Alameda County Measure A1 Annual Report

July 2020 - June 2022

Alameda County
Community Development Agency
Housing and Community Development Department

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Approved by the
Alameda County Board of Supervisors
on Month 00, 202X

Alameda County
Community Development Agency
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Alameda County Board of Supervisors

District 1 – David Haubert (2021 – Present)

Scott Haggerty (1996 – 2020)

District 2 – Elisa Márquez (2023 – Present)

Richard Valle (2012 – 2023)

District 3 – Lena Tam (2023 – Present)

Dave Brown (2021 – 2023)

Wilma Chan (2011 – 2021)

District 4 – Nate Miley, Vice President

District 5 – Keith Carson, President

County Administrator – Susan S. Muranishi

Table of Contents

13
Executive Summary

18
Seeds of a Housing Crisis: The Undersupply of Housing

30
Affordable Rental Development Projects Made Possible by Measure A1

44
Home Ownership Programs Made Possible by Measure A1

59
Administration

64
Appendix

Alameda County—where housing is a human right

Memorial to Supervisor Richard Valle

Alameda County Supervisor Richard Valle passed away in 2023 following a long and courageous battle with cancer.

Supervisor Valle was a great friend to our affordable housing and homelessness work. The Supervisor was also known for initiatives like Science in the Park, increasing contracting opportunities for local District Two businesses, and stabilizing St. Rose Hospital. Richard courageously served his country in the Vietnam War in 1970 and had been committed to public service ever since. He was appointed to the Board of Supervisors in 2012 representing District 2 and was elected three times to this position, most recently in June 2022.

Supervisor Valle's focus was on youth development, employment and training, and delivering improved social services, including housing, among many other things. He had a wonderful sense of humor, and often wrote poetry which he quoted at Board of Supervisor meetings to support programs and ideas that he cared deeply about. His poem in memory of Supervisor Chan after her passing was beautiful and brought many in the room to tears.

"Through his lifelong endeavors, Richard has mentored many leaders, given hundreds of at-promise youth valuable work experience, and inspired countless individuals who witnessed his compassion and commitment to bettering his community, which included vigorously supporting the building of affordable housing. Richard's contributions and service to Alameda County's diverse communities will live on for generations to come."

Supervisor Elisa Márquez, District 2

Letter from the Director

Michelle Starratt

It is with great pleasure that I present to you the 4th Measure A1 Affordable Housing Bond Annual Report. This report is unique in that it will cover two time periods, or two years in the life of Measure A1. As Alameda County completes the spending of the funds raised by this affordable housing bond, we have a lot of noteworthy milestones to report.

Measure A1 has made a vital contribution towards building affordable housing in the County; to date, over $390,000,000 in A1 funds have been committed to 55 projects. During this period, MA1 officially surpassed its 3,800-affordable rental home goal as an additional 926 rental units received A1 support. Also in this period, we completed the deployment of acquisition and opportunity funds in support of project Homekey hotel conversions to permanent supportive housing.

The impact this bond has had on Alameda County is substantial, representing the largest investment of funds, by far, to provide the affordable units we lack to house people and families who might otherwise find themselves without shelter. As documented in the new Housing Needs Assessment, A1 funds have been a crucial part of the funding mix in over 90% of all affordable units built countywide during the last RHNA cycle. Of the 55 rental housing projects built by Measure A1 so far, 30 are either currently housing Alameda County residents and their families and five are finishing construction shortly.

Measure A1's other programs to help preserve housing so people can stability remain in their homes, and to provide people with assistance to obtain a down payment and put down roots in the community, have matured. Their procedures have been optimized, and they have almost expended all their funding while also making a big contribution to keeping people in our communities.

And let's not overlook the impact construction jobs have had on the County. As required by the Board of Supervisors who insisted these projects hire workers from within the local area, 42% of work hours on Measure A1 projects have gone to firms right here in Alameda County. The impact can be felt far and wide, with A1 money supporting 73 small local businesses with payments of over $78 million to date.

All this thanks to the voters of Alameda County who saw the need to build affordable housing and help people remain housed when they passed the measure in 2016. As much good as Measure A1 has done, current reports, like NLIHC's Out of Reach - the High Costs of Housing (https://nlihc.org/oor) continues to document the unaffordability of housing in California and all over the nation. Locally, regulatory hurdles and historically high construction costs

make it doubtful the market alone will supply housing at the levels needed in the foreseeable future. More broadly, investment in long-term resources like affordable housing supply offers the best chance to build a housing system that ensures everyone has a place to call home.

Michelle Starratt, Director
Housing and Community Development Department
Community Development Agency

ALAMEDA COUNTY
Community Development Agency

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Letter from the Oversight Committee Chair

Gloria Bruce

On behalf of the Citizens' Oversight Committee, I present this report that shows how homes are being created across Alameda County, thanks to voter approval of Measure A1. This annual report, the fourth in a series, covers projects and programs funded by the measure between July 2020 and June 2021. In total, the $580m in bonds authorized by Measure A1 in 2016 will result in over 3,000 affordable homes across our County. Working families, seniors, people with disabilities, young adults and formerly unhoused people have all found a place to call home thanks to Measure A1.

To ensure that funds are being used as voters intended, our Oversight Committee receives and review projects throughout the year, and approves this report annually. Our committee group represents the diversity of Alameda County, including nonprofit workers, neighborhood advocates, local government and labor representatives. Our meetings are open to the public, since we're here to lift up the voice of voters, taxpayers and all residents who put their faith in Alameda County to address the housing crisis. We take our task seriously, and we're proud of this result.

We encourage you to read the full series of reports, available at measurea1.acgov.org. In addition to project profiles and data, you'll learn about the history of housing challenges in Alameda County, and how government, nonprofits, and community are working together to solve them. Background information

in this report focuses on homeownership and cost burdens, with detailed data on which racial and economic groups have the biggest challenges in affording housing. Mostly, however, this report showcases solutions -overall numbers of homes created and households helped with bond funds, as well as specific project profiles.

We hope you'll find this report useful, interesting and inspiring. You can learn more at measurea1.acgov.org. Thank you for your support of Alameda County Measure A1, and let's keep working together so that everyone in our county has a place to call home.

Gloria Bruce
Chair, Measure A1 Citizens' Oversight Committee

Whether you are a renter in Berkeley, own a home in San Leandro, or are an employer in Fremont, quality housing affordable for people of all incomes makes our communities thrive.

"Measure A1 funding has provided our cities the assistance to help close that gap on housing projects that are greatly needed throughout the County of Alameda. Housing that is needed for our seniors, veterans, teachers, people with disabilities and many more."

Supervisor David Haubert, District 1

Land Acknowledgment

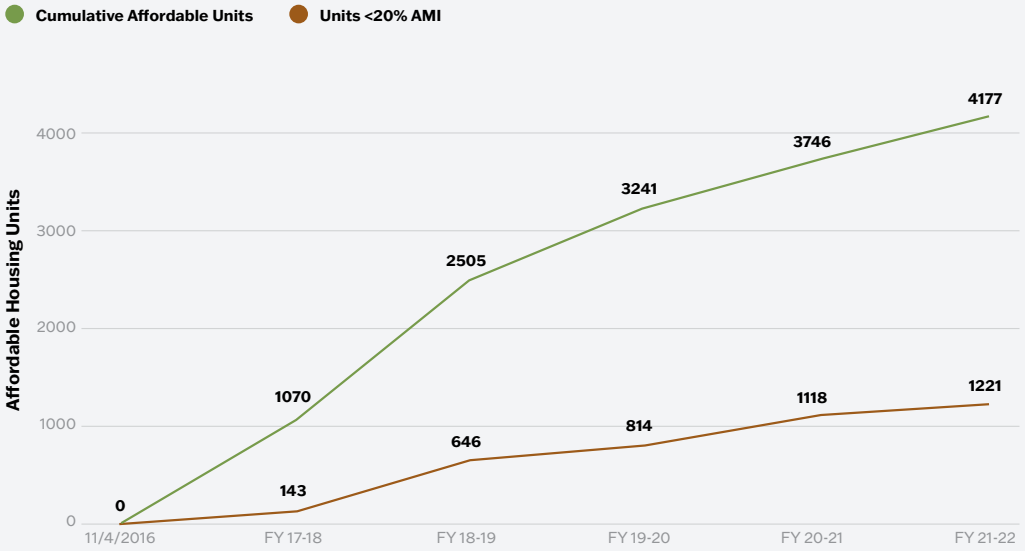
Alameda County is seated on the stolen territory of xučyun (Huichin), the ancestral and unceded land of the Chochenyo-speaking Ohlone peoples. We acknowledge the institution we represent was founded upon the exclusion and erasure of Indigenous peoples and cultures. We honor the Native American community of Alameda County – past elders, present community members, and future generations. This is particularly important as our Indigenous community members are experiencing disproportionately high rates of homelessness, economic stress, and housing insecurity.

Executive Summary

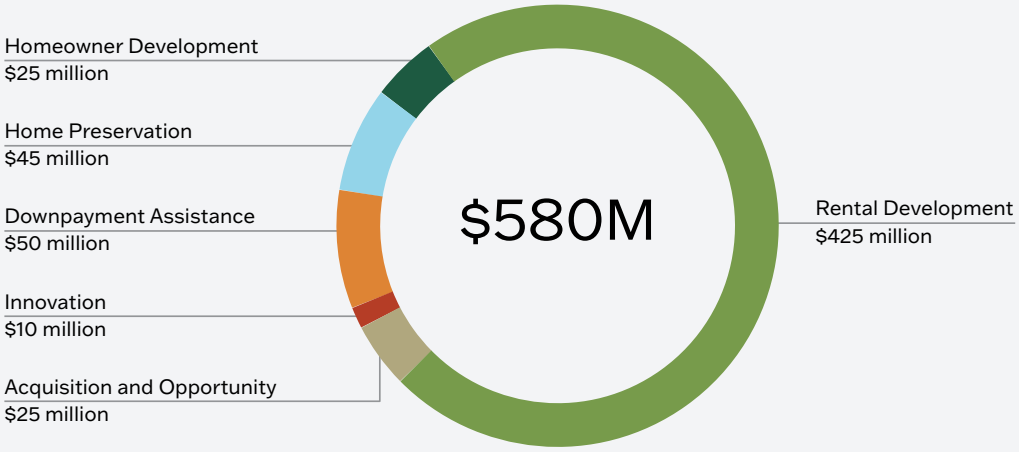
Since the Bond's approval, Measure A1 has funded 4177 new affordable rental housing units overall. Of those, 1,920 had completed construction by the end of this reporting period (June 2022) and 1,090 were under construction. An additional 926 rental units received A-1 commitments during this reporting period. June 2020 through June 2022, staff deployed the $25M MA1 Acquisition and Opportunity Fund to support project Homekey conversions of hotels into permanent housing. 79 owner-occupied homes were supported July 1, 2020 to June 30, 2022 through home rehabilitation, down payment assistance, and homeownership development programs, accelerating from 80 owner homes during the previous three reporting periods, for a combined total of 4336 homes funded through June 2022.

Track Measure A1's progress at our website at Measurea1.acgov.org

Affordable Rental Units Supported with Measure A1 Funds to Date



Measure A1 Funding by Program

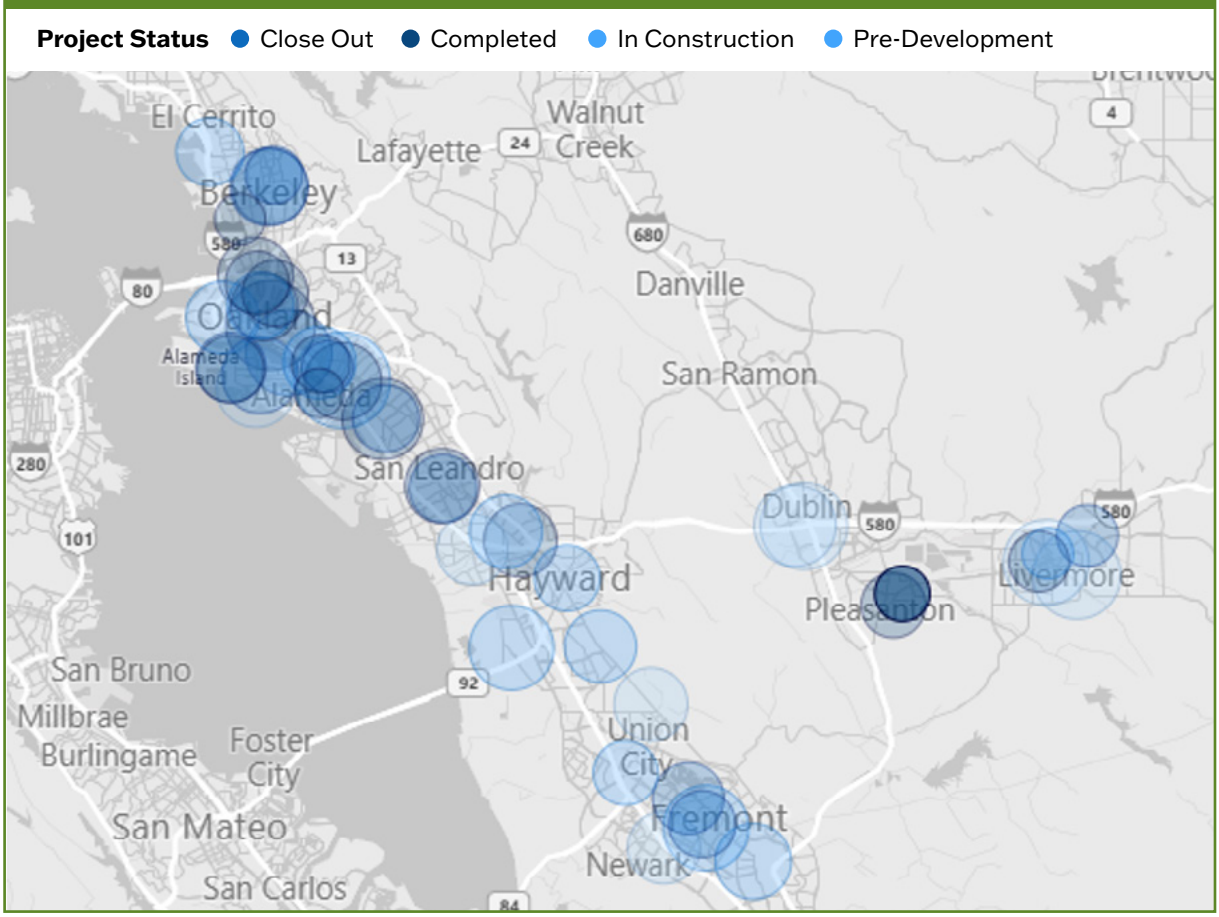


Highlights from this Reporting Period

The Rental Housing Development Program

- Added 759 units in 7 projects, 96 at 20% AMI
- Committed $77.2M new dollars for a total of 97% of all funding committed
- Exceeded initial goal of 3,800 units funded during that period approximately $90,000K in MA1 support per unit

