Verna Hill (Albany Family)



Location: 755 Cleveland Avenue, Albany| District 5

COMPLETED

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:	August 2024
Other County Funding:	HOME - $2,698,857	Total Development Cost:	$66,524,111
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		3	7	3	13
60% AMI		3	12	14	29
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.

ALAMEDA COUNTY hcd Housing & Community Development

as of February 2025

Ancora Place



Location: 2227-2257 International Blvd, Oakland | District 3

COMPLETED

Ancora Place consists of 77 housing units with 76 units serving lower-income households, 16 of which are chronically homeless.

Applicant: City of Oakland | **Developer:** Satellite Affordable Housing Developers | **Architect:** Pyatok Architects

Measure A1 Base City:	$0	Construction Start:	August 2022
Measure A1 Regional:	$5,370,606	Projected Completion:	April 2024
Other County Funding:	$0	Total Development Cost:	$75,137,351
City Match:	$8,341,000	Per Unit Cost:	$975,810

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$5,370,606	7%
City of Oakland Measure KK Funds	$3,500,000	5%
City of Oakland NOFA	$4,841,000	6%
Permanent Loan	$2,078,700	3%
CA-HCD Infill Infrastructure Grant (IIG)	$5,587,216	7%
CA-HCD Multifamily Housing Program (MHP)	$11,740,653	16%
CA-HCD No Place Like Home (NPLH)	$3,390,309	5%
CA-HCD Accelerator	$38,628,867	51%
Total Sources	$75,137,351	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	4	16	8	7	15
30% AMI			4		16
50% AMI	1	4	6	10	23
60% AMI		5	9	2	22
Manager				1	1
Total	**5**	**25**	**27**	**20**	**77**

Total Project Unit by Target Population	Units
Chronically Homeless Individuals	16
Total	**16**

Units @ 20% AMI:
Fifteen (15) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Aurora



Location: 657 W MacArthur Blvd, Oakland | District 5

COMPLETED

Aurora consists of 44 housing units with 43 units serving chronically homeless households with incomes at or below 20% AMI.

- Three (3) units are ADA accessible.

Applicant: City of Oakland | **Developer:** Affirmed Housing Group | **Architect:** Dahlin Group

Measure A1 Base City:	$6,447,872	Construction Start:	December 2019
Measure A1 Regional:	$0	Projected Completion:	June 2021
Other County Funding:	$0	Total Development Cost:	$39,114,330
City Match:	$2,600,000	Per Unit Cost:	$888,962

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$6,447,872	16%
City of Oakland	$2,600,000	7%
Permanent Loan – Chase Bank	$4,154,000	11%
CA-HCD Multifamily Housing Program (MHP)	$10,759,479	28%
Federal Home Loan Bank Affordable Housing Program (AHP)	$880,000	2%
Deferred Developer Fee	$116,170	<1%
General Partner Equity	$1,000,000	3%
Limited Partner Equity (4% LIHTC)	$13,156,809	34%
Total Sources	$39,114,330	**100%**

Total Project Unit Mix Affordability Levels				
Income Level	Studio	1-Bd	2-Bd	Total Units
20% AMI	2	41		43
Manager			1	1
Total	**2**	**41**		**44**

Total Project Unit by Target Population	Units
Chronically Homeless Households	43
Total	**43**

Units @ 20% AMI:
All 43 units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Avance



Location: 4260 First Street, Livermore | District 1

COMPLETED

Avance consists of 45 housing units with 44 units serving developmentally disabled individuals.

Applicant: City of Livermore | **Developer:** MidPen Housing Corporation | **Architect:** DAHLIN Group

Measure A1 Base City:	$4,743,935	Construction Start:	February 2021
Measure A1 Regional:	$0	Projected Completion:	September 2022
Other County Funding:	$0	Total Development Cost:	$29,475,210
City Match:	$8,003,832	Per Unit Cost:	$662,603

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$4,743,935	16%
City of Livermore Loan	$8,003,832	27%
City Waived Fees	$654,889	2%
TCAC Deposit Performance Refund	$49,433	<1%
General Partner	$100	<1%
Limited Partner Equity	$16,023,021	54%
Total Sources	$29,475,210	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	3-Bd	Total Units
20% AMI	6	7		13
30% AMI	5	14		19
40% AMI		8		8
50% AMI	1	3		4
Manager			1	1
Total	**12**	**32**	**1**	**45**

Total Project Unit by Target Population	Units
Developmentally Disabled Individuals	44
Total	**45**

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

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Bell Street Gardens



Location: 4101 Mowry Ave/38853 & 38871 Bell St, Fremont | District 1

COMPLETED

Bell Street Gardens consists of 128 housing units with 126 units serving chronically homeless individuals.

