**July 25, 2024**



ALAMEDA COUNTY  
Community Development Agency



# Item No. 3

## Jordan Court Staff Report

Measure A1 Oversight Committee

July 25, 2024



ALAMEDA COUNTY  
Community Development Agency



Housing & Community Development

- **Background**

- Development of MA1 Regional Pool minimum required thresholds and evaluation criteria

- **Discussion/ Findings**

- Jordan Court project scoring was above average amongst the other applications for North County Regional Pool Funding
  - The adjusted number of parking spaces would not impact the project's competitiveness
  - Receipt and use of tax credit equity falls under the purview of the TCAC

- **Relevant Attachments**

- Outline project specific details that meet the MA1 requirements
  - Project Approval and Commitment
  - North County Project Summaries
  - Modification to Loan Agreement and Regulatory Agreement



ALAMEDA COUNTY  
Community Development Agency



# Item No. 4

## AC Housing Portal & Doorway Discussion

Measure A1 Oversight Committee

July 25, 2024



ALAMEDA COUNTY  
Community Development Agency



Housing & Community Development






# Background on the Alameda Housing Portal

Housing and Community Development Agency

- In 2016, San Francisco launched a redesigned affordable housing application system with a **new web portal called DAHLIA**. 97 percent of San Francisco's affordable housing applications are now completed online
- **The Board of Supervisors has invested over \$2.3M since 2018** in building a robust system that serves Alameda County residents and continues to refine and expand our portal, which launched and started posting listings in 2020
- Today, Alameda county **collaborates with an internal working group** (made up of city housing staff partners) and a second group of **key Bay Area jurisdictions** (City of San Jose, San Mateo County, BAHFA) to improve the scope and quality of the platform



English
Español
中文
Tiếng Việt
Filipino



ALAMEDA COUNTY  
HOUSING PORTAL

We'd love to get

LISTINGS
GET ASSISTANCE
SIGN IN


# Apply for affordable housing in Alameda County

SEE RENTALS



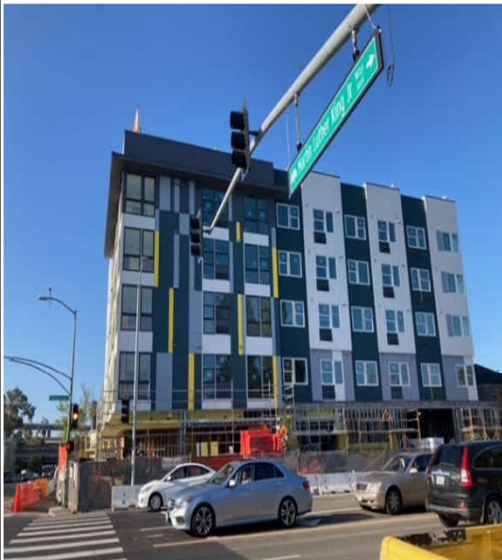
Get emailed whenever a new listing is posted

SIGN UP TODAY



See more housing opportunities and resources

VIEW OPPORTUNITIES AND RESOURCES



## Aurora

657 W. MacArthur Blvd., Oakland CA, 94609

Available Units

UNIT TYPE	MINIMUM INCOME	RENT
Studio	\$50 per month	30% Income
1 BR	\$50 per month	30% Income

SEE DETAILS

🕒 First Come First Serve  
Applications Closed

Doorway

[www.housing.acgov.org](http://www.housing.acgov.org)

Housing and Community Development Agency

# Background on AC Housing Portal

Why Have a Housing Portal?

Providing low-income people and property managers with **one-stop shop** access to apply for and manage waitlists for **affordable housing**.

01

Centralizes  
Affordable Housing  
Resources

02

Makes Applying for  
Housing Easy &  
Equitable

03

Improves Developer  
Experiences and  
Reduces Developer  
Costs

04

Generates Accurate  
Data & Informs  
Policy

# AC Housing Portal

An applicant focused / transparent system

Listing  
Opening

Application

Lottery

Lease Up

Waitlist



3883 TURQUOISE WAY, OAKLAND, CA 94609  
BXP MacArthur LLC, DBA The Skyline at Temescal  
[View on Map](#)

UNIT TYPE	MINIMUM INCOME	RENT	AVAILABILITY
Studio	\$3,450 per month	\$1,725 per month	8 units
1 BR	\$3,942 per month	\$1,971 per month	17 units
2 BR	\$4,436 per month	\$2,218 per month	20 units

Listings

THE MIX AT SOHAY

YOU HOUSEHOLD INCOME PREFERENCES REVIEW

What's your name?