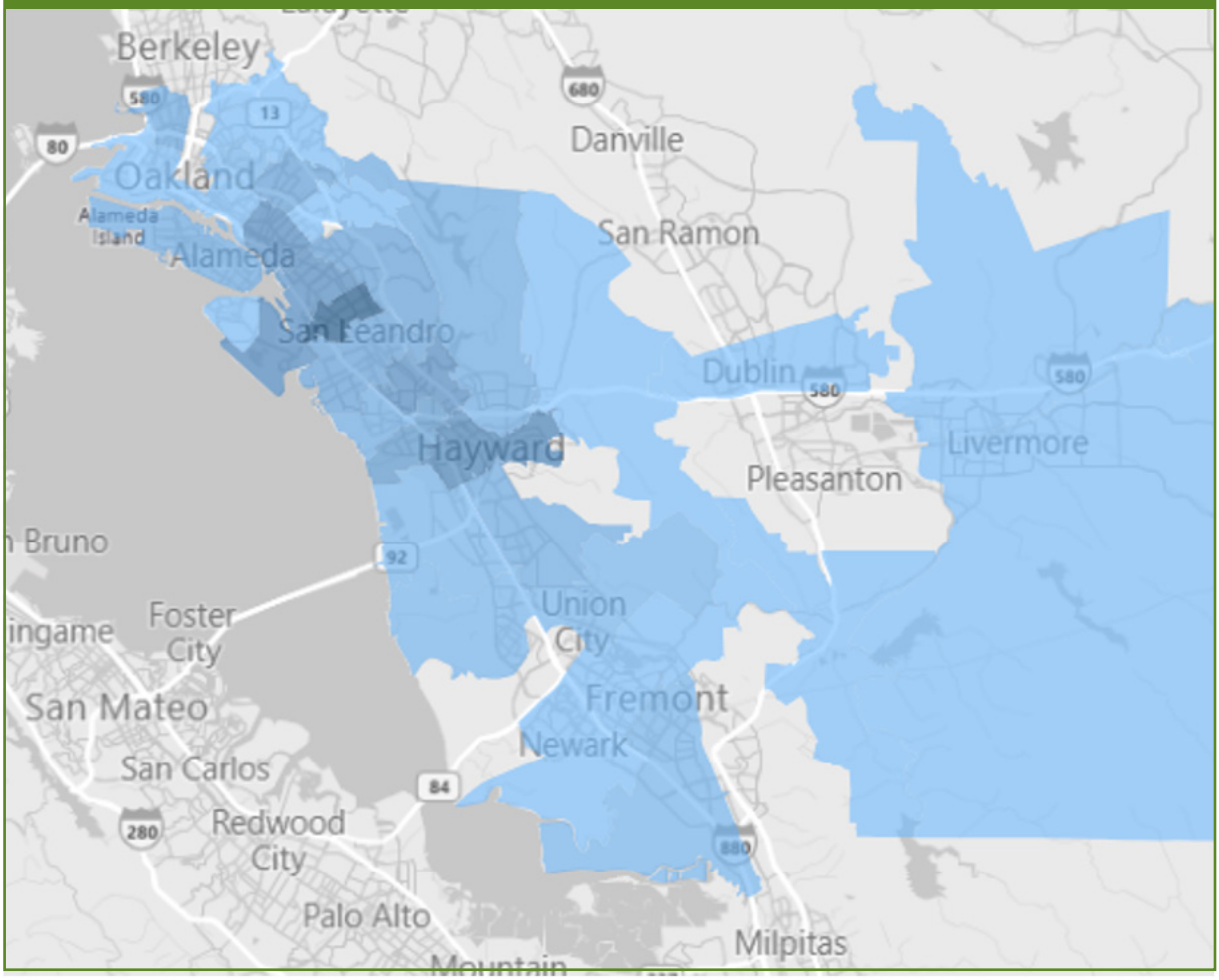
Map of Affordable Housing Projects Funded in Reporting Period



Down Payment Assistance Loan Program (DALP), aka "AC Boost"

- Program continued to gain steam, running one lottery and issuing 62 loans in this reporting period

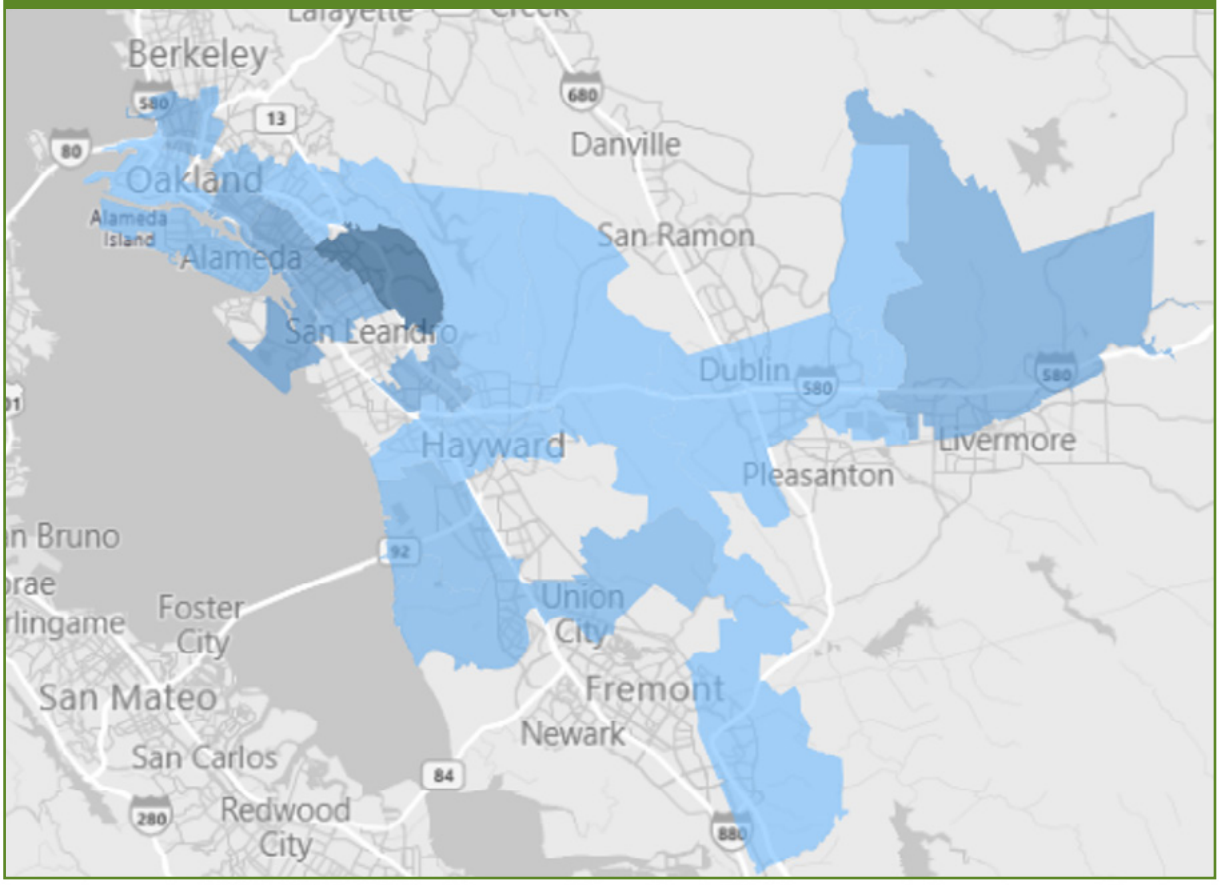
Down payment Assistance Loans by Zip code



Housing Preservation Loan Program (HPLP), aka "Renew AC"

- 52 loans funded for a total of $5,243,976
  - 2020/21 - 30 loans, $ 2,991,289
  - 2021/22 - 22 loans, $2,252,687

Housing Preservation Loan Program Rehabs by Zip code



Seeds of a Housing Crisis: The Undersupply of Housing

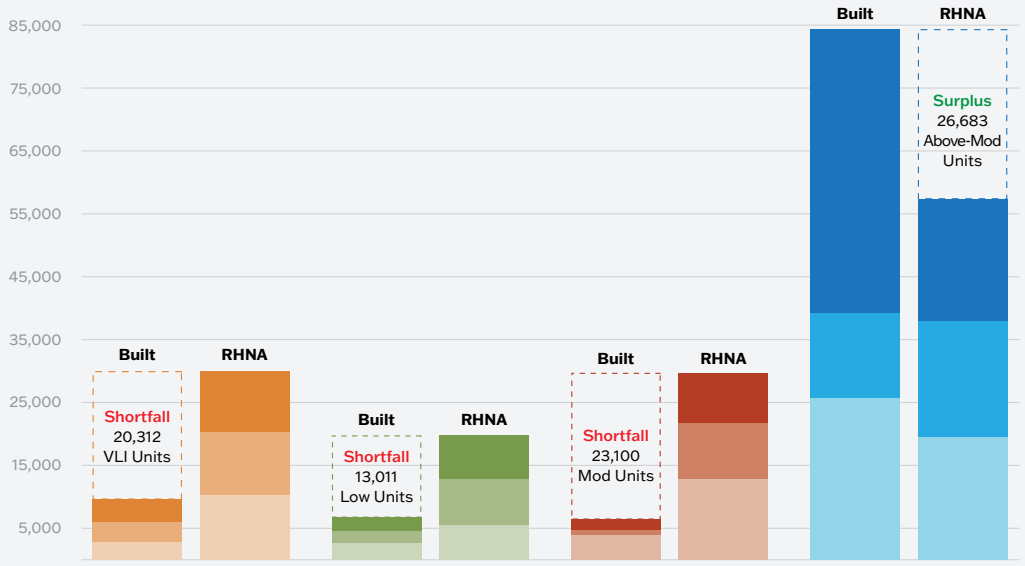
Housing Needs Assessment

The housing market in Alameda County, and throughout the Bay Area, is severely constrained. Decades of underinvestment from the Federal government, discriminatory housing policies at every level, and restrictive local zoning laws have contributed to chronic underproduction of housing units at all levels of affordability since the 1970's. During this period, our need for housing has grown substantially; the Bay Area's booming job market has brought a steady influx of new residents, further stressing housing resources that cannot keep pace. Of the housing units that have been built, the vast majority are not affordable to the lower income residents who make up 40% of the County. While Alameda County exceeded its net production goal from the most recent Regional Housing Needs Allocation (RHNA)--the amount of housing the County should build every eight years as determined by the State—the County has not met its RHNA target for lower-income units in any of the last three cycles. This deficit has left a significant, and persistent, gap of 56,000 units between the affordable housing being provided and that needed to meet the needs of Alameda County residents. While striking, this imbalance is not unique to Alameda County; the vast majority of cities and counties consistently under build affordable and moderately priced units but exceed their goals for market rate and luxury units.

This undersupply has given rise to a serious affordability crisis. While market rate housing can compensate in part for this scarcity of affordable housing, only households willing and able to stretch their housing budget can afford it—at the cost of significantly increased cost burden. The result is that the vast majority of Alameda County Households spend a larger share of their paycheck on housing

than they did in 2000. The less a household earns, the more severe the impact of this growing burden. Average rents for new tenants have risen by 36% over the last decade, while home prices have risen by 82%.[1] For many lower-income households, the only option to deal with rising costs is to move further away from the central Bay Area and towards suburban areas with lower housing costs, but longer commutes. In Alameda County, the share of workers with extremely long commutes (defined as more than 90 minutes) has more than doubled since 2010, going from 2% to 5%.[2] These workers spend more time on the road in congested traffic and less with their families.

Accumulated Housing Shortfall/Surplus by Income Catagory
Alameda County 1999-2022



For others, rising costs means hard choices about their spending; for the over 48% of county residents who are housing cost-burdened (meaning they pay more than 30% of their income towards housing costs) there is often a choice between paying for housing or food or medical care. For the 24% that are severely housing cost-burdened (spending more than 50% of their income on housing), these choices are even more stark. This mismatch coincides with the loss of middle-class households countywide; since 2000, the number of middle income households has shrunk by 20%—due to a mix of wage stagnation and migration to more affordable areas—while the share of extremely low and high-income households have each increased by 30%.

In many communities of the unincorporated areas of Alameda County, these trends are especially pronounced. Home to 147,000 residents—making it collectively equivalent to the County's 4th largest city—the unincorporated county relies on the County and the Board of Supervisors as their direct representatives and service providers. Overall, the unincorporated county has a higher proportion of lower income residents than other areas, with 41% compared to 38.5% countywide. Due to the dispersed nature of the unincorporated county, certain communities have even greater concentrations of low-income residents. The median household income in Ashland and Cherryland, $63,406 and $69,721 respectively, are both significantly lower than the County median of $99,406 or that of unincorporated Sunol—which has a median above the County's at $129,231. Overall, 37% of unincorporated residents are housing cost-burdened, of which 16% are severely cost-burdened, though, like income, this average

of the entire region does not capture variation across unincorporated areas. In Ashland and Cherryland, half of all residents are housing cost burdened. In every unincorporated community except Fairview, more than half of all renters, who routinely face a higher cost burden than owners across the County, are cost burdened.[3] Unfortunately, this crisis will likely continue to worsen as rents are rising faster in the unincorporated county than countywide—49.5% compared to 36% in the last decade—and incomes are falling relative to rents, especially in Ashland, Cherryland, and San Lorenzo.

Since 2012, housing costs in Alameda County have increased by 42%, while rents have increased by 76%, a trend directly correlated with the increasing number of people experiencing homelessness over the same period. According to the 2022 Point in Time (PIT) count, almost 10,000 people experience homelessness on any given night in Alameda County, 73% of which were unsheltered. This represents a 22% increase from 2019, and more than double the number just five years ago.[4] On an individual scale, there are almost always personal hardships that contribute to an individual losing housing, but overall homelessness is a problem of housing affordability: financial distress is consistently cited as the #1 cause of homelessness overall by those experiencing it.[5] Even when the cause of homelessness was social or nonfinancial, the vast majority of those experiencing it believe that a relatively small infusion of direct financial support would have prevented them losing housing.[6] For many, all it takes is a missed paycheck, unexpected medical bill, or any of a myriad of unexpected financial shocks. The lesson is clear: by making housing more affordable, we can make it easier for residents to survive the unanticipated without falling into homelessness.

To meet the current housing need and prepare for the future, Alameda County would need to build 133,000 units of housing affordable to lower and moderate-income residents However, despite our best efforts, many years we have lost more affordable units than we have gained; between 2012 and 2017 the Bay Area's stock of affordable rental units for households earning below 100% of area median income dropped by 24%. In that same time period, our region lost over 5,000 units of affordable housing for households earning below 30% of area median income.[7]

Rising costs also have had a large impact on housing development. Over the past decade, development costs have soared; a trend sharply exacerbated by the pandemic which has further compounded supply chain issues and increased labor costs. Every year, it becomes more expensive to build every unit, both market-rate and affordable. This challenge is especially difficult for affordable projects financed with Measure A1 funds or similar public money, as these projects already face decreased cash flow and usually have more stringent standards they must comply with. Affordable projects must also navigate a constrained and competitive funding environment; despite Alameda County's historic investment in affordable housing development, State and Federal resources are more in demand than ever. For instance, 9% Low Income Housing Tax Credits, one of the most important and sought after subsidies for affordable development, are consistently oversubscribed, receiving almost twice as many applications in 2020 as could be awarded.[8] This increased demand will likely continue despite federal policy decreasing the value of these subsidies. Building enough housing to meet the need in the County will require more investment like Measure A1 to ensure projects are not eternally competing for the same dwindling pot of funds.

Measure A1 has been instrumental in building the County's supply of affordable housing; to date, over $390,000,000 in A1 funds have been committed to 55 projects, with over 4,000 units of affordable housing.

This represents, by far, the largest investment in the County to provide the units we are lacking for those who need them most. In total, A1 funds have been invested in over 90% of all affordable units built countywide over the last RHNA cycle. For the unincorporated county, Measure A1 constitutes the only substantial funding available due to the area's unique governance; over $23 million in A1 investments have supported 231 units of new housing in the unincorporated county. Furthermore, because the unincorporated rental market is much more dominated by single family homes—75% of housing units in unincorporated areas are single-family homes, compared to 60% countywide —Measure A1 programs providing down payment assistance and home repair are especially important.
To directly respond to and alleviate homelessness, a housing first methodology—providing housing without strings attached—combined with wraparound

supportive services has consistently proven to be the most effective way to help people back into housing in the short and long term. Studies consistently find that providing low or no cost housing to people experiencing homelessness leads to long-term self-sufficiency, even after moving out of that housing. To often however, the kind of affordable housing needed for this approach, Permanent Supportive Housing for the previously homeless and extremely low-income, is in critically short supply. To date, Measure A1 has funded over 900 of these units, exceeding the 20% at 20% goal set when the measure was passed. These units, and all units constructed with Measure A1 dollars, not only provide a critical resource for those experiencing homelessness but help more residents from losing housing in the future by providing subsidized housing with less risk of eviction and lower rents. Permanently addressing homelessness and ensuring more residents do not slip through the cracks will require not just more building, but more investment in homeless outreach, critical supportive services, and emergency assistance for those without secure housing. Measure A1's impact cannot be measured only in terms of housing; A1 funding represents a massive investment in Alameda County's workforce. To date, Measure A1 funded projects have created over 2.4 million construction worker job hours, a number which will continue to grow past the expenditure of the last bond funds as the last set of projects get under construction. This translates to the creation of 17,827 construction jobs created in the County on Measures A1 projects. In addition to these jobs created, Measure A1 has also been helping ensure there are trained workers to fill them, creating nearly 400,000 apprentice hours. Every one of these jobs pays a prevailing wage, per Measure A1 standards, significantly raising the bar for construction job quality, and five projects with more than eighty units are subject to full Project Labor Agreements (PLA), pushing standards even higher.

Workforce Goals		
PREVAILING WAGE	**ALL PROJECTS**	**ATTAINMENT GOAL MET**
Local Hire	30% of Hours	42% of Hours
Disadvantaged Resident Hire	5% of Hours	8% of Hours
Business Goals		
Local Contracting	25% of MA1 investment = $32.1 million for completed projects	$179.5 million in construction contracts awarded to 105 Alameda County businesses for these completed projects
Small Local Contracting	20% of MA1 investment = $25.6 million for completed projects	$78.9 million was awarded in construction contracts to 73 Small Local businesses on completed projects

Measure A1's workforce policy called for at least 30% of job hours to be from local hires, and at least 5% to be from disadvantaged resident hires; both of these goals have been surpassed with 42% of work hours coming from local hires and 8% coming from disadvantaged hires. A1 money has also supported 73 small local businesses with payments of $78.9 million.