Applicant: Resources for Community Development | **Developer:** Resources for Community Development | **Architect:** Van Meter Williams Pollack, LLP

Measure A1 Base City:	$0	Construction Start:	December 2022
Measure A1 Regional:	$18,559,625	Projected Completion:	December 2024
Other County Funding:	$0	Total Development Cost:	$98,195,832
City Match:	$12,295,000	Per Unit Cost:	$767,850

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$18,559,625	19%
City of Fremont	$12,295,000	13%
Permanent Bond	$3,038,000	3%
CA-HCD Multifamily Housing Program (MHP)	$20,000,000	20%
CA-HCD Accelerator	$44,392,207	45%
Total Sources	$98, 284,832	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	16	10	11		37
30% AMI	27			3	30
50% AMI	11	26	13	9	59
Manager			2		2
Total	**54**	**36**	**26**	**12**	**128**

Total Project Unit by Target Population	Units
Chronically Homeless Individuals	17
Lower Income Workforce Households	78
People with Disabilities	31
Total (overlapping units)	**146**

Units @ 20% AMI:
Thirty-seven (37) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Berkeley Way and BFHP Hope Center



Location: 2012 Berkeley Way, Berkeley | District 5

COMPLETED

The site includes two side-by-side developments: Berkeley Way with 89 affordable homes and services for low and very low-income families; and BFHP's The Hope Center, with 53 permanent supportive housing apartments, a 32-bed homeless shelter, 12 transitional beds for homeless veterans, a community kitchen and wrap-around services for mental health, substance abuse, job training and social activities.

Applicant: City of Berkeley | **Developer:** BRIDGE/Berkeley Food & Housing Project (BFHP) Hope Center | **Architect:** LMSA Architects

Measure A1 Base City:	$13,525,338	Construction Start:	August 2020
Measure A1 Regional:	$6,162,839	Projected Completion:	September 2022
Other County Funding:	Boomerang: $200,000	Total Development Cost:	$121,988,391
City Match:	$27,467,062	Per Unit Cost:	$655,852

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$19,688,177	16%
Alameda County – Boomerang Funds	$200,000	<1%
City of Berkeley	$27,467,062	23%
Permanent Loan	$7,739,000	6%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC)	$13,517,642	11%
CA-HCD Housing for a Healthy California (HHC), (COSR - $647,446)	$3,443,026	3%
CA-HCD Supportive Housing Multifamily Housing Program (SHMHP)	$3,854,205	3%
Federal Home Loan Bank Affordable Housing Program (AHP)	$880,000	1%
No Place Like Home (NPLH) , (COSR - $2,887,872)	$6,478,688	5%
Capital Campaign	$1,600,000	1%
Deferred Developer Fee	$1,107,232	1%
General Partner Equity	$2,823,083	2%
Tax Credit Equity	$33,190,276	27%
Total Sources	$121,988,391	**100%**

Total Project Unit by Target Population	Units
Lower Income Workforce Households	88
Formerly Homeless	97
Total	**185**

Units @ 20% AMI:
Fifty-three (53) units are restricted to households with incomes at or below 20% Area Median Income.

Total Project Unit Mix Affordability Levels

Income Level	0-Bd	1-Bd	2-Bd	Total Units
Temporary Beds	44			44
20% AMI	53			53
50% AMI	17	18	19	54
60% AMI	17	17		34
Manager			1	1
Total	**131**	**35**	**20**	**186**

as of July 2025

Bermuda Gardens



Location: 1475 167th Avenue, San Leandro | District 4

COMPLETED

Bermuda Gardens consists of 80 housing units with 79 units serving low-income households.