YOUR NAME

First Name

Middle Name (optional)

Last Name

YOUR DATE OF BIRTH

MM  DD  YYYY

YOUR EMAIL ADDRESS

We will only use your email address to contact you about your application.

☐ I don't have an email address

Let's move to income.

Add up your total gross (pre-tax) household income from wages, benefits and other sources from all household members.

You only need to provide an estimated total right now. The actual total will be calculated if you are selected.

WHAT IS YOUR HOUSEHOLD TOTAL PRE-TAX INCOME?

\$

☐ per month

☐ per year

Common Application

PARTNERS PORTAL

ARGENTA

Living Tower Open | Applications Submitted: 389

APPLICATIONS

Filter  [ADD APPLICATION](#) [EXPORT](#)

APPLICATION SUBMISSION DATE	FIRST NAME	LAST NAME	APPLICATION NUMBER	HOUSEHOLD SIZE	DECLARED ANNUAL INCOME	SUBSIDY OR VOUCHER	REQUEST ADA	LIVE WORK PREFERENCE
07/01/2020 at 8:47:32PM	Lisa	Jones	APP-00113820	3	\$42,000	No	Mobility	Live
07/01/2020 at 8:48:50PM	Sara	Kennedy	APP-00113821	2	\$52,000	No	None	Live
07/01/2020 at 8:49:02PM	Clarence	Shane	APP-00113832	1	\$72,000	No	None	Live
07/01/2020 at 8:50:22PM	Andrew	Smith	APP-00113833	4	\$67,000	Yes	Hearing	Live
07/01/2020 at 8:52:12PM	Jayce	Huffman	APP-00113834	1	\$41,000	No	None	Live
07/01/2020 at 8:53:28PM	Brian	Mayberry	APP-00113835	2	\$62,000	No	None	Live
07/01/2020 at 8:56:10PM	Michael	Knight	APP-00113836	2	\$57,000	Yes	Vision	Live
07/01/2020 at 8:57:10PM	Jessica	Boehle	APP-00113837	3	\$85,000	No	None	Live
07/01/2020 at 8:58:39PM	James	Benson	APP-00113838	2	\$32,000	Yes	Mobility	Live
07/01/2020 at 8:59:02PM	Walter	Matthews	APP-00113839	4	\$51,000	No	None	Live

350 Applications

Show 10  jump to page 2  [NEXT](#)

Partners Portal

# Applicant Portal

## Increasing Access, Saving Time, Providing Transparency

The screenshot shows a web form titled "New Application" on a "HOUSING PORTAL". The form is divided into two main sections: "Application Data" and "Primary Applicant".

**Application Data:**

- Date Submitted: MM, DD, YYYY
- Time Submitted: HH, MM, SS, AM/PM
- Language Submitted In: Select One (dropdown)

**Primary Applicant:**

- First Name: Text input
- Middle Name: Middle Name (optional) (Text input)
- Last Name: Text input
- Date of Birth: MM, DD, YYYY
- Email: example@web.com (Text input)
- Phone: (555) 555-5555 (Text input)
- Phone Type: What type of number is this? (dropdown)
- Additional Phone: (555) 555-5555 (Text input)
- Additional Phone Type: What type of number is this? (dropdown)
- Preferred Contact Type: Radio buttons
- Work in the region?: Radio buttons