As Measure A1 funding is committed to projects across the County, new sources of revenue will be needed to fund future affordable housing as we start the 6th RHNA Cycle. The total County RHNA this cycle increased to 88,997 units from 44,036 in the last cycle, mirroring the jump from 187,990 to 441,176 units for the Bay Area as a whole. Future cycles, and the continuing need for affordable housing, will likely increase this target even further.

Kyle Collins, Apprentice Wireman

Kyle Collins is an Inside Wireman Apprentice in Alameda County for the IBEW Local 595 Alameda County, learning to be an electrician alongside foreman and journeymen electricians who are teaching him the trade, all while getting paid a good wage. He's in what is called the 5th bracket of his apprenticeship, or beginning the third year of the five year on the job training program to become a certified electrician. Kyle spoke enthusiastically about the program and the opportunities it brings. "I was handy around the house, I learned how to fix lots of things from my Dad and my Grandfather.", Kyle explained. "I changed my own oil, that sort of thing. But the union apprenticeship gave me a deeper understanding not only of how to do things, but also why and how best to do them."

"Working in a trade is an opportunity for everyone."

In addition to learning in the field, Kyle and his fellow apprentices go to classes two nights a week at the Joint Apprenticeship Training Committee facility (JATC) in San Leandro after putting in a long day on a construction site. "The JATC has classroom where they have equipment you would really work on, so you get hands on learning before going out on a job. Also important is what you learn about working with other trades, leadership and preparing you for work in the industry. I tell the younger guys this is their college, and actually it's longer than most people will spend in college."

Kyle went on, "I worked on Brooklyn Basin affordable housing apartment project for seven months. I am a second generation Oakland resident. I went to college in Long Beach, worked in the LA area, and have come back to live and work here. I love Oakland, and I want to help improve it, so it was great working on a project that will bring affordable homes to the City."

After the pandemic ended his first career in event production, Kyle took advice from a friend who went through the apprenticeship program and decided to give it a try. Now he's a huge advocate of the training you can get in the union. "It's never too late and it's never too early to get into an apprenticeship program. Some of the guys in my class are right out of high school, others are older like me. Everyone brings something to the classroom that's valuable, whether it's a perspective from working in another field or a love of working with your hands. We all benefit from the different perspectives."

"There are more women and people of diverse ethnicities working in trades than ever before. My union, the IBEW, prides itself on its commitment of inclusion and diversity. Working in a trade is an opportunity for everyone."

Affordable Rental Development Projects Made Possible by Measure A1

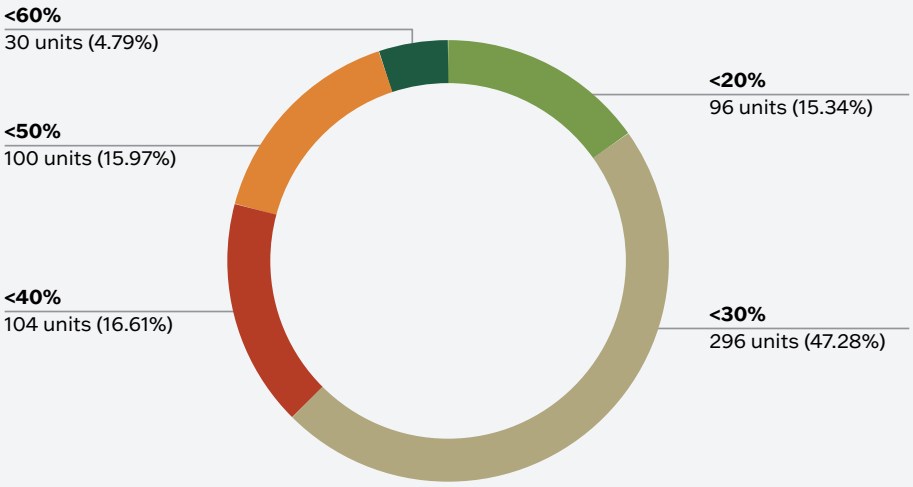
Measure A1 Program Progress

As the largest and most far-reaching program funded by A1, the goal of the Rental Housing Development Fund is to create and preserve affordable rental housing for very low, low, and moderate income households and vulnerable populations throughout Alameda County. The rental program is guided by four principles of investment in projects. The funds maximize leverage of other sources and produce the largest number of units possible; prioritize projects that can compete well for State and Federal financing; fund projects at a level to ensure viability for the life of the regulatory period and fill a gap and not supplement other funding. The Alameda County Board of Supervisors has also stipulated that 20% of all the funds should be targeted to households at 20% of Area Median Income and that all rental projects funded by the Bond must pay prevailing wage. The projects funding by Measure A1 funds have fulfilled all of these goals and requirements.

Table of Projects Receiving Commitments During the Reporting Period

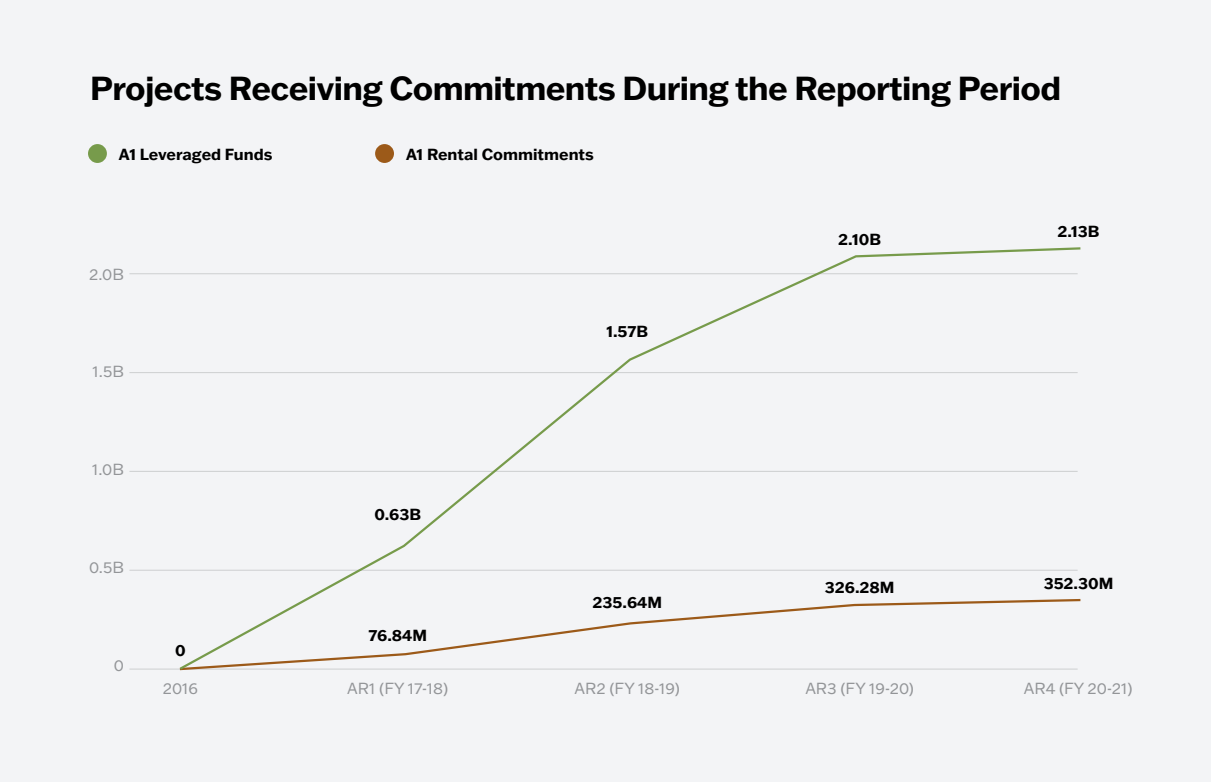
PROJECT NAME	MA1 CATEGORY	MA1 FUNDING COMMITTED	TOTAL PROJECT UNITS
Amador Station	Rental Development	**$2,900,000**	136
Albany Family	Rental Development	**$2,330,206**	62
Depot Community Apartment	Rental Development	**$18,268,465**	125
Regional Street	Rental Development	**$5,048,319**	114
Timber Senior	Rental Development	**$5,426,348**	78
8350 Edes Avenue Oakland	Acquisition & Opportunity	**$4,153,748**	140
8452 Edes Avenue Oakland	Acquisition & Opportunity	**$4,837,025**	104

Target Units by Income Served



*Amador Station Phase II excluded

Rental Housing Development Fund Progress Overview Through June 2023



Rental Development Program Commitments and Balances through 2022					
PROGRAM	1ST REPORT FUNDING COMMITMENTS	2ND REPORT FUNDING COMMITMENTS	3RD REPORT FUNDING COMMITMENTS	4TH REPORT FUNDING COMMITMENTS	BALANCE REMAINING COMMIT
Rental Development	$76.8m	$158.8m	$90.6m	$26.0m	$30.2m

Measure A1 and All Other Sources of Funds		
MEASURE A1 FUNDS	LEVERAGED FUNDS	LEVERAGE RATIO
$352.3m	$2.1B	1:6

AC Housing Portal
– Leveraging A1 to Improve Access to Affordable Housing

The Alameda County Board of Supervisors wanted a solution to the continuing problem of accessing and applying for affordable housing and wanted a streamlined simple access point to access available units anywhere in the county. As a result, staff responded by stepping forward with a new program called the Alameda County Housing Portal, among the first in the nation, mimicking what San Francisco had done with their DAHLIA Housing Portal. HCD, working with the community, held multiple stakeholder community meetings to understand what people were needed to make finding affordable housing easier. The community expressed the need for a single place to go rather than having to go to each developer's website to find affordable housing units with openings. If they missed one of the website, or had trouble getting online access on a consistent basis, they often missed opportunities. It was difficult and a lot of work for the developers to hold lotteries and get people to correctly enter their information repeatedly. With the new portal, each housing seeker's information is entered once and storied online, making it easier to enter housing lotteries and for developers to hold them. The Board allocated general fund monies to support this effort.

In late 2019, the Board approved the contract for developing a new web portal and common application that can serve as a central point of access for housing seekers. The resulting Alameda County Housing Portal (https://housing.acgov.org) provides this single, central place in Alameda County for housing seekers to apply

for all affordable subsidized housing listings. In April 2020 HCD worked with its partner Exygy, a software vendor based in San Francisco, to launch the Portal with a single listing in the City of Alameda.

After launch of the portal, each Measure A1 funded rental development lists their available units via the portal website. This new approach saves housing seekers tremendous time and effort by allowing them to save their profile, eliminating the need to reenter their information and preferences. This decreases the time it takes to complete applications, prevents errors that could lead to disqualification, enables tracking of application status, and allows applicants to apply via their mobile devices if they wish. Additional portal functionality that has been added since the launch include a comprehensive list of regional housing preferences,

language support for Spanish, Chinese, Vietnamese, and Filipino, and back-end portal management providing developers with waitlist management tools. Alameda County joins now three other Bay Area jurisdictions in launching efforts to create one-stop-shop housing portals: The City and County of San Francisco, the City of San Jose, and San Mateo County.

The portal has been very successful in this reporting period and continues to grow. 829 housing units have been listed on the portal in this period. Unsurprisingly, and reflecting the great need for affordable housing, there were a total of 56,807 people who applied for housing on the site. The website also had 3,500,811 page views in this time period. The amount of individual applications tells us the housing need is far greater than the 4000 units we have been able to build with the Measure A1 housing bond.

Twenty seven percent of applicants reported receiving some form of voucher, non-taxable income or rental subsidy. Seventy-eight percent of people use the portal through their mobile device, while the rest use a desktop computer. Ten percent of applicants requested units for those with a disability, with the majority having a disability having to do with mobility. We are happy to report the portal is indeed serving the low-income community, with about forty percent of users have an AMI below 20%. Ninety percent of applicants on the portal filled out the optional demographic questions, giving us a window into who uses it. Racial Ethnic demographics breakdown as 48% African American/Black, 13% Asian American, 11% White, 3% American Indian, 2% Native Hawaiian/Alaskan and 3% use the portal in a language other than English.

The Acquisition and Opportunity Fund

The Innovation and Opportunity Fund is divided into two funds: The Acquisition and Opportunity Fund and The Innovation Fund. Acquisition and Opportunity Program (Homekey) – The Board of Supervisors approved the acquisition of two hotels with the Acquisition and Opportunity funding as matched with State Homekey program. It represent 240 units added to our homeless system of care.

- Oak Days - 8350 Edes Avenue, 140 new supportive housing units
- Edes Ave Community Apartments - 8452 Edes Avenue, 104 new supportive housing units

"Homelessness happens when a community's safety nets fail. After the State stopped funding local redevelopment agencies in 2012, low-income Alameda County residents faced a financial cliff with wages not keeping pace with the rising housing costs. Measure A1 funds helped people stay in their homes by helping cities build and maintain affordable housing as well as help pay for home repairs and down payment assistance. Cities were also able to leverage the A1 funds to qualify for additional support from state, federal, and private sources, resulting in a nearly 10-fold increase in funds acquired."

Supervisor Lena Tam, Alameda County Board of Supervisors, District 3

The 2022 Homeless Count and Survey showed 9,747 people in Alameda County were residing in shelters, transitional housing, vehicles, tents, and other places not intended for habitation on the night of February 22, 2022. This represents an increase of 22% (1,725 people) since 2019. Overall, 16% of this population cited COVID-19 as one of the causes of their homelessness.

Survey respondents indicated that the causes of homelessness and what could have prevented their homelessness largely point to economic drivers and impacts. Eviction/foreclosure/rent increase, job loss and other money issues were listed as three of the top five reasons individuals became homeless. Economic solutions were listed as one of the supports that people cited that could have prevented their homelessness: rent assistance, employment assistance, and benefits/income. Affordable housing is one means of providing rent assistance.

Alameda County had a 39% increase in the number of people living in vehicles since 2019. Of those who are unsheltered, 22% resided in RVs in both 2019 and 2022 while the number of RV dwellers increased from 1,386 to 1,600. The more significant increase was in those residing in cars or vans (2019:1,431; 2022: 2,319). In 2022, people residing in vehicles accounted for 55% of those living in unsheltered circumstances. This increase was likely affected by COVID impacts including less ability for family/friends to “double up” due to isolation and quarantine needs, as well as job loss and other economic drivers that forced individuals and families to move into their vehicles. Vehicular homelessness often points to first time homelessness.

Survey respondents indicated increased complexity in health conditions among people with at least one disabling condition since 2019. The proportion of people with at least one disabling condition remained relatively similar between 2019

and 2022; however, those with a disabling condition are reporting more health challenges. This includes increases of 12 percentage points in those experiencing PTSD, 10 points in psychological/emotional conditions, 9 points in those reporting a physical disability, and an 8-point increase in those experiencing chronic health conditions.

The count demonstrated some improvements in reducing the number of veterans and people with HIV/AIDS experiencing homelessness and showed a shelter system expansion and heightened eviction protections due to increased funding for COVID 19 related purposes. The increase in homelessness would have likely been much higher without these critical temporary housing supports.

While this report was published in 2024, we actually saw a decrease in homelessness in the 2024 PIT Count which can be attributed to the covid funding that came in to support Roomkey and Homekey programs and without additional resources, that kind of decrease is not possible. The 2024 Homeless Point in Time Count (PIT Count), conducted over one night in January 2024, counted 9,450 persons experiencing homelessness, a 3% decrease in homelessness from the last PIT Count in 2022 which counted 9,747 persons experiencing homelessness. While the number of people experiencing homelessness has still significantly increased over the past 10 years, it appears that the investments the County has made in reducing homelessness have begun to have an impact on homelessness in Alameda County. Notably, unsheltered homelessness declined by 11% from 7,135 persons in 2022 to 6,343 persons in 2024 and sheltered homelessness increased from 2,612 to 3,107, indicating that more people are using the shelter resources that have come online over the last two years.

Homeless shelters offer a safer place for persons experiencing homelessness and a chance to connect with other community resources including mental health and drug treatment, as well as permanent housing.

"The County's Project Roomkey sites, utilizing a non-congregate [where each person or household has their own living space with some level of privacy] and low barrier model [minimal entry requirements like sobriety or documentation requirements], were successful in supporting over 1,700 individuals experiencing homelessness in securing permanent housing. Building upon this success and ongoing collaborative efforts, the County and project partners look forward to the transition and expansion of permanent housing in our community"

Jeannette Rodriguez,
Deputy Director, Housing, Office of Housing & Homelessness Services

Rental Housing Resident – Daphine Lamb-Perrilliat, former Oversight Committee Resident

Daphine Lynelle Lamb-Perrilliat – 1954-2023

The Measure A1 Oversight Committee honors the memory and legacy of our late member, Daphine Lamb-Perrilliat. As a resident of nonprofit affordable housing in Oakland, Daphine wanted to ensure that others had the same opportunity that she had.