Applicant: City of San Leandro | **Developer:** Mercy Housing | **Architect:** Anders & Falltrick Architects

Measure A1 Base City:	$0	Construction Start:	December 2019
Measure A1 Regional:	$6,000,000	Projected Completion:	November 2021
Other County Funding:	$0	Total Development Cost:	$44,007,633
City Match:	$3,385,917	Per Unit Cost:	$550,095

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$6,000,000	14%
Assumed County Loan	$3,385,917	8%
Permanent Loan – Chase Bank	$3,836,400	9%
Seller Take Back Loan	$10,836,626	25%
Sponsor Loan	$1,500,000	3%
General Partner Equity	$2,932,148	7%
Limited Partner Equity	$15,516,542	35%
Total Sources	$44,007,633	**100%**

Total Project Unit Mix Affordability Levels

Income Level	1-Bd	2-Bd	Total Units
20% AMI	16		16
30% AMI	4		4
50% AMI	17	3	20
60% AMI	30	9	39
Manager		1	1
Total	**67**	**13**	**80**

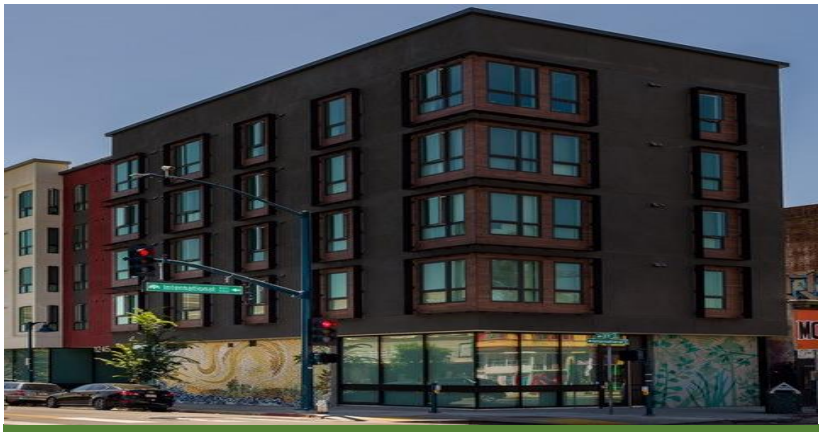
Total Project Unit by Target Population	Units
Formerly Homeless Households	20
Total	**20**

Units @ 20% AMI:
Sixteen (16) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Camino 23



Location: 1245 23rd Ave, Oakland | District 3

COMPLETED

Camino 23 consists of 37 housing units with 36 units serving low-income seniors.

- Five (5) units are reserved for households with HIV/AIDS.
- Five (5) units are ADA accessible.

Applicant: City of Oakland | **Developer:** Satellite Affordable Housing Associates | **Architect:** Pyatok Architects

Measure A1 Base City:	$4,200,000	Construction Start:	June 2018
Measure A1 Regional:	$0	Completion:	January 2020
Other County Funding:	HOPWA: $500,000	Total Development Cost:	$25,397,078
City Match:	$1,200,000	Per Unit Cost:	$686,408

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$4,200,000	17%
Alameda County - HOPWA	$500,000	2%
City of Oakland	$1,200,000	5%
Permanent Loan – California Community Reinvestment Corp (CCRC)	$4,044,700	16%
CA-HCD Affordable Housing & Sustainable Communities (AHSC)	$2,239,705	9%
CA-HCD Infill Infrastructure Grant (IIG)	$1,745,479	7%
Federal Home Loan Bank Affordable Housing Program (AHP)	$390,000	3%
Deferred Developer Fee	$700,000	3%
General Partner Equity	$840,030	3%
Limited Parter Equity - Bank of America (4% LIHTC)	$9,537,164	38%
Total Sources	$25,397,078	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	8		8
30% AMI		1	1
40% AMI	9	2	11
50% AMI	13	3	16
Manager		1	1
Total	**30**	**7**	**37**

Total Project Unit by Target Population	Units
Low-Income Persons with Disabilities	5
Low-Income Seniors	36
Low-Income Persons with HIV/AIDS	5
Total	**46**

Units @ 20% AMI:
Eight (8) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Casa Sueños



Location: 3500 E.12th Street, Oakland | District 3

COMPLETED

Casa Sueños consists of 181 housing units with 133 units serving lower income and 46 units serving chronically homeless individuals.

