



# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

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## MEMORANDUM

TO: Board of Supervisors Health Committee Subcommittee on Housing  
Supervisor Nate Miley, Chair  
Supervisor Lena Tam

FROM: Sandra Rivera, Director, Community Development Agency  
Michelle Starratt, Director, Housing and Community Development

DATE: January 12, 2026

**SUBJECT: MEASURE A1 PROGRAM INCOME EXPENDITURE  
REQUIREMENTS AND DRAFT EXPENDITURE PLAN**

### DISCUSSION/SUMMARY:

Since its initial authorization, the Measure A1 (MA1) General Obligation Bond was fully issued in 2019 and 2021, providing the entire \$580 million in funding. MA1 has supported over 54 rental development projects, resulting in over 3,900 rental units, assisting 264 new low- and moderate-income homebuyers, and rehabilitating the homes of 120 low-income homeowners. In addition, several programs under the Innovation Fund have launched, including the pre-development program for emerging developers and a tax-defaulted property loan program.

The MA1 program must comply with bond requirements, which specify that funds be used for "the purchase and improvement of real property to create and preserve affordable housing". To ensure a responsible and compliant approach to spending MA1 funds, since 2016 HCD has contracted with CSG Advisors to advise on framework and program development to meet the bond requirements and incorporate established best practices.

The MA1 program has benefited from two types of resources known as "Program Income": (1) returned funding from projects and (2) interest earned on investments. These resources create a secondary funding stream that helps continue MA1's mission. To date, the County has collected approximately \$48 million in Program Income: 1). interest from the capital invested by the bond trustee, and 2). from repaid principal from rental and homeownership loans, and interest earned from those loans.



<b>Sources</b>	
Rental Development Program Income	\$1,900,569
Rental Development Interest Earned	\$88,919
Homeownership Program Income	\$3,121,689
Homeownership Interest Earned	\$129,619
<i>2019 &amp; 2022 Issuance Interest Earned</i>	<i>\$43,000,000</i>
<b>Total Available</b>	<b>\$48,240,796</b>
<b>Administration 10%</b>	<b>\$4,824,080</b>
<b>Available to Allocate to Programs</b>	<b>\$43,416,716</b>

The Community Development Agency’s (CDA) Housing and Community Development Department (HCD) staff recommends the adoption of a formal expenditure plan for new MA1 funding aligned with the original MA1 program and overlaid by the new framework of the Alameda County 10-Year Housing Plan adopted by the Board of Supervisors on July 22, 2025 (Exhibit B) (Item No. 57.1).

The proposed expenditure plan reinvests program income into proven housing strategies aligned with the voter-approved MA1 program, while leveraging lessons learned from the program’s implementation to maximize impact with innovative approaches. The chart below identifies the MA1 program area (Rental or Homeownership) and aligns it to the proposed uses in the Expenditure Plan. Detailed descriptions of each program included in the expenditure plan are attached as Exhibit A.

<b>MA1 Program</b>	<b>Housing Plan Programs</b>	<b>Proposed Allocation</b>	<b>Amount</b>
Not Included	Housing and Crisis Intervention Services	0%	
Homeownership	Homeownership	7%	\$3,121,689
Rental – Innovation & Opportunity Fund	Innovation and Small Development - CFJL RLF	20%	\$8,500,000
Rental – Innovations & Opportunity Fund	Innovation and Small Development - SHIFT	17%	\$7,415,000
Rental – Rental Development Fund	Affordable Rental Development	56%	\$24,380,000
	<b>Total Funds Proposed</b>		<b>\$43,416,716</b>

Adopted in July 2025, the Housing Plan provides direction on how the County should prioritize capital funds in the future. Both the broader Housing Plan and the allocation framework detailed in this memo are founded on lessons learned from the successful implementation of MA1-funded programs, as well as on the needs and opportunities identified.

This expenditure plan aligns with the Board of Supervisors' approved 10-year Housing Plan and the County's broader housing strategy.

- Maximize state and federal fund leveraging
- Invest in developing innovative services to lower system costs and serve critical populations
- Serve vulnerable populations

**RECOMMENDATIONS:**

1. Approve the Measure A1 Program Income Draft Expenditure Plan and forward to the full Board of Supervisors for approval.
2. Direct Staff to implement the expenditure plan, develop programs and procurement processes, and once complete bring the contracts for use of funds to the full board for approval.

**Attachments:**

Attachment A – Detailed program descriptions

## **Attachment A**

The Proposed Expenditure Plan and program models supported represent a critical next phase in Alameda County's housing strategy. By reinvesting program income into these targeted initiatives, HCD builds upon the success of MA1, developing innovative and impactful solutions to address the County's affordable housing crisis.

### Measure A1 Program Income Draft Expenditure Plan

The proposed expenditure plan allocates **\$48,250,000** in MA1 program income across four categories and five programs as described in the Housing Plan. HCD anticipate this investment will produce an estimated 300 new housing units.

**Administration:** HCD is allocated \$4.8 million towards administrative costs stemming from the development of new programs, their execution and implementation, and eight to ten years of development and asset management staffing.

**Rental Housing Production** receives the largest portion: \$24.4 million to affordable housing projects on County-owned properties.

**Small & Innovation Development** programs receive \$15.8 million divided between a Care First Jails Last Housing Facility Revolving Loan Fund, which stabilizes the enterprises and facilities needed for supportive housing for unstable and justice involved populations, and the SHIFT Rental Development program to catalyze innovative lower-cost rental development solutions and support emerging developers countywide.

**Homeownership** programs are allocated \$3.1 million to develop a new ADU Loan Program Pilot Program supporting lower-income seniors to age in place by building new housing on their property. This program is focused on the Unincorporated County