Daphine's life was characterized by service to others. She served for 8 years in the U.S. Marine Corps, and worked in mental health services for many years around the greater Bay Area. Known for her strong opinions and spirit of fun, she found her place as a leader with East Bay Housing Organizations (EBHO), which engages affordable housing residents in leadership and action. Through EBHO,

Daphine became an early supporter of Measure A1, campaigning with other residents for the bond starting in 2015. Daphine worked on a number of affordable housing efforts throughout Oakland, eventually becoming a board member at EBHO. Her connections and passion for community engagement led her to the Measure A1 Oversight Committee, on which she served until just a few months before her passing. She leaves behind a loving family and community network.

As her friend and colleague, community organizer Damion Scott, put it: "Daphine understood clearly that even though she had stable housing she needed to fight to ensure others had housing. Daphine was committed to Housing as a Human Right and her dedication to it was known by anyone who had the privilege of working with her."

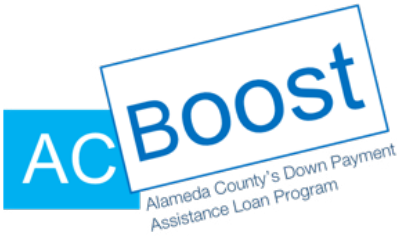
"Daphine was committed to Housing as a Human Right and her dedication to it was known by anyone who had the privilege of working with her."

Homeownership Programs Made Possible by Measure A1

"Before applying for AC Boost, I could not afford the down payment on a home in Oakland. AC Boost and homeownership has allowed me stability and a home I can eventually leave to my daughter."

Homebuyer who purchased a home through AC Boost in Oakland in December 2020

The Down Payment Assistance Loan Program



Highlights

- 61 loans funded for a total of $9,970,777
    - AR 4 - 28 loans, $3,803,500
    - AR 5 - 33 loans, $6,167,277

Many families can afford the mortgage payment for a home but are unable to save for a down payment. The Down Payment Assistance Program, now called "AC Boost," was created to assist these low to middle-income, first-time homebuyers with a down payment so that they can get into a home and start building generational wealth and familial stability. It is administered by the non-profit organization, Hello Housing.

During this reporting period we:

- **Held 9 application workshops resulting in 222 completed applications**
- **Approved 100 applications for Reservation of Funds**
- **Supported 62 applicant households to purchase homes with AC Boost funds**
- **Reserved $19.36 million in conditional funding**

Eligible households have annual incomes at or below 120% of Area Median Income (AMI). In 2020, the income limit used for a household of two was $114,450 and $143,050 for a four-person household. In 2021, the income limit used for a household of two was $120,550 and $150,700 for a four-person household. In 2022, the income limit used for a household of two was $137,100 and $171,350 for a four-person household. For these qualifying households, AC Boost provides loans of up to $210,000 to first-time homebuyers who live or work in Alameda County or have been displaced from Alameda County within the last ten years. Educators and first responders receive preferences for AC Boost loans.

AC Boost loans are structured as shared appreciation loans, with no interest and no monthly payments. At time of a sale (or in some circumstances, when refinanced or transferred) the AC Boost loan principal will be repaid, along with a percentage of the increase in value of the property on a pro-rata basis. Eligible buyers are required to invest anywhere between 0-3% of their own funds towards the purchase price of the home as a portion of the down payment and must qualify for a first mortgage from a participating lender. The program requires repayment only when the home is sold, the owner no longer wishes to occupy the home, or when the 30-year loan term ends.

Our Partner Organization - Hello Housing

In 2018, Hello Housing was chosen as AC Boost's Program Administrator in March 2018 through a competitive Request for Proposals (RFP) process.
Hello Housing is a non-profit housing organization that advances housing solutions that promote stability, center equity, and cultivate community.

Program Implementation

During this reporting period Hello Housing, focused on implementation of the program's first funding cycle, which yielded 47 loans, and launching the program's second cycle, which resulted in 62 additional loans. In light of the racial wealth gap, the role of homeownership in generational wealth-building, and the disparate impact of COVID-19 on communities of color, Hello Housing and HCD have been committed to tracking and reviewing demographic data of households served in the program to better understand who is finding success and who isn't, in order to identify potential changes that can reduce barriers and expand access to the program for all aspiring homebuyers.

Key survey findings included that 42% of respondents said they didn't have enough cash to cover a 3% down payment 22% of respondents said they could not cover closing costs, 23% of respondents said that their income

declined since they submitted a pre-application. Multiple applicants indicated that they would benefit from having more time to submit their application, more assistance in putting together their application and more guidance in how to select a participating lender. The survey and equity analysis project ultimately resulted in Hello Housing recommending several policy changes that were approved by the Board of Supervisors and took effect in May 2021, including:

- **Reduction in the amount of cash savings households need to contribute to participate in the program. The required down payment was reduced from 3% to a range of 0-3%. Additionally, seasoned funds of 1.5% are no longer required.**
- **An increase in AC maximum loan amounts by $60,000**
- **Allowing AC Boost loans to be layered with other subordinate Down Payment Assistance programs to enable more AC Boost borrowers to afford to buy in higher-cost areas of the County**
- **Updates to certain eligibility requirements to increase access to AC Boost funds for Section 8 homeownership voucher recipients**

As a result, 31 homebuyers utilized the increased loan amounts, 17 homebuyers purchased a home with a down payment of less than 3%, 10 homebuyers purchased a home with a 0% down payment, 3 homebuyers purchased a home using additional subordinate Down Payment Assistance programs and the first homebuyer to use a Section 8 homeownership subsidy successfully purchased a home. Feedback from the survey also resulted in additional changes to the program implementation in Funding Cycle #2, including providing applicants with

more time and more support to complete their application. Given historically disparate barriers to homeownership, as well as dramatic disparities in current homeownership and home mortgage origination rates by race/ethnicity, the marketing for AC Boost included a concerted effort to reach homebuyer households facing disproportionate barriers to homeownership.

The pre-application period for the program's second funding cycle opened on July 15, 2021, and closed on August 30, 2021. A total of 6,081 pre-applications were submitted, as compared to 2,294 pre-applications submitted for the first funding cycle, representing over 2.5 times more pre-applications submitted. During the reporting period, 1,984 households were invited to application workshops and 721 households attended a workshop. Due to the COVID-19 pandemic, in 2020 Hello Housing modified the application workshop to be in an online format and all workshops have since continued to be held online. 58 households during this period successfully purchased homes and the total amount of loan funds disbursed to these homebuyers was $10,600,093.

Total Outcomes of AC Boost as of June 30, 2022

- **109 AC Boost loans disbursed to eligible homebuyers**
- **$16,076,711 of AC Boost funds disbursed to eligible homebuyers**

AC Boost Down Payment Assistance Purchases by Locality As of June 30, 2022	
LOCALITY	**TOTAL NUMBER OF ASSISTED PURCHASES**
Alameda	5
Castro Valley	5
Dublin	2
Emeryville	3
Fremont	4
Hayward	16
Livermore	5
Newark	1
Oakland	46
San Leandro	14
San Lorenzo	5
Sunol	1
Union City	2

AC Boost Participation by Prioritized Groups As of June 30, 2022			
PRIORITIZED HOUSEHOLDS	**SUBMITTED APPLICATIONS***	**APPROVED***	**PURCHASED**
Educator	134	59	31
First Responder	24	10	2
Displaced from Alameda County	7	2	1

Homebuyer Testimonials

"Becoming homeowners has been amazing. Just having the security to know that we now are in our house and own it and don't have to worry anymore about new landlords or rising rents or home insecurity. We were even thinking it might be time to leave the Bay Area before we were lucky enough to get drawn into the AC Boost Program. We did not have nearly enough money for a down payment without AC Boost funds. Also, the cost of housing was too expensive. It would be much more than our rent costs. But with AC Boost's help, we were able to secure a relatively reasonable mortgage rate that we could afford."

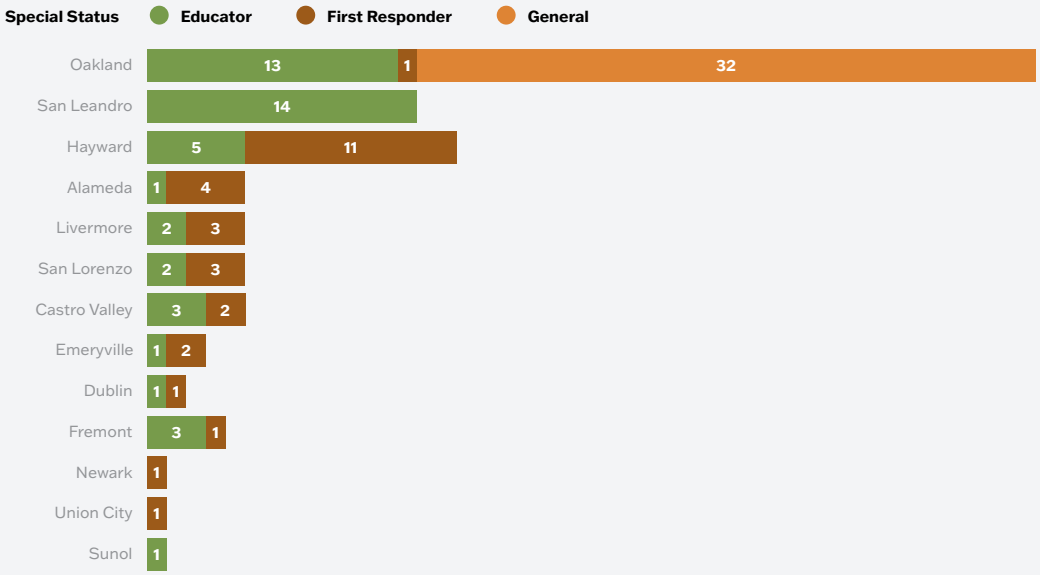
Homebuyers who purchased a BMR home in Oakland in May 2022

"I applied for AC Boost because as a first-time homebuyer, I wanted to take of this awesome program to give me an affordable mortgage. As a renter, I was facing challenges with rising rent, no rent control and pet restrictions. With the help of AC Boost, I finally have a place to call home."

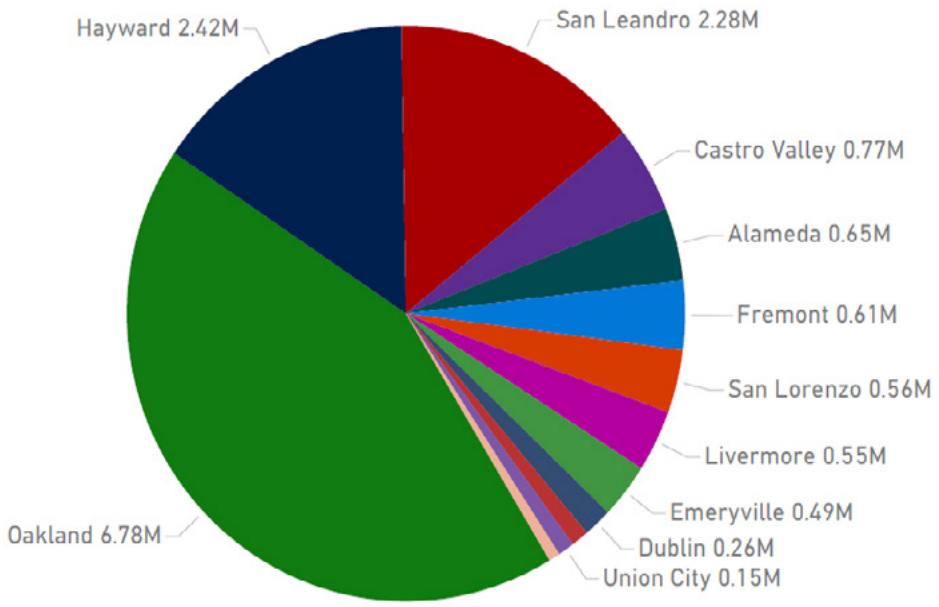
Homebuyer who purchased a home in Union City in July 2020

The Down Payment Assistance Loan Program

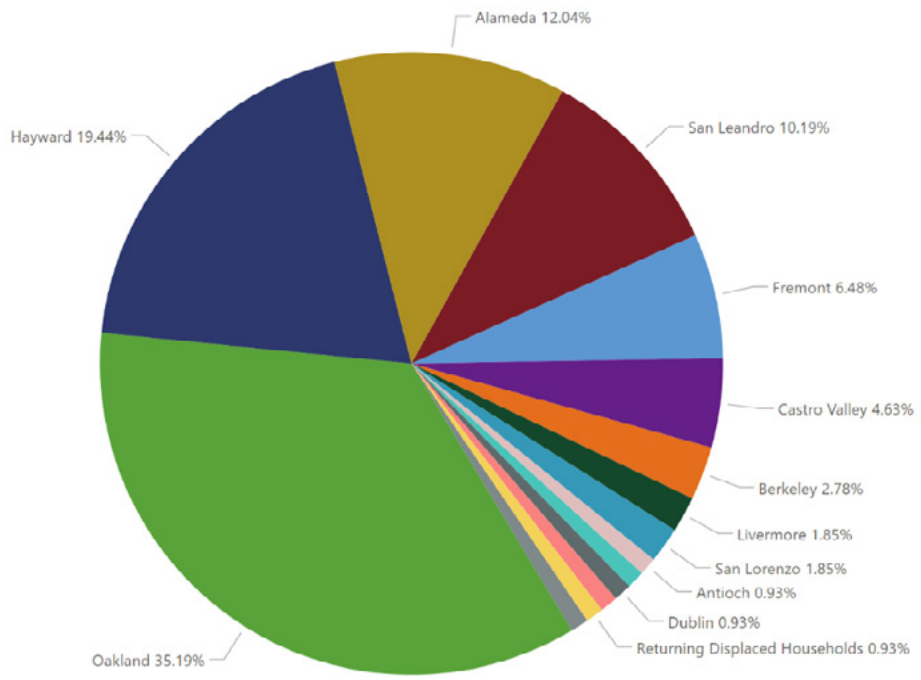
by City and Targeted Populations (Educator/First Responder)



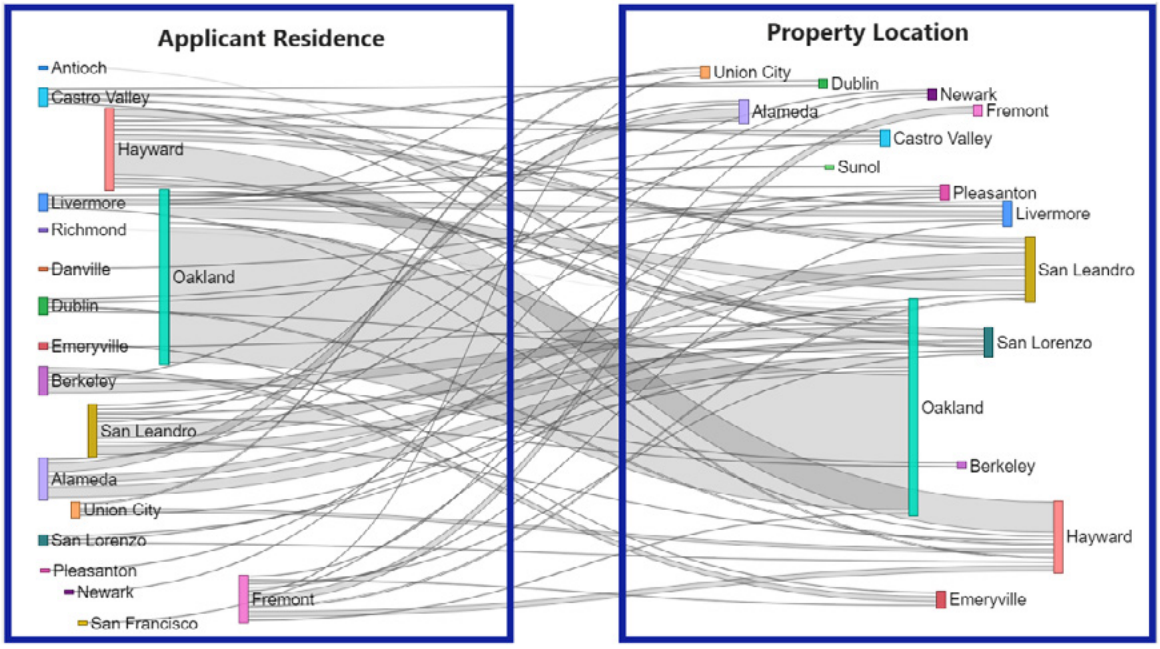
Where Applicants Purchased Homes



Successful Applicants City of Origin



AC Boost Recipient Origin and Destination



The Housing Preservation Loan Program

$45m

Allocation

Housing Preservation Loan Program (HPLP), aka "Renew AC"

Highlights:

- 52 loans funded for a total of $5,243,976
  - 2020/21 - 30 loans, $2,991,289
  - 2021/22 - 22 loans, $2,252,687

Renew AC provides attainable, low-interest loans that allow seniors, people with disabilities, and other low-income homeowners to make much-needed improvements to their homes. Renew AC also provides support services that help people navigate how to make those home improvements. These improvements help prevent homeowner displacement and allow people to stay safely in their homes and communities.