Applicant: BRIDGE Housing Corporation & Unity Council | **Developer:** BRIDGE Housing Corporation & Unity Council | **Architect:** SVA Architects, Inc

Measure A1 Base City:	$0	Construction Start:	August 2021
Measure A1 Regional:	$16,227,175	Projected Completion:	October 2023
Other County Funding:	$0	Total Development Cost:	$142,317,372
City Match:	$17,679,000	Per Unit Cost:	$786,284

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$16,227,175	11%
City of Oakland	$17,679,000	12%
First Mortgage	$23,880,000	17%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC)	$20,000,000	14%
HCD TOD Loan	$5,000,000	4%
Sponsor HCD TOD Loan	$2,500,000	2%
Deferred Developer Fee	$1,500,000	1%
Limited Partner Equity	$55,706,658	39%
General Partner	$100	0%
Total Sources	$142,317,372	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	28	18			46
50% AMI		10	13	6	29
60% AMI		38	36	20	94
80% AMI		4	4	2	10
Manager			2		2
Total	**28**	**70**	**55**	**28**	**181**

Total Project Unit by Target Population	Units
Chronically Homeless Individuals	46
Total	**46**

Units @ 20% AMI:
Forty-six (46) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Casa Arabella



Location: 3611 E. 12th Street, Oakland | District 3

COMPLETED

Casa Arabella consists of 94 housing units with 93 units serving low-income families.

- Seven (7) units are ADA accessible.

Applicant: City of Oakland | **Developer:** East Bay Asian Local Development Corporation | **Architect:** Pyatok Architects

Measure A1 Base City:	$6,350,000	Construction Start:	December 2017
Measure A1 Regional:	$0	Completion:	December 2019
Other County Funding:	$0	Total Development Cost:	$63,871,878
City Match:	$2,214,924	Per Unit Cost:	$679,488

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$6,350,000	10%
City of Oakland	$2,214,924	3%
Permanent Loan - Citibank	$17,262,608	27%
CA-HCD Transit Oriented Development (TOD) Grant	$4,000,000	6%
CA-HCD Transit Oriented Development (TOD) Loan	$4,000,000	6%
Federal Home Loan Bank Affordable Housing Program (AHP)	$920,000	1%
Deferred Interest	$81,167	<1%
Deferred Developer Fee	$1,700,000	3%
General Partner Equity	$3,784,708	6%
Limited Partner Equity (4% LIHTC)	$23,558,471	37%
Total Sources	$63,871,878	**100%**

Total Project Unit Mix Affordability Levels				
Income Level	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	5			5
30% AMI	8	4	6	18
40% AMI	2	8	7	17
50% AMI	6	19	7	32
60% AMI	2	15	3	20
Manager		1		1
Market	1			1
Total	**24**	**47**	**23**	**94**

Total Project Unit by Target Population	Units
Low-Income Homeless Veterans	20
Low-Income Families	73
Total	**93**

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

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Chestnut Square Family Apartments



Location: 1665 Chestnut Street, Livermore | District 1

COMPLETED

Chestnut Square Family Apartments consists of 42 housing units with 41 units serving low-income families.

- Five (5) units are ADA accessible.

Applicant: City of Livermore | **Developer:** MidPen Housing Corporation | **Architect:** BAR Architects

Measure A1 Base City:	$4,286,746	Construction Start:	April 2019
Measure A1 Regional:	$0	Completion:	September 2020
Other County Funding:	Boomerang: $185,000	Total Development Cost:	$38,733,185
City Match:	$7,630,000	Per Unit Cost:	$922,219

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$4,286,746	11%
Alameda County – Boomerang Funds	$185,000	<1%
City of Livermore Take Back Acquisition Loan	$2,730,000	7%
Permanent Loan	$2,400,000	6%
CA-HCD Infill Infrastructure Grant (IIG)	$1,673,000	4%
City of Livermore Pre/Development Loan	$4,900,000	13%
General Partner Equity	$100	<1%
Limited Partner Equity	$22,558,339	58%
Total Sources	$38,733,185	**100%**

Total Project Unit Mix Affordability Levels

Income Level	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	2	4	3	9
30% AMI	2	7	2	11
40% AMI		1	2	3
50% AMI		7	5	12
60% AMI	-	2	4	6
Manager		1		1
Total	**4**	**22**	**16**	**42**

Total Project Unit by Target Population	Units
Formerly Homeless Households	10
Low-Income Families	31
Total	**41**

Units @ 20% AMI:
Nine (9) units will be restricted to households with incomes at or below 20% Area Median Income. All nine of these units are targeted to the homeless. In addition, one (1) unit at 30% of AMI is also targeted to the homeless.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

City Center Apartments



Location: 38631 Fremont Blvd, Fremont | District 1

COMPLETED

City Center Apartments consists of 60 housing units with 59 units serving extremely low-income individuals, small families, and veterans that are homeless or at risk of homelessness.