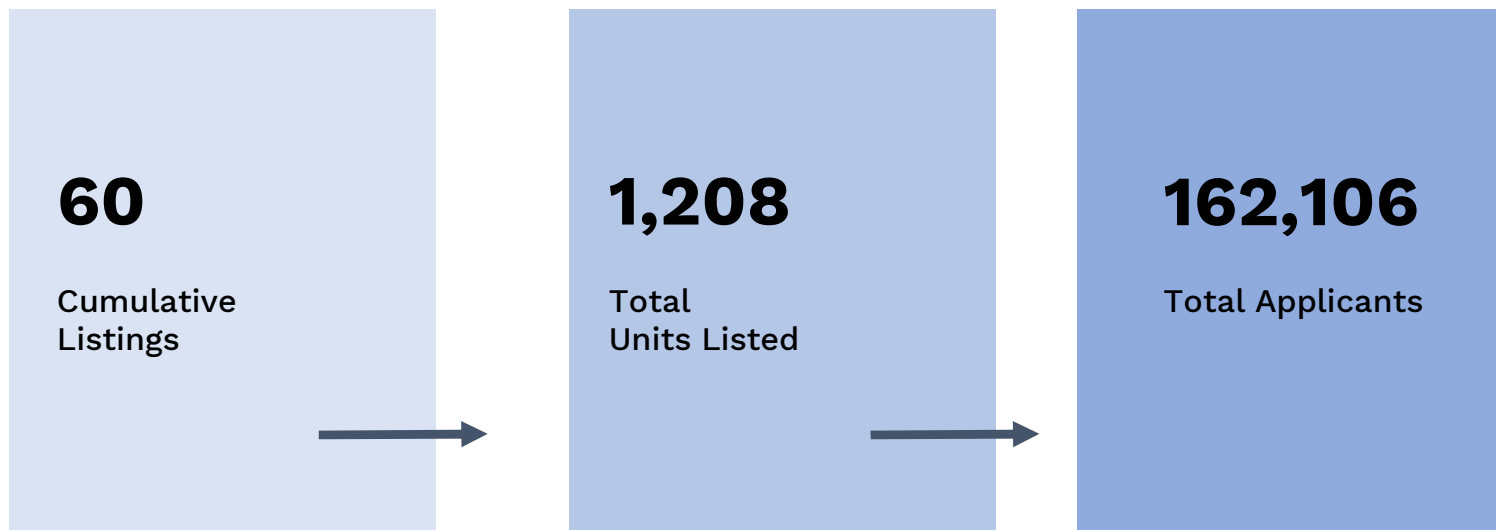
On the right side of the form, there are buttons: "DRAFT", "SUBMIT", "SUBMIT & NEW", and "Cancel".

- A centralized location is **more transparent and accessible**
- A common application saves **time and complexity**
- An online electronic application **minimizes errors**
- The online application **saves user information** for future applications (optional)
- Applicants can **review the status** of pending applications and lotteries



# Portal Impact

Platform Usage 2020 - 2023



Source: Application Data

## Portal Impact

- Measure A-1 funded projects are now required to be listed on the Portal
- Listings have steadily increased from 7 in the Portal's inaugural year of 2020 to 27 in 2023
- Applications per year have also increased dramatically from 19,626 in 2020 to 87,245 in 2023
- 2/3 of 2023 applicants are extremely low-income (<30% of Area Median Income)
- 38% of all applicants are from Oakland and the vast majority currently live in Alameda County



### The Ambassador

3610 Peralta Street, Emeryville CA, 94608

#### Available Units

UNIT TYPE	MINIMUM INCOME	RENT
2 BR	\$3,753 per month	\$1,501 per month
3 BR	\$3,398 per month	\$1,359 per month

[SEE DETAILS](#)

# Doorway Regional Portal Update

## Digitizing Listings in the Bay Area

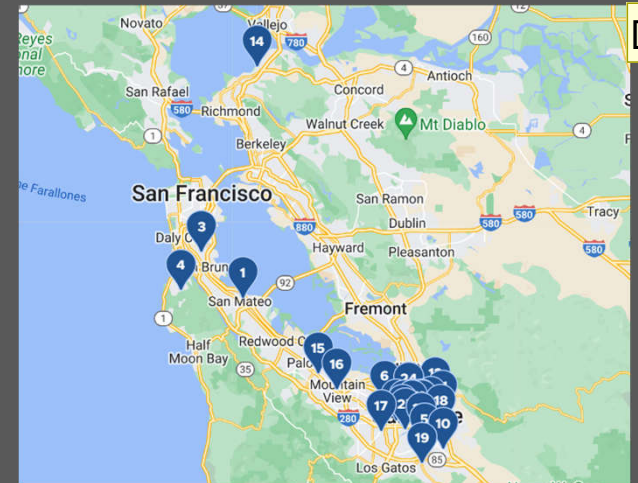
- Common capabilities and listings format
- Coordinate fees and timelines
- Potential to refer applicants across Counties
- Share technical development costs
- Shared advocacy and best practices
- Pool data to inform policy
- Increase platform adoption for regional developers who may have their own platform



# Doorway Regional Portal Update

## Digitizing Listings in the Bay Area

- Regional Portal launched June 2023
- Currently cross-posts listings from the Alameda County Portal
- Includes listings from the 8 Bay Area Counties