In this period:

- 12 projects have scope of work walk-throughs with a contractor, and 15 are under construction.
- 34 projects were completed with $3,521,859 spent. In September 2020, the Board of Supervisors approved several adjustments to the Renew AC program.

The Board approved the elimination of one of the two criteria for qualifying for loan funding. Previously, both 'loan-to-value ratio' and lien position were evaluated, and moving forward lien position was removed as a criterion. The 'lien

position' criterion is the order of seniority in which the law recognizes lenders' claims against a property and determines the sequence of who gets paid in the event of a foreclosure. Lien position represented the highest percentage of Renew AC applicant denials at the time, because the existence of multiple small liens on the subject property is common. Many applicants have previously participated in other city or county rehab loan programs or have secured small home equity lines of credit, sometimes as small at $5,000. Capping the loan-to-value ratio below the appraised value of the property ensures there will be funds available to pay off all liens, regardless of lien position, and thus, lien position was removed.

The implemented changes include the removal of the $75,000 cap for creation of accessory dwelling units or junior accessory dwelling units within existing spaces. This allows up to the maximum Renew AC loan amount for conversion of existing structures. Critical health and safety repairs continue to be prioritized in the program ahead of any ADU-related work.

Emphasis on Racial Equity Policy Design

In an effort to center equity in the program design, the policy on Terms of Financial Assistance related to loan payments and transfers was also revised. Previous policies required that surviving children of deceased loan recipients meet the program's income requirements to assume the Renew AC loan. However, this policy seemed to deter program applicants unevenly across racial groups. Particularly for some applicants of color, the notion of taking on a debt which their heirs would need to pay at the time of the transfer only if they were making more than 80% Area Median Income is unappealing. For many low-income homeowners of color, this framework inadvertently penalizes the

potential upward social mobility they envision for their children. At worst, it could result in an heir selling the home in order to cover the cost of the due loan effectively liquidating a foundational generational wealth asset within the family. Upon investigation, Habitat discovered that this policy was misaligned with subsequent federal requirements of United States Code, 2006 Edition, Supplement 5, Title 12- Banks and Banking Chapter 13 – National Housing, Sec. 1701j-3 - Preemption of due-on-sale prohibitions. Ultimately, the County's Housing and Community Development Department received approval to modify this requirement to bring it into alignment with new Federal law.

Public and Stakeholder Outreach

While outreach to senior centers, local elected officials, and community agencies are part of outreach efforts, the introduction of paid advertising was able to better target demographics that the previous years' analysis indicated were underrepresented in data of applicants reached. A particularly effective strategy leveraged geographically targeted direct mail ads, focusing on the zip codes and census tracts that were not well represented including ad placement on AC transit busses, local newspapers and digital ads on platforms like Patch, Facebook, and Nextdoor that can target by zip code or city. A series of county-wide print ads was also placed in the East Bay Times. Additionally, promotions were aimed towards Asian and Latinx communities through outreach to community organizations and publications primarily serving these populations. As well, ads in languages including Cantonese, Mandarin, and Spanish were placed through outlets such as El Observador, Vision Hispaña, La Raza radio, Univision Radio and print, and Sing Tao media. Over the course of the reporting period's outreach activities, 1,706,933 potential applicants were reached.

Renew AC has been an important tool in combating gentrification. One example is loan recipient Freddie Saucer, a single Black woman who lives in Oakland's Acorn neighborhood. After attending Fremont High School on Foothill Boulevard, she went on to live elsewhere, attending Tufts University and working elsewhere until the 1980's when she returned to Oakland to care for her mother in her final years. When her mother passed, she was able to purchase the home, but later realized the costs of rehabilitating the 1939 structure were prohibitive. Before discovering Renew AC, she thought, "Oh my goodness, I might have to sell this house and move back to Arkansas or something, where I might afford a place... [sic] it was a lifesaver."

Administration

Alameda County Community Development Agency's Housing and Community Development Department (HCD) has been tasked with implementation of the Measure A1 Programs since its passage in 2016. This includes several critical functions including policy and program development, fiscal and administrative oversight, evaluation and monitoring, and program and asset management. To ensure effective and efficient administration of MA1 bond funded programs, the Board of Supervisors authorized up to 10% of bond proceeds to be used towards administrative staff and bond issuance costs over a twelve-year period. It pays for County staff time and program specific administration and consultants. The process of filling MA1 administrative positions was delayed due to the impact of the COVID-19 pandemic as resources and priority were shifted to emergency responses, but as of FY 2022-23, the department's MA1 positions are fully staffed.

Most new MA1 positions are located in HCD's Housing Finance Division which includes the Asset Management and Housing Development teams. The Asset Management team was first designated in 2018 and is funded with a variety of sources, including A-1 Admin funds, which reflect the composition of County funding provided to those assets. Primarily, MA1 Admin funds supplement monitoring fees collected from completed projects funded with County-issued multi-family mortgage revenue bonds and A1 rental development funds.

The Asset Management Team's duties begin when projects transition from construction into occupancy. They review and approve the Housing Completion Report, confirming final funding and initial tenant compliance, then they transfer projects into the asset management portfolio, collect the required annual reporting. For completed projects, they conduct periodic housing quality inspections and thorough tri-annual monitoring to determine each project's financial health, physical quality, and compliance.

Measure A1 Administration Expenditures by Program through June 30, 2022

The Board of Supervisors authorized up to 10% of bond proceeds for administrative staff and bond issuance costs over the twelve-year bond period. Administration to date is 5.9% of total Measure A1 expenditures and 2.7% of the $580,000,000 authorization.

PROGRAM	EXPENDITURE TYPE	EXPENDITURES
Rental Development		
Staff		$6,758,506
Consultants		$860,677
TOTAL		**$7,619,184**
Down Payment Assistance (AC Boost)		
Staff		$632,777
Hello Housing		$2,005,479
TOTAL		**$2,638,256**
Housing Preservation (Renew AC)		
Staff		$513,338
Habitat for Humanity		$3,202,171
TOTAL		**$3,715,510**
Innovation and Opportunity		
Staff		$187,296
TOTAL		**$187,296**
Homeownership Development		
Staff		$239,456
TOTAL		**$239,456**
Cost of Bond Issuance		
Cost of issuance		$672,495
Underwriter's discount		$447,162
Bond counsel (Orrick, Herrington & Sutcliffe)		$15,000
RINCON		$21,106
TOTAL		**$1,155,764**
TOTAL ADMINISTRATION EXPENDITURES		**$15,555,465**

HCD staff costs are shown by Measure A1 program cost center. Each cost center includes its allocated share of the General Administration and Asset Management pools. Consultants supporting the rental portfolio are assigned to Rental Development. Cost of bond issuance is presented as a standalone administrative category.

Sources

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2 Bay Area Equity Atlas. “Extreme Commuting,” n.d. https://bayareaequityatlas.org/indicators/extreme-commuting?geo=04000000000006001.

3 United States Census Bureau. “2022: American Community Survey 5-Year Estimates Data Profiles,” n.d. https://data.census.gov/table/ACSDP5Y2022.DP04?q=housing%20c=5X0U001_160XX00US0602980,0611964,0612902,0623350,0668112,0677042.

4 “2022 Point-in-Time Count.” EveryOne Home, n.d. https://everyonehome.org/main/continuum-of-care/everyone-counts-2022/.

5 Kushel, M., Moore, T., et al. (2023). Toward a New Understanding: The California Statewide Study of People Experiencing Homelessness. UCSF Benioff Homelessness and Housing Initiative.

6 Ibid

7 Bellisario, J. et al. (2021). “Bay Area Homelessness: New Urgency, New Solutions.” Bay Area Council Economic Institute. http://www.bayareaeconomy.org/files/pdf/HomelessnessReportJune2021.pdf

8 Ma, Fiona. “2020 Annual Report on the Allocation of Federal and State-Income Housing Tax Credits in California.” California Tax Credit Allocation Committee, April 2021. https://www.treasurer.ca.gov/ctcac/2020/annualreport/2020-TCAC.pdf.

Appendix 1

Measure A1 – General Obligation Bonds Expenditures Report thru 6/30/2022

January 2017 through June 30, 2022

Alameda County Staff

Staff costs by Measure A1 program cost center. Each cost center includes its allocated share of the General Administration (525) and Asset Management pools.

COST CENTER	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	As of 6/30/2022 (cumulative)
Rental Housing	$169,562	$695,094	$1,120,080	$1,327,597	$1,697,002	$1,749,171	$6,758,506
Innovation and Opportunity	$0	$30,872	$25,651	$3,604	$81,222	$45,948	$187,296
Down Payment Assistance	$0	$200,119	$57,654	$48,003	$166,225	$160,776	$632,777
Housing Preservation	$0	$180,429	$30,258	$70,337	$106,414	$125,901	$513,338
Homeownership Development	$0	$76,920	$43,396	$8,104	$53,582	$57,454	$239,456
Staff Subtotal	**$169,562**	**$1,183,433**	**$1,277,039**	**$1,457,645**	**$2,104,444**	**$2,139,250**	**$8,331,373**

Program Administration

CONTRACTOR	PROGRAM	DESCRIPTION	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	As of 6/30/2022 (cumulative)
Hello Housing	Down Payment Assistance	AC Boost	$0	$70,180	$312,711	$551,522	$464,445	$606,621	$2,005,479
Habitat for Humanity EB/SV	Housing Preservation	Renew AC	$0	$38,117	$611,211	$876,592	$816,085	$860,166	$3,202,171
CCMI	Rental Development	Labor compliance reporting	$0	$0	$25,102	$41,400	$55,230	$81,548	$203,279
Elation	Rental Development	Labor / contract tracking	$0	$0	$65,760	$0	$51,876	$8,120	$125,756
Anjanette Scott	Rental Development	Legal services	$0	$0	$0	$0	$102,525	$177,036	$279,561
Barretto-Co. LLC	Rental Development	Report design and production	$0	$0	$0	$0	$68,050	$44,250	$112,300
D. Lopez	Rental Development	Consulting services	$0	$0	$0	$0	$67,487	$53,419	$120,906
RANDI	Rental Development	Consulting services	$0	$0	$0	$0	$0	$8,625	$8,625
Davilier Sloan	Rental Development	Consulting services	$0	$0	$0	$0	$0	$10,250	$10,250
Program Administration Subtotal			**$0**	**$108,297**	**$1,014,784**	**$1,469,514**	**$1,625,698**	**$1,850,035**	**$6,068,328**

Appendix 1

Measure A1 – General Obligation Bonds Expenditures Report thru 6/30/2022

January 2017 through June 30, 2022

Cost of Bond Issuance

CONTRACTOR	DESCRIPTION	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	As of 6/30/2022 (cumulative)
Bank of America Merrill Lynch	Cost of bond issuance	$0	$666,344	$6,151	$0	$0	$0	$672,495
Bank of America Merrill Lynch	Underwriter's discount	$0	$447,162	$0	$0	$0	$0	$447,162
Orrick, Herrington & Sutcliffe	Bond issuance counsel	$0	$0	$15,000	$0	$0	$0	$15,000
RINCON	Bond issuance services	$0	$0	$0	$0	$0	$21,106	$21,106
Cost of Bond Issuance Subtotal		**$0**	**$1,113,506**	**$21,151**	**$0**	**$0**	**$21,106**	**$1,155,764**

Administration Summary

CATEGORY	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	As of 6/30/2022 (cumulative)
Alameda County Staff	$169,562	$1,183,433	$1,277,039	$1,457,645	$2,104,444	$2,139,250	$8,331,373
Program Administration (contractors and consultants)	$0	$108,297	$1,014,784	$1,469,514	$1,625,698	$1,850,035	$6,068,328
Cost of Bond Issuance	$0	$1,113,506	$21,151	$0	$0	$21,106	$1,155,764
Total Administration	**$169,562**	**$2,405,237**	**$2,312,974**	**$2,927,159**	**$3,730,143**	**$4,010,391**	**$15,555,465**

Loan and Acquisition Program Expenditures

Record-level loan detail is held by the program administrators, Hello Housing and Habitat for Humanity East Bay/Silicon Valley.

PROGRAM	DESCRIPTION	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	As of 6/30/2022 (cumulative)
Down Payment Assistance Loan Program (AC Boost)	DALP loans to homebuyers	$0	$0	$0	$5,895,934	$3,803,500	$6,167,277	$15,866,711
Housing Preservation Loan Program (Renew AC)	HPLP loans to homeowners	$0	$0	$0	$2,140,540	$2,746,091	$2,296,445	$7,183,076
Acquisition and Opportunity Fund	Homekey hotel conversions	$0	$0	$0	$0	$6,306,986	$0	$6,306,986
Loan and Acquisition Subtotal		**$0**	**$0**	**$0**	**$8,036,474**	**$12,856,577**	**$8,463,722**	**$29,356,773**

Appendix 1

Rental Development Program Expenditures

January 2017 through June 30, 2022

PROJECT	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	As of 6/30/2022 (cumulative)
Casa Sueños (FTV Phase IIB)	$0	$0	$0	$0	$4,552,535	$11,545,939	$16,098,474
Depot Community Apartments	$0	$0	$0	$0	$0	$14,418,999	$14,418,999
NOVA Apartments	$0	$0	$0	$11,147,888	$210,076	$2,408,812	$13,766,776
Berkeley Way	$0	$0	$0	$3,363,464	$8,760,340	$0	$12,123,804
The Starling (Alameda Site A)	$0	$0	$0	$800,000	$10,303,038	$0	$11,103,038
Berkeley Hope Center	$0	$0	$0	$2,574,050	$7,490,333	$0	$10,064,383
Granite Ridge Apartments	$0	$0	$0	$0	$1,406,885	$8,168,115	$9,575,000
Empyrean & Harrison	$0	$0	$0	$5,417,901	$3,707,769	$120,000	$9,245,669
Foon Lok West	$0	$0	$0	$0	$9,214,142	$0	$9,214,142
Doug Ford Community Apartments	$0	$0	$0	$0	$539,479	$8,498,971	$9,038,450
Rosefield Village	$0	$0	$0	$0	$7,993,414	$0	$7,993,414
City Center Apartments	$0	$0	$0	$31,663	$6,673,881	$952,515	$7,658,059
Sunflower Hill	$0	$0	$1,039,643	$6,086,201	$0	$70,000	$7,195,844
Monarch Homes	$0	$0	$1,786,056	$5,353,944	$40,000	$0	$7,180,000
Aurora Apartments	$0	$0	$0	$6,377,872	$0	$70,000	$6,447,872
Fruitvale	$0	$0	$0	$0	$6,350,000	$0	$6,350,000
1245 McKay	$0	$0	$0	$0	$0	$5,950,000	$5,950,000
Parrot Street Apartments	$0	$0	$3,015,000	$2,351,259	$0	$0	$5,366,259
Embark Apartments	$0	$0	$2,650,000	$2,448,909	$100,000	$0	$5,198,909
Harrison	$0	$0	$0	$814,381	$433,858	$3,508,266	$4,756,505

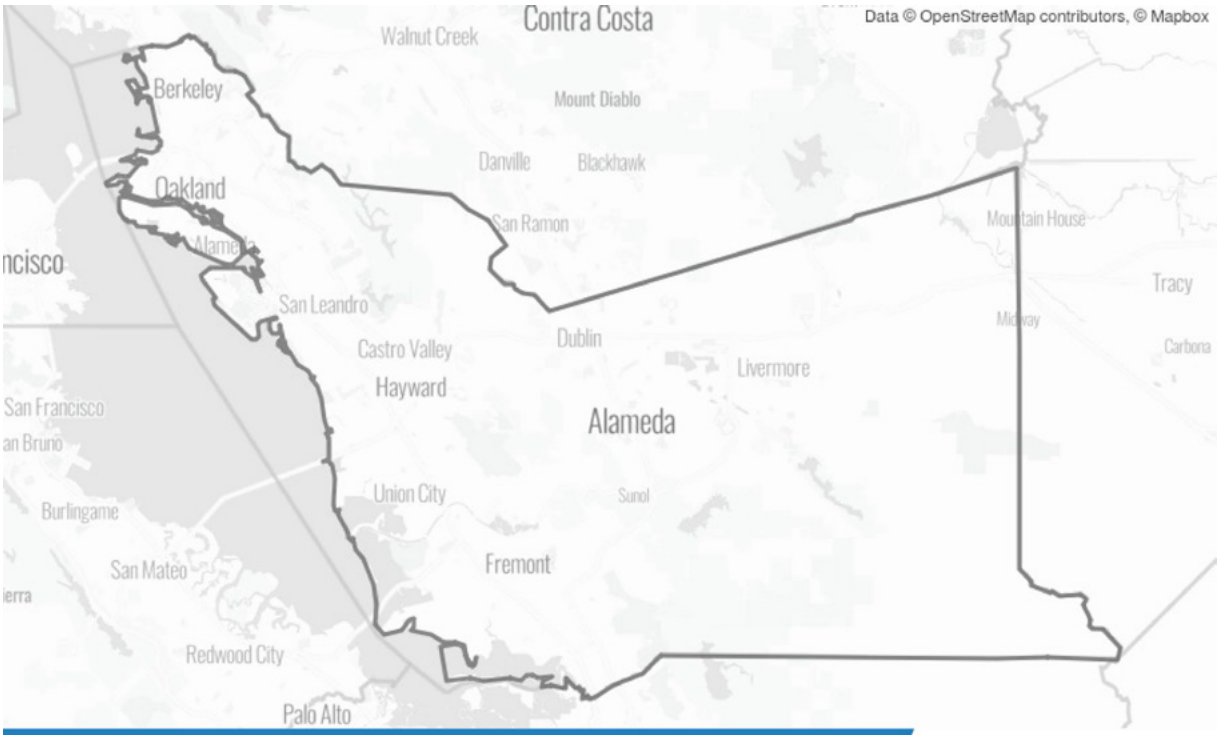
Appendix 1

Rental Development Program Expenditures (continued)