Applicant: Allied Housing | **Developer:** Allied Housing | **Architect:** Mayers Architecture

Measure A1 Base City:	$6,757,321	Construction Start:	April 2020
Measure A1 Regional:	$0	Projected Completion:	September 2021
Other County Funding:	$0	Total Development Cost:	$41,489,724
City Match:	$7,545,000	Per Unit Cost:	$691,495

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$6,757,321**	**16%**
City of Fremont Loan	$7,545,000	18%
Veterans Housing and Homelessness Prevention Program (VHHP)	$3,823,522	9%
CA-HCD No Place Like Home Program (NPLH)	$2,296,701	6%
Home Depot Grant	$300,000	1%
General Partner Equity	$100	<1%
Limited Partner Equity	$20,767,080	50%
Total Sources	$41,489,724	**100%**

Total Project Unit Mix Affordability Levels

Income Level	0-Bd	1-Bd	2-Bd	Total Units
20% AMI	11	9		20
30% AMI	8	6		14
40% AMI	2	4		6
50% AMI	4	7		11
60% AMI	5	3		8
Manager			1	1
Total	**30**	**29**	**1**	**60**

Total Project Unit by Target Population	Units
Formerly Homeless Households	29
Veterans	29
Lower Income Workforce Households	30
Total	**60**

Units @ 20% AMI:
Twenty (20) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Coliseum Connections



Location: 805 71st Avenue, Oakland, CA | District 3

COMPLETED

Coliseum Connections is located on BART-owned land and consists of 110 housing units with 55 units serving low-income families.

- Nine (9) units are ADA accessible.

Applicant: City of Oakland | **Developer:** Urban Core Development | **Architect:** Pyatok Architects

Measure A1 Base City:	$2,500,000	Construction Start:	October 2017
Measure A1 Regional:	$0	Completion:	December 2019
Other County Funding:	$0	Total Development Cost:	$58,582,596
City Match:	$16,675,000	Per Unit Cost:	$532,569

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$2,500,000	4%
City of Oakland Loan	$16,675,000	28%
Permanent Loan	$21,500,000	37%
Commonwealth Multifamily Housing Corp (CMFHC) Nonprofit Loan	$1,250,000	2%
CA-HCD Affordable Housing & Sustainable Communities (AHSC)	$5,223,012	9%
Deferred Developer Fee	$1,100,845	2%
Limited Partner Equity (4% LIHTC)	$10,333,739	18%
Total Sources	$58,582,596	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
50% AMI	13	9	22
60% AMI	20	13	33
Market-Rate	31	23	54
Manager	1		1
Total	**65**	**45**	**110**

Total Project Unit by Target Population	Units
Low-Income Families	55
Moderate-Income Families	55
Total	**110**

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Coliseum Place



Location: 905 72nd Avenue, Oakland, CA 94621 | District 3

COMPLETED

Coliseum Place consists of 59 housing units with 58 units serving low-income families.

- The project received thirty-seven (37) Project-Based Vouchers.
- Fifteen (15) units will be ADA accessible.

Applicant: City of Oakland | **Developer:** Resources for Community Development | **Architect:** David Baker Architects

Measure A1 Base City:	$4,400,000	Construction Start:	January 2020
Measure A1 Regional:	$5,127,638	Projected Completion:	October 2021
Other County Funding:	HOPWA: $727,638	Total Development Cost:	$55,457,149
City Match:	$1,600,000	Per Unit Cost:	$939,952

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond Regional	**$5,375,050**	**16%**
Measure A1 Bond Base City	**$4,400,000**	**13%**
Alameda County - HOPWA	**$727,638**	**2%**
City of Oakland	$1,600,000	5%
Permanent Loan	$7,740,000	22%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	$6,000,000	17%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC) HRI	$513,894	1%
CA-HCD Infill Infrastructure Grant (IIG)	$1,944,850	6%
Federal Home Loan Bank Affordable Housing Program (AHP)	$580,000	2%
National Housing Trust Fund (HTF) Loan	$4,913,068	14%
Deferred Developer Fee	$584,060	2%
General Partner Equity	$203,793	<1%
Limited Partner Equity (4% LIHTC)	$20,874,796	38%
Total Sources	$55,457,149	**100%**

Total Project Unit Mix Affordability Levels

Income Level	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	7	4	1	12
30% AMI	3	10		13
45% AMI			6	6
50% AMI	1	13	13	27
Manager		1		1
Total	**11**	**28**	**20**	**59**

Total Project Unit by Target Population	Units
Households who are homeless or at risk of homelessness	9
Low-Income Households with HIV/AIDS	6
Low-Income Households	43
Total	**58**

Units @ 20% AMI:
Twelve (12) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Corsair Flats



Location: 171 W Atlantic Avenue, Alameda | District 3

COMPLETED

Corsair Flats - Alameda Site A Senior Apartments consists of 60 housing units with 59 units serving low-income seniors.

