

ALAMEDA COUNTY TECHNICAL ADVISORY COMMITTEE

Staff Report

Affordable Housing and PLHA Award Recommendation

September 5, 2024

BACKGROUND:

The California Department of Housing and Community Development (Cal-HCD) has allocated funds through the Permanent Local Housing Allocation (PLHA) program to Alameda County, as part of a strategic effort to bolster local housing initiatives aimed at addressing the critical need for affordable housing solutions.

This allocation is set to empower Alameda County with the necessary financial resources to implement a variety of housing-related activities, such as the development and preservation of affordable housing units, homelessness prevention, and assistance programs—enhancing the county’s ability to serve low-income families and individuals, and ensuring a more stable, accessible housing market within the community.

Funds are awarded to Alameda County annually, based on a recording tax.. Alameda County has made an award to Amador Station in a total amount up to \$1,400,000.

Alameda County HCD has designated it’s PLHA funds through 2023 to Activity 6, assisting persons who are experiencing or at risk of homelessness, in its annually approved PLHA plan, submitted to Cal-HCD.

All allocated funds (less 5% administrative costs), will be used for rental assistance/operating subsidies for units serving persons experiencing homelessness, with incomes at 30 percent of AMI or less; and for administrative and program costs related directly to the Program. In this context, PLHA funds will be used to deepen affordability for planned units and/or provide operating subsidy and necessary services for County supported units serving formerly homeless households.

RECOMMENDATION

In concurrence with this plan, HCD proposes that the Housing and Community Development Advisory Committee (HCDAC) award up to **\$866,111.95** from 2020 PLHA funds, with final allocation contingent on HCD and project staff review of impact and feasibility, to the following affordable housing project:

Albany Family

Albany Family is a 100% affordable, new construction building planned for Albany. Albany Family will include 62 affordable units, including 1 manager’s unit and 62 affordable rental units. Albany Family will provide 13 units at 20% of Area Median Income (AMI) which include 2 studios and 11 one-bedrooms, 6 units at 30% AMI which include 6 one-bedrooms, 12 units at 50% AMI which includes 2 one-bedrooms, 7 two-bedrooms and 3 three-bedrooms and 30 units at 60% AMI which include 4 one-bedrooms, 12 two-bedrooms and 14 three-bedrooms. Project amenities include broad-band infrastructure, community kitchen space, a community room, an elevator, and a secure garage with 62 parking spaces, including two electric vehicle spaces, and two secure bike

rooms with 64 bicycle spaces. Construction is projected to be completed in December 2024.

On July 28, 2020 the Board of Supervisors approved an allocation of \$2,330,206 of Measure A1 Rental Housing Development Fund Base City allocation funding to Albany Family.