January 2017 through June 30, 2022

PROJECT	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	As of 6/30/2022 (cumulative)
Avance	$0	$0	$0	$0	$4,673,935	$0	$4,673,935
Kottinger Gardens Phase II	$0	$0	$0	$4,600,000	$0	$0	$4,600,000
Coliseum Place	$0	$0	$950,000	$3,380,000	$0	$70,000	$4,400,000
Chestnut Square	$0	$0	$1,345,587	$2,941,159	$0	$0	$4,286,746
Camino 23	$0	$0	$4,150,000	$0	$50,000	$0	$4,200,000
Ancora Place	$0	$0	$0	$0	$0	$3,220,060	$3,220,060
Corsair Flats	$0	$0	$2,352,703	$507,297	$0	$0	$2,860,000
Fruitvale Studios	$0	$0	$0	$0	$1,330,457	$1,405,943	$2,736,401
Coliseum Connections	$0	$0	$2,450,000	$0	$0	$50,000	$2,500,000
Estrella Vista	$0	$0	$1,900,000	$0	$0	$0	$1,900,000
La Vereda	$0	$0	$1,650,000	$0	$0	$50,000	$1,700,000
Everett Commons	$0	$0	$950,000	$50,000	$0	$0	$1,000,000
Ruby Street Apartments	$0	$0	$0	$0	$0	$933,000	$933,000
Grayson Apartments	$0	$0	$641,394	$50,000	$0	$0	$691,394
Rental Development Subtotal	**$0**	**$0**	**$24,880,383**	**$58,295,987**	**$73,830,143**	**$61,440,620**	**$218,447,132**
Total Program Expenditures	**$0**	**$0**	**$24,880,383**	**$66,332,461**	**$86,686,720**	**$69,904,342**	**$247,803,905**
Total A1 Expenditures	**$169,562**	**$2,405,237**	**$27,193,356**	**$69,259,620**	**$90,416,863**	**$73,914,733**	**$263,359,370**

Appendix 2



ALAMEDA COUNTY 2021 Affordable Housing Needs Report

California Housing Partnership
California's Experts on Affordable Housing Finance, Advocacy & Policy

KEY FINDINGS

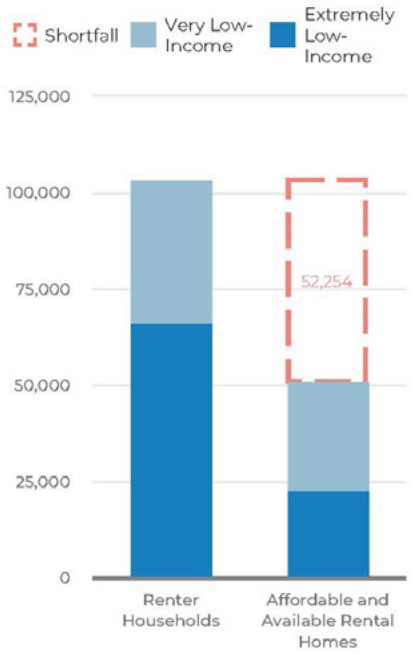
- **71% of extremely low-income households** are paying more than half of their income on housing costs compared to just 1% of moderate-income households.
- **52,254 low-income renter households** in Alameda County do not have access to an affordable home.
- Low-Income Housing Tax Credit production and preservation in Alameda County **increased by 50%** between 2019 and 2020.
- Renters in Alameda County need to earn $42.21 per hour - **2.9 times** the City of Oakland minimum wage - to afford the average monthly asking rent of $2,195.
- State funding **increased 212%** and federal funding **increased 15%** for housing production and preservation in Alameda County from FY 2018-19 to FY 2019-20.

MAY 2021

Appendix 2

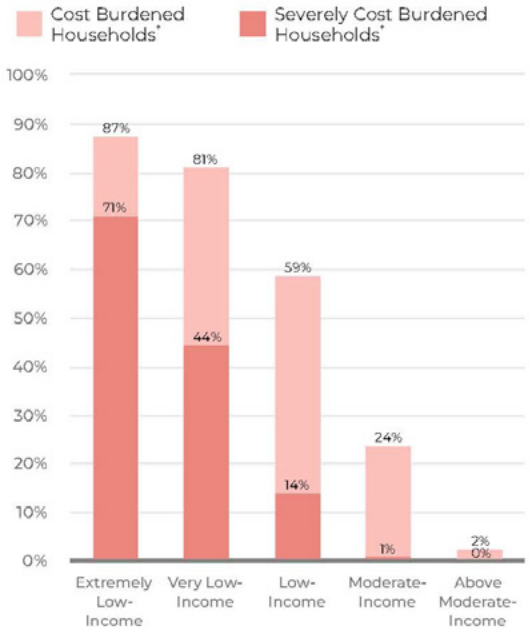
AFFORDABLE HOMES SHORTFALL

52,254 low-income renter households in Alameda County do not have access to an affordable home.



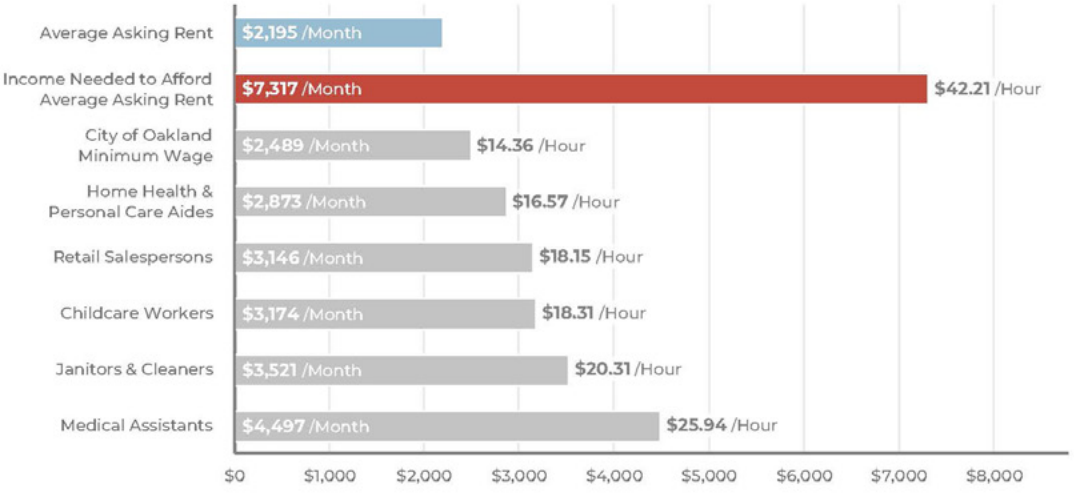
COST BURDENED RENTER HOUSEHOLDS

71% of ELI households in Alameda County are paying more than half of their income on housing costs compared to just 1% of moderate-income households.



WHO CAN AFFORD TO RENT

Renters need to earn **2.9 times** minimum wage to afford the average asking rent in Alameda County.



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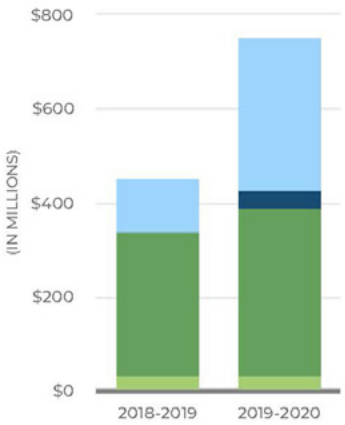
Appendix 2

FUNDING FOR HOUSING

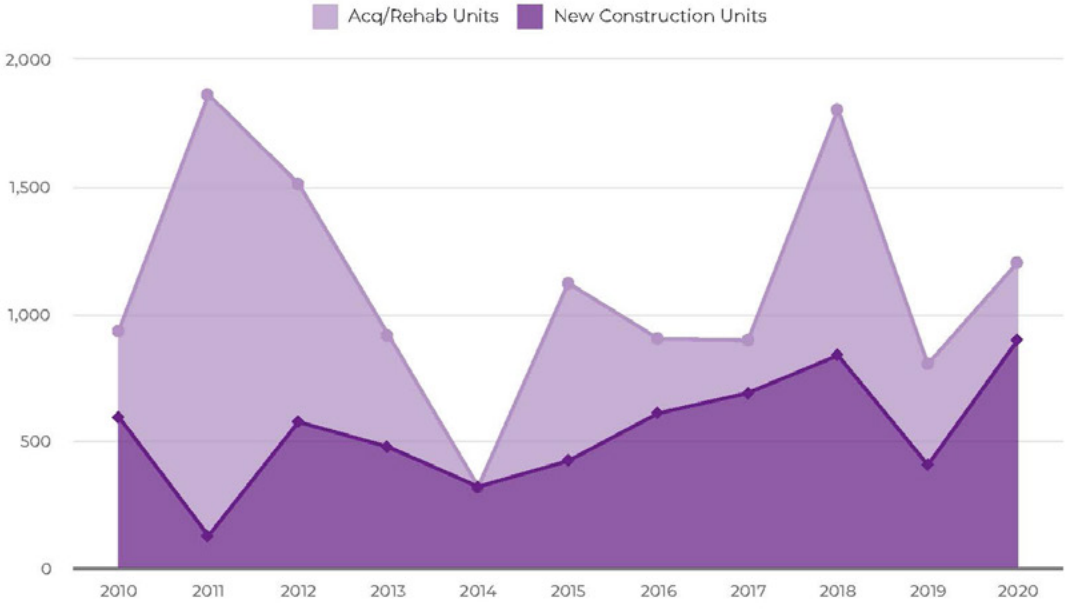
State funding **increased 212%** and federal funding **increased 15%** for housing production and preservation in Alameda County from FY 2018-19 to FY 2019-20.



FUNDING SOURCE	FY 2018-19 (in thousands)	FY 2019-20 (in thousands)	% CHANGE
State Housing Bonds and Budget Allocations	$116,567	$323,990	178%
State LIHTC	$0	$39,337	--%
STATE TOTAL	**$116,567**	**$363,327**	**212%**
Federal LIHTC	$304,205	$356,350	17%
HUD Block Grants	$32,572	$31,936	-2%
FEDERAL TOTAL	**$336,777**	**$388,285**	**15%**

LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in Alameda County **increased by 50%** between 2019 and 2020.



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Appendix 2

STATEWIDE POLICY RECOMMENDATIONS

In addition to critical COVID-19 efforts, the Partnership calls on State leaders to take the following actions to provide relief to low-income families struggling with unaffordable and unstable housing:

- Initiate a $10 billion statewide housing bond to fund five more years of affordable housing for low-income families and people experiencing homelessness.
- Permanently fund local governments to implement flexible homelessness solutions by recapturing $2.4 billion per year lost through corporate tax loopholes and reductions.
- Make permanent the $500 million expansion of the state Low-Income Housing Tax Credit to increase affordable housing production through public/private partnerships.
- Empower voters to support building affordable homes locally by lowering the supermajority approval threshold required for housing ballot measures to 55%.
- Fund the conversion of commercial properties and market-rate rental properties occupied by low-income households into affordable homes.
- Allow new apartment and condominium developments to be built in commercial and mixed-use zones when at least 20% of the homes are affordable to low-income households.
- Speed the construction of affordable homes and reduce uncertainty and costs by streamlining the award of state funding for affordable housing developments from four different state agencies into one decision-making process.

DATA SOURCES & NOTES

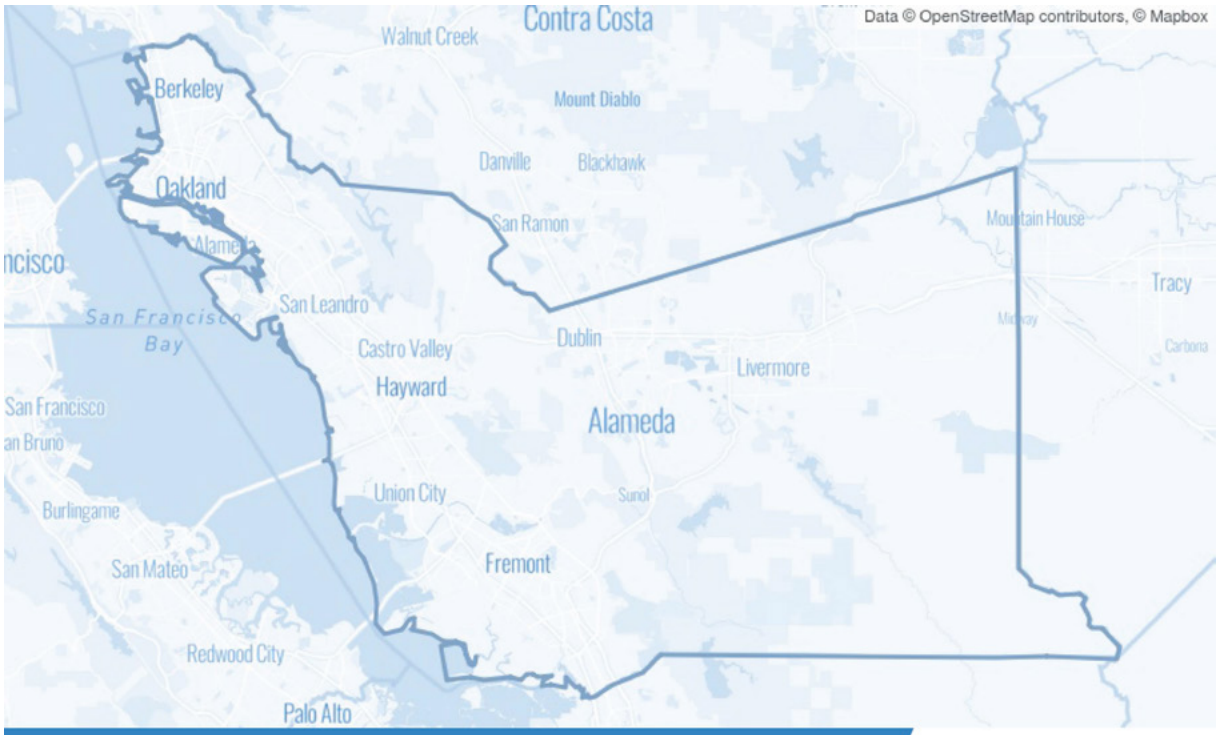
- **FUNDING FOR HOUSING**
  California Housing Partnership analysis of HCD Program Awards and Annual Reports, HUD CPD Appropriations Budget Reports, CalHFA Mixed Income Program, BCHS Program Reports, California Strategic Growth Council Affordable Housing Sustainable Communities Program, and federal and state Low-Income Housing Tax Credits.
- **AFFORDABLE HOMES SHORTFALL**
  California Housing Partnership analysis of 2019 1-year American Community Survey (ACS) Public Use Microdata Sample (PUMS) data with HUD income levels. Methodology was adapted from NLIHC gap methodology.
- **COST BURDENED RENTER HOUSEHOLDS**
  California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels. Methodology was adapted from NLIHC gap methodology.
  * Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.
- **WHO CAN AFFORD TO RENT**
  CoStar Group average asking rent for two bedroom as of January 2021. Bureau of Labor Statistics Average Annual Wage Data for California Occupations, 2020.
- **LIHTC PRODUCTION AND PRESERVATION**
  California Housing Partnership's Preservation Database, January 2021. Please note that this data does not include manager units or market rate units created through the LIHTC program.