- Twenty-eight (28) units will be reserved for senior veterans.
- Three (3) units will be ADA accessible.

Applicant: City of Alameda | **Developer:** Eden Housing, Inc | **Architect:** KTGY Architects

Measure A1 Base City:	$3,000,000	Construction Start:	March 2019
Measure A1 Regional:	$0	Completion:	August 2020
Other County Funding:	$0	Total Development Cost:	$35,287,661
City Match:	$0	Per Unit Cost:	$588,128

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$3,000,000	8%
Permanent Loan	$4,500,000	14%
CA- HCD Veterans Housing & Homelessness Program (VHHP)	$3,094,149	9%
Federal Home Loan Bank Affordable Housing Program (AHP)	$590,000	2%
General Partner Equity	$100	<1%
Sponsor Loan - Inclusionary Contribution	$1,500,000	4%
Limited Partner Equity (9% LIHTC)	$22,603,412	64%
Total Sources	$35,287,661	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	5		**5**
30% AMI	9	2	**11**
50% AMI	11	4	**15**
60% AMI	23	4	**27**
Manager		1	**1**
Total	**48**	**11**	**59**

Total Project Unit by Target Population	Units
Formerly Homeless Households	25
At-Risk of Homelessness	12
Low-Income Senior Veterans	28
Total (overlapping units)	**59**

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

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

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:	June 2023
Other County Funding:	$0	Total Development Cost:	$77,572,994
City Match:	$6,181,400	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.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Douglas Ford Senior Apartments



Location: 4038 Irvington Ave, Fremont | District 1

COMPLETED

Douglas Ford consists of 90 housing units with 89 units serving seniors (62+) lower income individuals, and 45 units serving chronically homeless individuals.

Applicant: Allied Housing Inc. | **Developer:** Allied Housing Inc. | **Architect:** Herman Coliver Locus

Measure A1 Base City:	$0	Construction Start:	April 2021
Measure A1 Regional:	$12,200,000	Projected Completion:	July 2023
Other County Funding:	$0	Total Development Cost:	$65,549,178
City Match:	$9,000,000	Per Unit Cost:	$728,434

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$12,200,000	19%
State HCD NPLH	$10,592,360	16%
City of Fremont Loan #1	$6,200,000	9%
City of Fremont accrued interest during construction	$166,258	<1%
General Partner Equity	$1,000	<1%
Limited Partner	$32,776,252	49%
City of Fremont Loan #2	$2,800,000	4%
City of Fremont accrued interest during preconstruction	$496,156	<1%
Total Sources	$65,549,178	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	17	1	18
30% AMI	25	2	27
40% AMI	17	2	19
50% AMI	22	3	25
Manager		1	1
Total	**81**	**9**	**90**

Total Project Unit by Target Population	Units
Homeless and Low-Income Individuals	89
Total	**90**

Units @ 20% AMI:
Eighteen (18) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Downtown Livermore Apartments



PRE-DEVELOPMENT

Downtown Livermore Apartments consists of 79 housing units with 78 units serving lower income and formerly homeless households.

Location: Railroad & L Street, Livermore | District 1

Applicant: City of Livermore | **Developer:** Eden Housing, Inc. | **Architect:** Dahlin Group

Measure A1 Base City:	$0	Construction Start:	April 2025
Measure A1 Regional:	$14,402,382	Projected Completion:	April 2027
Other County Funding:	$0	Total Development Cost:	$59,930,666
City Match:	$5,240,000	Per Unit Cost:	$758,616

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$14,402,382**	**24%**
City of Livermore	$5,240,000	9%
Permanent Loan	$1,836,944	3%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC)	$11,810,758	20%
Federal Home Loan Bank Affordable Housing Program (AHP)	$780,000	1%
Deferred Developer Fee	$628,317	1%
General Partner Equity	$2,937,420	5%
Limited Partner Equity	$22,294,845	37%
Total Sources	$59,930,666	**100%**

