



Measure A1

**Oversight
Committee**

Regular Meeting

November 21, 2024



**ALAMEDA COUNTY
Community Development Agency**



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

Agenda

ITEM	DESCRIPTION	TYPE	SPEAKER
1.	<u>Calling Committee to Order</u>	Organization	Chair Bruce, East Bay Housing Organizations
2.	<u>Committee Minimum Meeting Frequency Requirements</u> Alameda County County Counsel to review meeting frequency requirements	Information	Caitlyn Gulyas, County Counsel
3.	<u>Review and Consider Approval of the 7/25/24 Meeting Minutes</u>	Action	Chair Bruce, East Bay Housing Organizations
4.	<u>Berkeley Way</u> Response to Oversight Committee request to take a closer look at the use of the “Hard Cost Contingency” in the amount of \$4.1 million Committee will vote to add the review of the Berkeley Way “Hard Cost Contingency” at a future meeting	Action	Chair Bruce, East Bay Housing Organizations
5.	<u>Alameda County HCD News</u>	Information	Dylan Sweeney, Housing and Community Development Department
6.	<u>Measure A1 News</u> -Project Labor Agreement (PLA) – response to Oversight Committee request to report how many MA1 projects have a PLA -Downtown Livermore Apartments project update -Annual Report 4	Information	Dylan Sweeney, Housing and Community Development Department
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7.	<u>Future Agenda Items</u>	Information	Chair Bruce, East Bay Housing Organizations
8.	<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

November 21, 2024



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Item No. 2

Committee Minimum Meeting Frequency Requirements

Measure A1 Oversight Committee

November 21, 2024



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- Measure A1 Bond Language: "...shall the County of Alameda issue up to \$580 million in general obligation bonds to acquire or improve real property, *subject to independent citizen oversight and regular audits?*"
- Bylaws: The Committee will convene no less than 4 times annually and not more frequently than 12 times per year
- Failure to meet at least 4 times per year could result in liability to the County for failing to meet as required or properly oversee expenditure of the bond funds as required by the bond measure



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Item No. 3
Review and Consider Approval
of the 7/25/24 Meeting
Minutes

Measure A1 Oversight Committee

November 21, 2024



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Item No. 4

Berkeley Way

Measure A1 Oversight Committee

November 21, 2024



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- Committee request to take a closer look at the \$4.1 million allocated to hard cost contingency
- Does the “as built” accounting of the dispersal of these funds to determine if they were used for “qualified purposes”

Rental Projects	Entire Project		Affordable Portion	Market Rate Portion	Commercial Portion	Affordable Units Sources	
	Item	Total Costs	Residential Costs	Residential Costs	Commercial Costs	County Development Funds	Other Sources Total
1. Acquisition*							
Option Payments	\$	-					
Acquisition*	\$	4,762,379	4,762,379				4,762,379
Total Acquisition	\$	4,762,379	\$ 4,762,379	\$ -	\$ -	\$ -	\$ 4,762,379
2. Off-Site Improvements**							
	\$	-					
3. Hard Costs							
Demolition/Site Clearance	\$	-					
Construction	\$	41,666,020	41,666,020			12,172,804	29,493,216
Contingency	\$	4,166,602	4,166,602				4,166,602
Other:	\$	-					
Other:	\$	-					
Total Hard Costs	\$	45,832,622	\$ 45,832,622	\$ -	\$ -	\$ 12,172,804	\$ 33,659,818



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Item No. 5

HCD News

Measure A1 Oversight Committee

November 21, 2024



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HCD News

- **10 Year Housing Plan open for public comment**
 - <https://www.achcd.org/alameda-county-10-year-housing-plan-2025-2035-now-accepting-public-comments/>
- **Fair Housing Survey**
 - County-wide study of fair housing concerns, housing discrimination and equal access to housing
 - <https://www.achcd.org/regional-analysis-of-impediments-to-fair-housing-choice/>



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Item No. 6

Measure A1 News

Measure A1 Oversight Committee

November 21, 2024



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Measure A1 News

- **Project Labor Agreement (PLA)**
 - There are 5 projects with PLA's
 - Berkeley Way
 - Foon Lok West
 - Douglas Ford
 - Casa Suenos
 - Depot Community
 - PLA's are subject to projects that have 80 or more new construction units
- **7/25/24 Item No. 3 Follow-Up**
 - Confirmation on how many applied and how many were funded for the North County funding
 - 18 applications– 11 funded, 7 lowest ranked not recommended due to no remaining funds in Pool



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Measure A1 News cont.

- **Downtown Livermore Apartments**
 - 78 units of new affordable housing
 - 16 units targeted towards homeless populations at 20% AMI
 - 62 units at 50% AMI
 - 32 Section 8 vouchers by way of the Housing Authority of the City of Livermore
 - \$14.4M of A1 funds
 - Will apply for 4% tax credit during Round 1 Tax Credit in Feb 2025 with allocation in June or July 2025
 - All other funding is secured
 - Construction would start late 2025 or early 2026
 - Was previously on the December 2023 agenda
 - Highlighted 2 lawsuits
 - April 2023 -One lawsuit was dismissed by the California Appellate Court
 - Project to receive \$500k to cover cost increases cause by the delays
 - Currently in litigation with an ongoing Superior Court lawsuit
 - Eden Housing plans to make a request to separate the park from the housing development in effort to avoid further delays



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Measure A1 News cont.

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Measure A1 News cont.

- **Launch of the Innovation Fund RFPs**
 - \$7M Emerging Developers Predevelopment Loan fund
 - The RFP is closing at the end of the month
 - Have received great engagement on projects that were not competitive in previous RFPs, broadening the opportunity pool
 - \$3M Tax Delinquent Property Acquisition Program
 - Developed in collaboration with the Tax assessor's office
 - Funds are available for 9 specific sites, all in Oakland, and the \$3M should be sufficient to acquire all of them, presuming that that we receive eligible applications



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Annual Report 4

- Copy was distributed to the Committee for review
- We would love to take any additional feedback now or in potentially at a December meeting
- HCD is working with the graphic designer to finalize the graphics
- Estimated to do final review and approval of AR4 in February 2025



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Item No. 7

Future Agenda Items

Measure A1 Oversight Committee

November 21, 2024



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Item No. 8

Public Comment

Measure A1 Oversight Committee

November 21, 2024



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

We will be back shortly.

Measure A1 Oversight Committee

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



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