This report was produced by the California Housing Partnership | chpc.net

Danielle M. Mazzella, Preservation & Data Manager
Lindsay Rosenfeld, Policy Research Manager
Anthony Carroll, Research Assistant
Mark Stivers, Director of Legislative & Regulatory Advocacy
Matt Schwartz, President & CEO

California Housing Partnership
California's Experts on Affordable Housing Finance, Advocacy & Policy

Appendix 2



ALAMEDA COUNTY 2022
Affordable Housing Needs Report

California Housing Partnership
California's Experts on Affordable Housing Finance, Advocacy & Policy

KEY FINDINGS

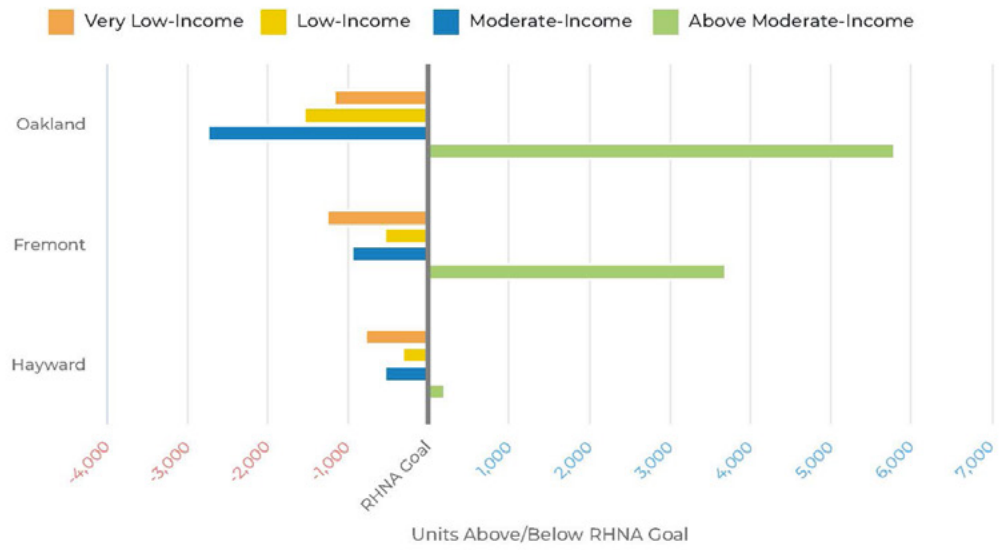
- Renters in Alameda County need to earn $47.90 per hour - **3.2 times** the City of Oakland minimum wage - to afford the average monthly asking rent of $2,491.
- Asking rents in Alameda County **increased by 3.8%** between Q4 2020 and Q4 2021.
- Low-Income Housing Tax Credit production and preservation in Alameda County **decreased by 45%** between 2020 and 2021.
- State and federal funding for housing production and preservation in Alameda County is $538 million, a **30% decrease** from the year prior.
- With the addition of Homekey, the interim and permanent housing supply available in Alameda County in 2021 for persons experiencing homelessness was **4,916 beds**.

CHPC.NET/HOUSINGNEEDS | MAY 2022

Appendix 2

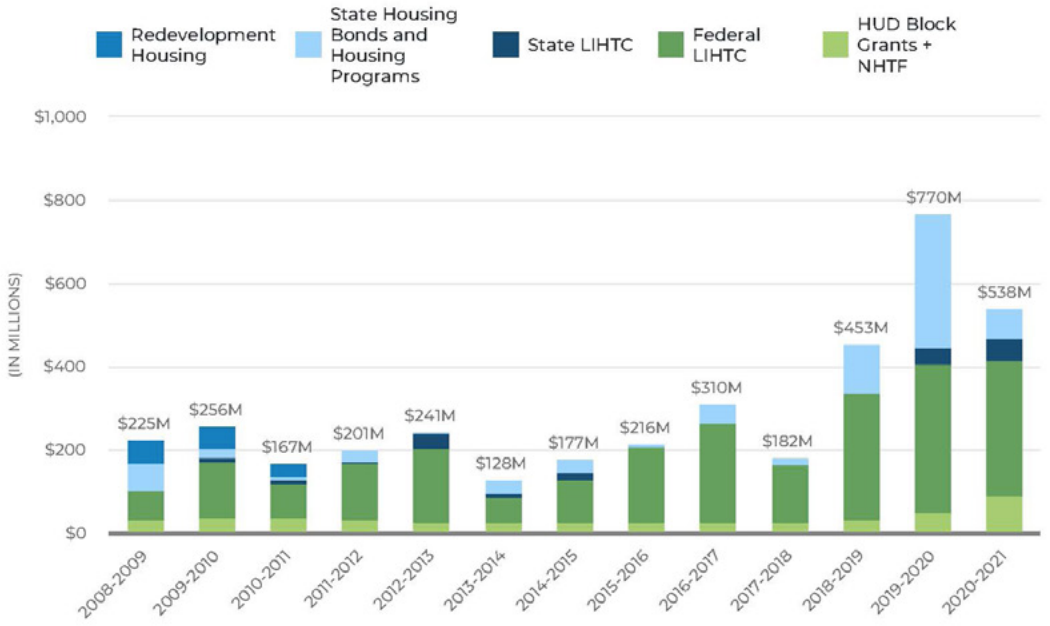
PROGRESS TOWARDS RHNA

Progress of Alameda County jurisdictions towards 5th cycle Regional Housing Needs Allocation production goals for all income groups (2020 APR data).



STATE & FEDERAL FUNDING

State and federal funding for housing production and preservation in Alameda County is $538 million, a **30% decrease** from the year prior.



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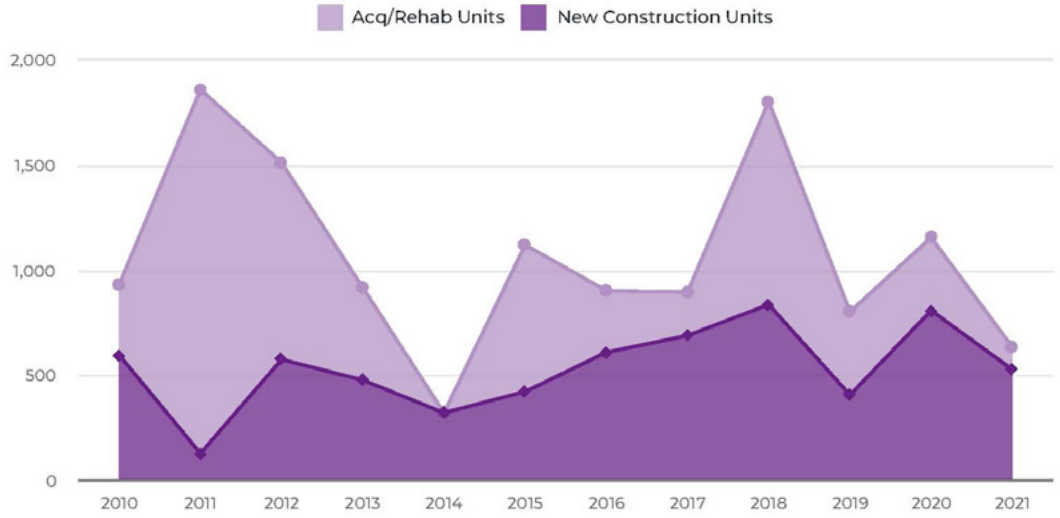
Appendix 2

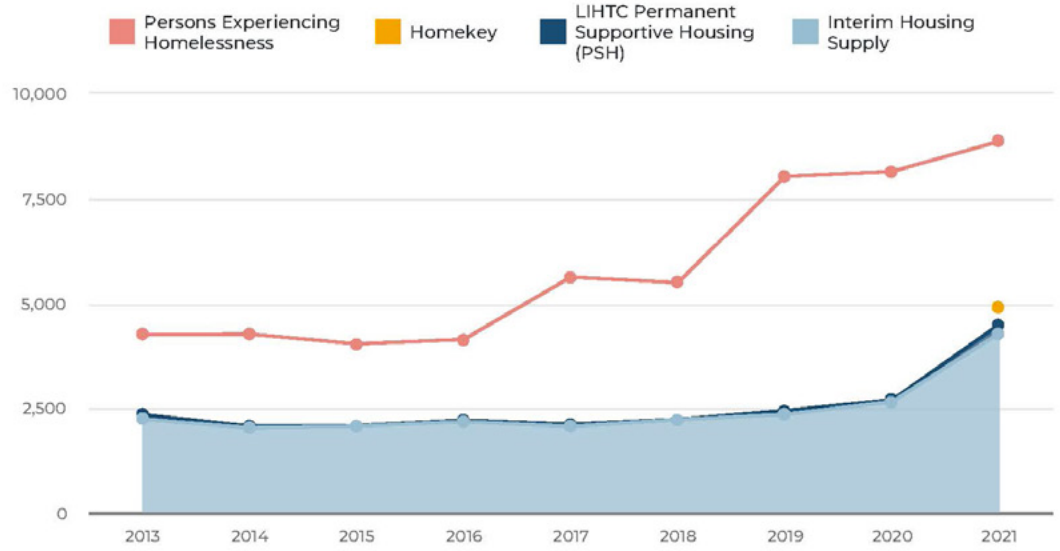
LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in Alameda County **decreased by 45%** between 2020 and 2021.



HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

With the addition of Homekey, the interim and permanent housing supply available in Alameda County in 2021 for persons experiencing homelessness was **4,916 beds.**



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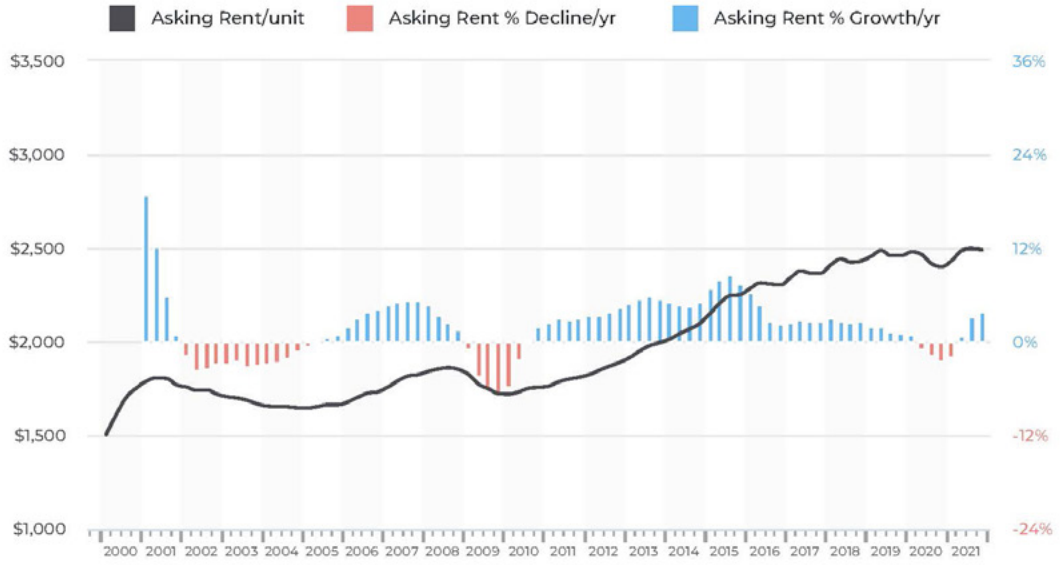
Appendix 2

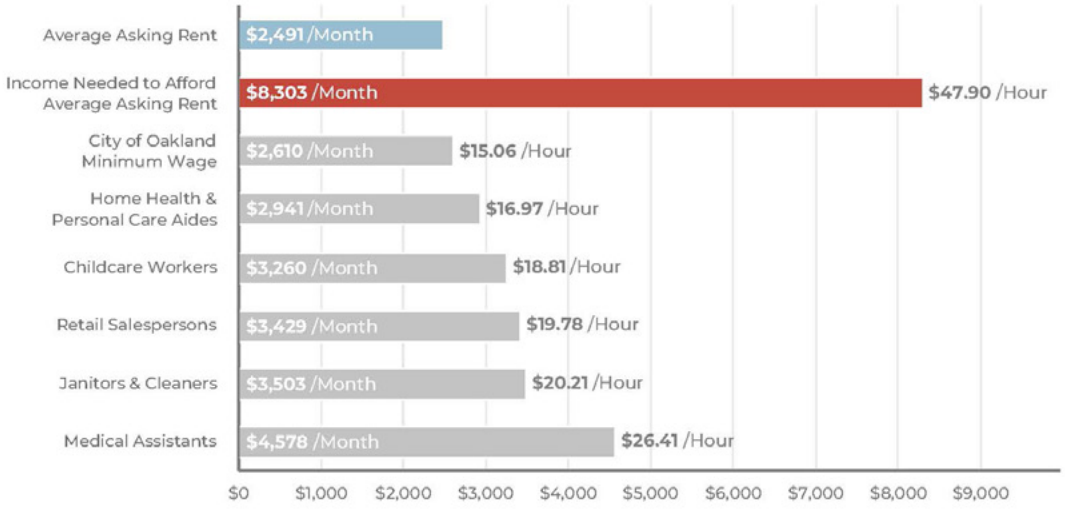
ASKING RENT TRENDS

Asking rents in Alameda County **increased by 3.8%** between Q4 2020 and Q4 2021.



WHO CAN AFFORD TO RENT

Renters need to earn **3.2 times** minimum wage to afford the average asking rent in Alameda County.



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Appendix 2

HOW POLICYMAKERS CAN HELP

1. INVEST IN OUR VALUES
2. PROMOTE FAIRNESS
3. PROTECT PEOPLE
4. REIMAGINE GROWTH
5. CREATE EFFICIENCY & ACCOUNTABILITY

Roadmap Home 2030

Learn more: *roadmaphome2030.org*

DATA SOURCES & NOTES

PROGRESS TOWARDS RHNA
California Department of Housing and Community Development (HCD) 5th Cycle Annual Progress Report Permit Summary, July 2021.

FUNDING FOR HOUSING
California Housing Partnership analysis of HCD Program Awards and Annual Reports, U.S. Department of Housing and Urban Development (HUD) CPD Appropriations Budget Reports, California Housing Finance Agency (CalHFA) Mixed Income Program, California Business, Consumer Services and Housing Agency (BCHS) Program Reports, California Strategic Growth Council (SGC) Affordable Housing Sustainable Communities Program, and federal and state Low-Income Housing Tax Credits (LIHTC).

LIHTC PRODUCTION AND PRESERVATION
California Housing Partnership's Preservation Database, February 2022. Please note that this data does not include manager units or market rate units created through the LIHTC program.

HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS
HUD Point-in-Time (PIT) Housing Inventory Count (HIC) reports, 2013–2021. California Housing Partnership's Preservation Database, February 2022.

ASKING RENT TRENDS
CoStar Group average asking rent for two-bedroom apartments (accessed January 2022).

Data is only one part of the story. To find out more about proposed solutions, contact us (chpc.net/contact) or reach out to our local/regional partners (chpc.net/advocacy-partners).

This report was produced by the California Housing Partnership | chpc.net
Lead Researcher: Danielle M. Mazzella, Senior Research Manager
ALL CALIFORNIA COUNTIES: chpc.net/publications/housing-need-reports

California Housing Partnership
California's Experts on Affordable Housing Finance, Advocacy & Policy

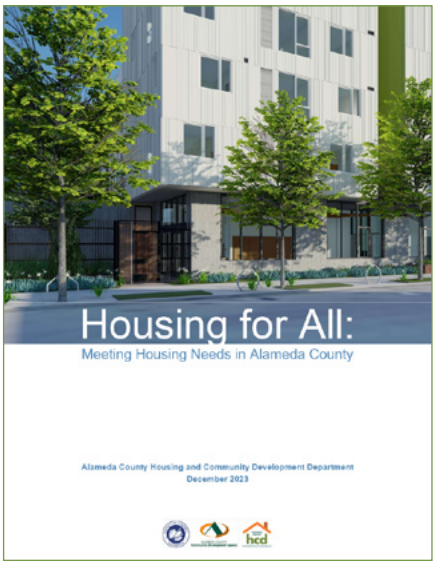
Appendix 3

2022 Area Median Income (AMI) Limits Alameda County								
INCOME CATEGORY	**Household Size**							
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Extremely Low (30% AMI)	$30,000	$34,290	$38,580	$42,840	$46,290	$49,710	$53,130	$56,550
Very Low (50% AMI)	$50,000	$57,150	$64,300	$71,400	$77,150	$82,850	$88,550	$94,250
Low (80% AMI)	$80,000	$91,440	$102,880	$114,240	$123,440	$132,560	$141,680	$150,800
Median (100% AMI)	$100,000	$114,300	$128,600	$142,800	$154,300	$165,700	$177,100	$188,500
Moderate (120% AMI)	$120,000	$137,160	$154,320	$171,360	$185,160	$198,840	$212,520	$226,200

Appendix 3

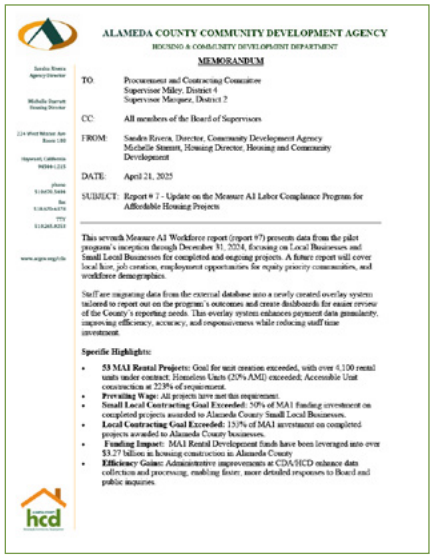
Measure A1 Citizen's Oversight Committee - 2022		
SEAT	**TERM EXPIRATION**	**MEMBER**
District 1	October 1, 2022	Randi DeHollander
District 2	October 1, 2022	Jeffrey Dixon
District 3	October 1, 2023	Lisa Fitts
District 4	October 1, 2022	Mimi Rohr
District 5	October 1, 2023	Ndidi Okwelogu, Committee Chair
Taxpayers' Association of Almeda County	October 1, 2022	David Denton
Subsidized Housing Resident	October 1, 2022	Vacant
Subsidized Housing Resident	October 1, 2023	Daphine Lamb-Perrilliat
League of Women Voters - South County	October 1, 2023	Lynda Foster
League of Women Voters - North County	October 1, 2022	Gregory Magofna
Faith Community	October 1, 2022	Kendra Roberts
East Bay Housing Organizations	October 1, 2023	Gloria Bruce, Committee Vice Chair
Building and Construction Trades of Alameda County	October 1, 2022	Daniel Gregg
Building and Construction Trades of Alameda County	October 1, 2023	Jason Gumataotao
Alameda County City Mangers Association	October 1, 2023	Brian Dolan

Appendix 3



Housing for All: Meeting Housing Needs in Alameda County

Download



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Procurement and Contracting Committee
Supervisor Miley, District 4
Supervisor Marquez, District 2

CC: All members of the Board of Supervisors

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

DATE: April 21, 2025

SUBJECT: Report # 7 - Update on the Measure A1 Labor Compliance Program for Affordable Housing Projects

This seventh Measure A1 Workforce report (report #7) presents data from the pilot program's inception through December 31, 2024, focusing on Local Businesses and Small Local Businesses for completed and ongoing projects. A future report will cover local hire, job creation, employment opportunities for equity priority communities, and workforce demographics.