Total Project Unit Mix Affordability Levels

Income Level	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	5	6	5	16
50% AMI	12	35	15	62
Manager		1		1
Total	**17**	**42**	**20**	**79**

Total Project Unit for Target Population	Units
Formerly Homeless Households	16
Total	**16**

Units @ 20% AMI:
Sixteen (16) units of the seventy-nine (79) affordable units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Embark Apartments



Location: 2126 Martin Luther King Jr. Way, Oakland | District 5

COMPLETED

Embark Apartments consists of 62 housing units with 61 units serving veterans and special needs homeless veterans. The project received 61 Project-Based Vouchers.

- Six (6) units are ADA accessible.

Applicant: City of Oakland | **Developer:** Resources for Community Development | **Architect:** SGPA Architecture & Planning

Measure A1 Base City:	$2,700,000	Construction Start:	December 2017
Measure A1 Regional:	$2,498,909	Completion:	February 2020
Other County Funding:	$0	Total Development Cost:	$38,698,386
City Match:	$4,309,200*	Per Unit Cost:	$624,168

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond Base City	$2,700,000	7%
Measure A1 Regional	$2,498,909	6%
Permanent Loan	*$4,309,200	11%
CA-HCD Veterans Housing & Homelessness Prevention (VHHP)	$7,146,464	18%
Federal Home Loan Bank Affordable Housing Program (AHP)	$1,220,000	3%
Deferred Developer Fee	$361,297	1%
General Partner Equity	$660,100	2%
Limited Partner Equity (9% LIHTC)	$19,802,416	51%
Total Sources	**$38,698,386**	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	Total Units
20% AMI	1	12		13
30% AMI		17	1	18
50% AMI		27	3	30
Manager		1		1
Total	**1**	**57**	**4**	**62**

Total Project Unit by Target Population	Units
Homeless Veterans with Special Needs	31
Low-Income Veterans	30
Total	**61**

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

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025
*City Match was a combination of the waiver of local city fees and the $4.3million leveraged by the OHA Project-based AHAP contract

Empyrean & Harrison



Location: 344 13th St. and 1415 Harrison St., Oakland | District 3

COMPLETED

Empyrean & Harrison consists of 147 housing units with 125 units serving chronically homeless individuals.

Applicant: City of Oakland | **Developer:** Resources for Community Development | **Architect:** Gelfand Partners

Measure A1 Base City:	$0	Construction Start:	February 2019
Measure A1 Regional:	$4,685,000	Projected Completion:	December 2020
Other County Funding:	HOPWA - $165,000	Total Development Cost:	$76,621,339
City Match:	$9,151,014	Per Unit Cost:	$521,234

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$4,685,000	6%
HOPWA	$165,000	<1%
City of Oakland Loan	$4,988,000	7%
City of Oakland - HOME	$4,163,014	5%
CA-HCD Multifamily Housing Program (MHP)	$7,359,373	10%
OHA Loan	$4,570,000	6%
Federal Home Loan Bank Affordable Housing Program (AHP)	$1,450,000	2%
CA-HCD Affordable Housing & Sustainable Communities (AHSC)	$15,631,118	20%
Deferred Developer Fee	$1,500,000	2%
General Partner Equity	$4,074,542	5%
Limited Partner Equity	$28,035,292	37%
Total Sources	**$76,621,339**	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	Total Units
20% AMI	66		66
30% AMI	10		10
50% AMI	32		32
60% AMI	27	11	38
Manager		1	1
Total	**135**	**12**	**147**

Total Project Unit by Target Population	Units
People with Disabilities	59
People with HIV/AIDS	14
Chronically Homeless Individuals	125
Lower Income Workforce	74
Total (overlapping populations)	**147**

Units @ 20% AMI:
Sixty-six (66) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Estrella Vista



Location: 3706 San Pablo, Emeryville & Oakland | District 5

COMPLETED

Estrella Vista consists of 87 housing units with 86 units serving low-income families.

- Five (5) units are reserved for households with HIV/AIDS.
- Seven (7) units are ADA accessible.