DC0



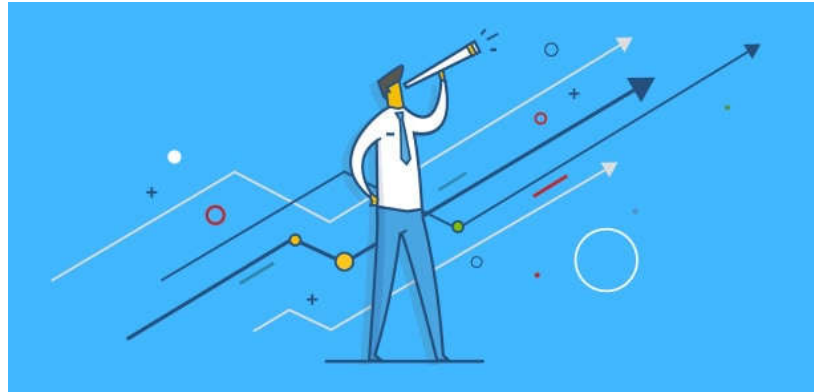
## Slide 16

---

- DC0** Will replace this image when hopefully we have a few new listings up in the next few weeks  
Draper, Nicholas, CDA, 2023-11-09T21:36:56.744
- SC0 0** LOL  
Sweeney, Dylan, CDA, 2023-11-09T22:03:18.790
- SC0 1** See if we can get historic listings from AC....  
Sweeney, Dylan, CDA, 2023-11-09T22:03:42.338

# Program Sustainability

## Exygy and Eden I&R



- County approved new contracts in 2022 with Exygy and Eden I&R to continue management of the housing portal
- Contracts began a new **phase separating maintenance and tech development from listings creation** and platform management
- **Capitalize on Eden I&R's experience** with AC housing choices to add listings
- **Improved responsiveness/processes for asset management**
- **Contracts expire August 2024**

# Eden I&R

## Housing Portal Coordinator



- Mission driven, community based, and experienced via 211
- Dedicated Housing Portal staff that can:
  - **Configure preferences**
  - **Create and post listings**
  - **Coordinate between cities, developers, and the tech vendor**

Questions?



# Item No. 5

## HCD News

Measure A1 Oversight Committee

July 25, 2024



ALAMEDA COUNTY  
Community Development Agency



Housing & Community Development

# HCD News

- Culinary Employment Pathways is accepting applications: <https://tfaforms.com/5052307>
  - Paid program to gain hands on learning in the kitchen and then placed in an internship
- Presentation of the 10 Year Housing Plan to the Health Committee 7/22/24
  - The plan will be published and open to public comment starting 8/1/24 on the HCD website
- Alameda County Community Housings Needs Assessment is still open
  - Over 1,000 people have completed the survey



ALAMEDA COUNTY  
Community Development Agency



# Item No. 6

## Measure A1 News

Measure A1 Oversight Committee

July 25, 2024



ALAMEDA COUNTY  
Community Development Agency



Housing & Community Development

# Measure A1 News

- **AC Boost launched Funding Cycle 3**
  - Received over 4,000 applications
  - Hello Housing will join the September meeting to provide an update on program outcomes
- **Celebrated the grand opening of Casa Suenos - \$16.2 M of MA1 funding**
  - Mixed-income, mixed-use, transit-oriented development of the Fruitvale Transit Village



ALAMEDA COUNTY  
Community Development Agency





# Annual Report 4

- Currently rough draft with the following still needing to be finalized:
- Letter from the Director is being drafted and reviewed
- Rental Housing Development Fund Overview (pg 15)
- The Innovation and Opportunity Fund – (pg 17)
- The Administration Section needs to be completed
- There are also a number of graphics that are described in text but have not produced and inserted into the document yet.
- HCD to distribute draft



ALAMEDA COUNTY  
Community Development Agency



# Item No. 7

## Future Agenda Items

Measure A1 Oversight Committee

July 25, 2024



ALAMEDA COUNTY  
Community Development Agency



Housing & Community Development

# Item No. 8

## Public Comment

Measure A1 Oversight Committee

July 25, 2024



ALAMEDA COUNTY  
Community Development Agency



Housing & Community Development

**Recess: The A1 Oversight  
Committee has taken a short  
recess.**

**We will be back shortly.**

**Measure A1 Oversight Committee**

**Get Housing and Community Development  
updates by subscribing to our newsletter at:**

**<https://www.acgov.org/cda/hcd/esubscribe.htm>**



ALAMEDA COUNTY  
Community Development Agency