Staff are migrating data from the external database into a newly created overlay system tailored to report out on the program's outcomes and create dashboards for easier review of the County's reporting needs. This overlay system enhances payment data granularity, improving efficiency, accuracy, and responsiveness while reducing staff time investment.

Specific Highlights:

- **53 MAI Rental Projects:** Goal for unit creation exceeded, with over 4,100 rental units under contract. Homeless Units (20% AMI) exceeded; Accessible Unit construction at 223% of requirement.
- **Prevailing Wage:** All projects have met this requirement.
- **Small Local Contracting Goal Exceeded:** 50% of MAI funding investment on completed projects awarded to Alameda County Small Local Businesses.
- **Local Contracting Goal Exceeded:** 153% of MAI investment on completed projects awarded to Alameda County businesses.
- **Funding Impact:** MAI Rental Development funds have been leveraged into over $3.27 billion in housing construction in Alameda County
- **Efficiency Gains:** Administrative improvements at CDA/HCD enhance data collection and processing, enabling faster, more detailed responses to Board and public inquiries.

Update on the Measure A1 Labor Compliance Program for Affordable Housing Projects

Download

Appendix 4

Albany Family

Location: 755 Cleveland Avenue, Albany | District 5

IN CONSTRUCTION

Albany Family consists of 62 housing units with 61 units serving lower-income households.

Applicant: City of Albany | **Developer:** Satellite Affordable Housing Associates (SAHA) | **Architect:** Van Meter Williams Pollack LLP

Measure A1 Base City:	$2,330,206	Construction Start:	December 2022
Measure A1 Regional:	$0	Completion:	December 2024
Other County Funding:	HOME - $2,698,857	Total Development Cost:	$69,447,580
City Match:	$5,056,094	Per Unit Cost:	$1,072,970

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$2,330,206**	**4%**
City of Albany Loan	$5,056,094	8%
Permanent Loan - Housing Trust Silicon Valley	$4,828,000	7%
CA-HCD No Place Like Home (NPLH)	$5,773,946	9%
Federal Home Loan Bank-AHP Loan	$915,000	1%
Sponsor Loan	$3,632,401	5%
Deferred Developer Fee	$1,000,000	2%
General Partner Equity	$100	<1%
Limited Partner Equity	$42,988,364	65%
Total Sources	**$66,524,111**	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	2	11			13
30% AMI		6			6
50% AMI		2	7	3	12
60% AMI		4	12	14	30
Manager			1		1
Total	**2**	**23**	**20**	**17**	**62**

Total Project Unit by Target Population	Units
Family	62
Total	**62**

Units @ 20% AMI:
Thirteen (13) units will be restricted to households with incomes at or below 20% Area Median Income.

as of March 2023

Appendix 4

Amador Station

Location: 6501 Golden Gate Drive, Dublin | District 1

PREDEVELOPMENT

Amador Station consist of 136 housing units providing housing for lower-income individuals and families, including chronically homeless.

Applicant: City of Dublin | **Developer: Related California** | Architect**:** KTGY

Measure A1 Base City:	$2,900,000	Construction Start: TBD	
Measure A1 Regional:	$0	Completion: TBD	
Other County Funding:	$0	Total Development Cost:	$109,708,818
City Match:	$7,100,000	Per Unit Cost:	$806,682

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$2,900,000**	**3%**
City of Dublin Loan	$7,100,000	6%
Perm Loan	$7,707,000	7%
Federal Home Loan Bank-AHP Loan	$1,200,000	1%
CA-HCD No Place Like Home (NPLH)	$13,231,328	12%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC)	$19,586,268	18%
Deferred Developer Fee	$1,194,908	1%
General Partner Equity	$9,414,312	9%
Limited Partner Equity	$47,375,002	43%
Total Sources	**$109,708,818**	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	5	15	7		27
30% AMI		4	5	5	14
40% AMI	25	18	23	27	93
Manager				2	2
Total	**30**	**37**	**35**	**34**	**136**

Total Project Unit by Target Population	Units
Low-Income Persons with Disabilities	68
Low-Income Senior Veterans	25
Chronically Homeless	41
Total	**60**

Units @ 20% AMI:
Twenty-seven (27) units will be restricted to households with incomes at or below 20% Area Median Income.

Appendix 4

Depot Community Apartments

Location: 2595 Depot Rd, Hayward | District 2

COMPLETED

Depot Community Apartments consist of 125 housing units with 94 units serving low-income households, including 63 chronically homeless individuals.

Applicant: City of Hayward | **Developer:** Allied Housing | Architect: Lowney Architects

Measure A1 Base City:	$18,268,465	Construction Start:	October 2021
Measure A1 Regional:	$0	Completion:	November 2023
Other County Funding:	$0	Total Development Cost:	$77,496,204
City Match:	$6,184,400	Per Unit Cost:	$620,584

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$18,268,465	24%
City of Hayward Loan	$5,810,000	7%
CA-HCD Multifamily Housing Program (MHP)	$20,000,000	26%
Sponsor Loan – Hayward CDMG Grant	$371,400	<1%
General Partner Equity	$1,214,866	2%
Limited Partner Equity	$31,908,263	41%
Total Sources	**$77,572,994**	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	Studio	1-Bd	Total Units
20% AMI	45		45
30% AMI	22		22
40% AMI	11		11
50% AMI	16		16
60% AMI	30		30
Manager		1	1
Total	**124**	**1**	**125**

Total Project Unit by Target Population	Units
Chronically Homeless	63
Total	**63**

Units @ 20% AMI:
Forty-five (45) units will be restricted to households with incomes at or below 20% Area Median Income.

Appendix 4

Regional Street

Location: 6543 Regional Street, Dublin | District 1

PRE-DEVELOPMENT

Regional Street consists of 113 much needed affordable homes to low-income seniors.

Applicant: City of Dublin| **Developer:** Eden Housing | Architect**:** Bar Architects

Architect: KTGY

Measure A1 Base City:	$5,048,319	Construction Start:	January 2025
Measure A1 Regional:	$0	Completion:	September 2026
Other County Funding:	$0	Total Development Cost:	$146,046,002
City Match:	$8,000,000	Per Unit Cost:	$677,768

Permanent Financing Sources (updated 1/12/2018)ion	Amount	% of Total
Measure A1 Bond	**$5,048,319**	**7%**
HTSV Apple	$3,850,000	4%
Construction Loan- Tac Exempt (Wells)	$44,202,679	26%
Construction Loam- Taxable (Wells)	$13,939,537	6%
City of Dublin	$3,333,333	3%
MHP	$19,919,853	2%
NPLH	$9,776,465	5%
Limited Partner Equity	$36,625,982	48%
Total Sources	**$146,046,002**	**100%**

Total Project Unit Mix Affordability Levels				
Income Level	**Studio**	**1-Bd**	**2-Bd**	**Total Units**
20% AMI	3	2		5
30% AMI	14	15		29
50% AMI	38	40		78
Manager			1	1
Total	**55**	**57**	**1**	**113**

Total Project Unit by Target Population	Units
Low-Income Seniors	
Total	

Units @ 20% AMI:
Five (5) units will be restricted to households with incomes at or below 20% Area Median Income.

Appendix 4

Timber Senior Housing

Location: 37660 Timber Street, Newark | **District:** 2

CONSTRUCTION

Timber Senior Housing consists of 79 housing units with 78 units serving low-income seniors.

Applicant: City of Newark| **Developer:** Eden Housing | Architect: Van Meter Williams Pollack

Measure A1 Base City:	$5,426,348	Construction Start:	February 2024
Measure A1 Regional:	$0	Completion:	September 2025
Other County Funding (HOME):	$3,258,866	Total Development Cost:	$128,283,203
City Match:	$2,765,000	Per Unit Cost:	$631,389

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$5,426,348	11%
Alameda County HOME	3,258,866	
City of Newark	$2,765,000	6%
CCRC	$2,400,000	
NPLH	$5,202,920	2%
Construction Loan- Taxable (BMO)	$12,159,583	
Construction Loan Tax-Exempt (BMO)	$39,320,417	
IIG	$4,350,480	8%
CA-HCD Multifamily Housing Program (MHP)	$17,436,269	31%
Deferred Developer Fee	$1,300,000	1%
Limited Partner Equity	$32,283,203	42%
General Partner Equity	2,000,000	
Total Sources	**$128,283,203**	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	6		6
50% AMI	72		72
Manager		1	1
Total	**78**	**1**	**79**

Total Project Unit by Target Population	Units
Low-Income Seniors	78
Total	**78**

Units @ 20% AMI:
Six (6) units will be restricted to households with incomes at or below 20% Area Median Income.

Appendix 4

Measure A1: Oak Days

Location: 8350 Edes Avenue, Oakland

CONSTRUCTION

OakDays is a Homekey project with 138 units of affordable permanent supportive housing for those who have been homeless or are medically fragile and require additional nursing and caregiver services. Operational support will be provided including rental subsidies and supportive services like employment, housing stability and mental health services.

Developer: Five Keys | Architect: Basis

Alameda County Measure A1:	$18.6M	Construction Start:	November 2024
State Homekey:	$15M	Completion:	June 2026
MTC:	$2M	Total Development Cost:	$35.7M
Alameda County Yearly Operating Funding	$3.6M	Per Unit Cost:	$255K

Total Project Unit Mix Affordability Levels	
Income Level	**Efficiencies**
30% AMI	138
Manager	2
Total	**140**

Target Populations	Units
Formerly Homeless	138
Medically Fragile	60

Supportive Services

- Vocational, Educational and Employment Assistance
- Housing Stability Support
- Health and Dental Services provided by Cardea Health
- Benefits Acquisition
- Substance Abuse Support
- Mediation and Family Support
- Mental Health Services
- Peer Support, Clinical Case Management, Clinical Case Conferencing

Appendix 4

Measure A1: Edes Ave Community Apartments

Location: 8452 Edes Avenue, Oakland

IN CONSTRUCTION

Edes Ave is a Homekey project with 104 units of affordable permanent supportive housing for those who have been homeless. Operational support will be provided including rental subsidies and supportive services like employment, housing stability and mental health services.

Developer: Abode Housing Development | Architect: **Gunkel**

Alameda County Measure A1 Base:	$426,986	Construction Start:	November 2024
Measure A1 Acquisition & Innovation:	$6,073,014	Completion:	June 2026
Measure A1 Homeownership:	$15,500,000	Total Development Cost:	$38.8M
Alameda County Yearly Operating Funding	$3.6 M	Per Unit Cost:	$373K

Total Project Unit Mix Affordability Levels

Income Level	Efficiencies
30% AMI	102
Manager	2
Total	**104**

Target Populations	Units
Formerly Homeless	78

Supportive Services

- Vocational, Educational and Employment Assistance
- Housing Stability Support
- Benefits Acquisition
- Substance Abuse Support
- Mediation and Family Support
- Mental Health Services
- Peer Support, Clinical Case Management, Clinical Case Conferencing

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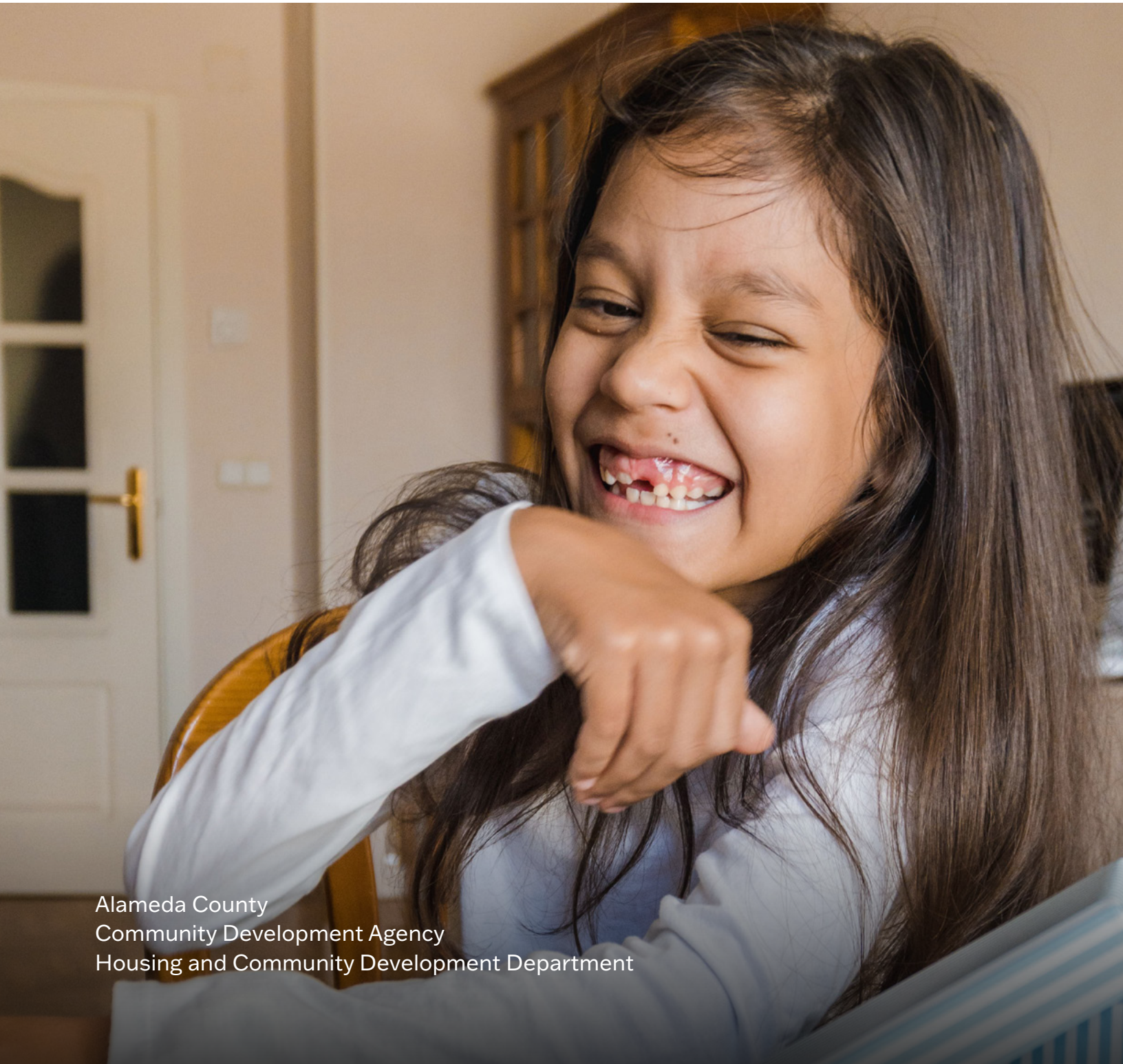

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