Applicant: City of Oakland | **Developer:** EAH Housing | **Architect:** KTGY Architects

Measure A1 Base City:	$1,900,000	Construction Start:	July 2017
Measure A1 Regional:	$0	Completion:	February 2020
Other County Funding:	HOME, HOPWA, CDBG: $3,115,861	Total Development Cost:	$73,025,681
City Match:	$11,000,000*	Per Unit Cost:	$839,376

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$1,900,000	3%
Alameda County - HOME, HOPWA, CDBG (Acc/Int: $201,139)	$3,115,861	5%
City of Oakland Loan	$2,000,000	3%
City of Emeryville Loan	$4,500,000	7%
Land Donation	$4,500,000	
Permanent Loan	$12,180,000	19%
CA-HCD Infill Infrastructure Grant (IIG)	$2,500,000	4%
CA-HCD Affordable Housing & Sustainable Communities (AHSC)	$5,400,000	8%
Federal Home Loan Bank Affordable Housing Program (AHP)	$860,000	1%
Deferred Developer Fee	$2,995,751	4%
Limited Partner Equity (4% LIHTC)	$28,433,338	43%
General Partner Equity	$4,640,731	3%
Total Sources	**$64,532,179**	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	4-Bd	Total Units
20% AMI			3		1	4
30% AMI		2	12	1	3	18
40% AMI		2	1	6		9
50% AMI	4	4	19	10	2	39
60% AMI			10	5	1	16
Manager				1		1
Total	**4**	**8**	**45**	**23**	**7**	**87**

Total Project Unit by Target Population	Units
Low-Income Persons with HIV/AIDS	5
Low-Income Families	81
Total	**86**

Units @ 20% AMI: Eight (8) units are restricted to households with incomes at or below 20% Area Median Income.

as of July 2025

*City Match was a combination of land donation and developer contribution

Everett Commons



Location: 2437 Eagle Avenue, Alameda | District 3

COMPLETED

Everett & Eagle Family Housing consists of 20 housing units with 19 units serving low-income families.

- Three (3) units are ADA accessible.

Applicant: City of Alameda | **Developer:** Alameda Housing Authority | **Architect:** Anne Phillips Architecture

Measure A1 Base City:	$1,000,000	Construction Start:	June 2017
Measure A1 Regional:	$0	Completion:	December 2018
Other County Funding:	$0	Total Development Cost:	$18,878,080
City Match:	$4,599,775	Per Unit Cost:	$943,904

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$1,000,000**	**5%**
Alameda Housing Authority Loan	$4,471,334	24%
City of Alameda HOME Loan	$162,127	1%
Permanent Loan – Chase (PBV)	$3,330,168	18%
Fee Waivers	$295,133	2%
Deferred Developer Fee	$128,441	1%
Limited Partner Equity – Enterprise (9% LIHTC)	$7,290,877	39%
General Partner Equity	$2,200,000	12%
Total Sources	$18,878,080	**100%**

Total Project Unit Mix Affordability Levels

Income Level	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	1	1		2
30% AMI	1	1	1	3
40% AMI	1	2	2	5
50% AMI		5	2	7
60% AMI	1	1		2
Manager		1		1
Total	**4**	**11**	**5**	**20**

Total Project Unit by Target Population	Units
Low-Income Families	19
Total	**19**

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Foon Lok West at Brooklyn Basin



Location: 101 10th Ave, Oakland | District 3

COMPLETED

Foon Lok West consists of 130 housing units with 129 units serving lower-income workforce and homeless households.

Applicant: City of Oakland | **Developer:** MidPen Housing Corporation | **Architect:** HKIT Architects

Measure A1 Base City:	$0	Construction Start:	August 2020
Measure A1 Regional:	$9,698,000	Projected Completion:	May 2022
Other County Funding:	$0	Total Development Cost:	$110,499,559
City Match:	$12,442,000	Per Unit Cost:	$849,997

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$9,698,000	10%
City of Oakland Loan	$12,442,000	12%
Permanent Loan	$17,973,000	18%
CA-HCD No Place Like Home Program (NPLH) Competitive	$2,651,251	3%
CA-HCD No Place Like Home Program (NPLH) Non-Competitive	$2,848,749	3%
Deferred Developer Fee	$9,141,634	9%
General Partner Equity	$110,282	<1%
Limited Partner Equity	$47,018,609	46%
Total Sources	$101,883,525	**100%**

Total Project Unit Mix Affordability Levels				
Income Level	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	26			26
30% AMI	5	11	10	26
50% AMI	8	11	18	37
60% AMI	9	12	19	40
Manager		1		1
Total	**48**	**35**	**47**	**130**

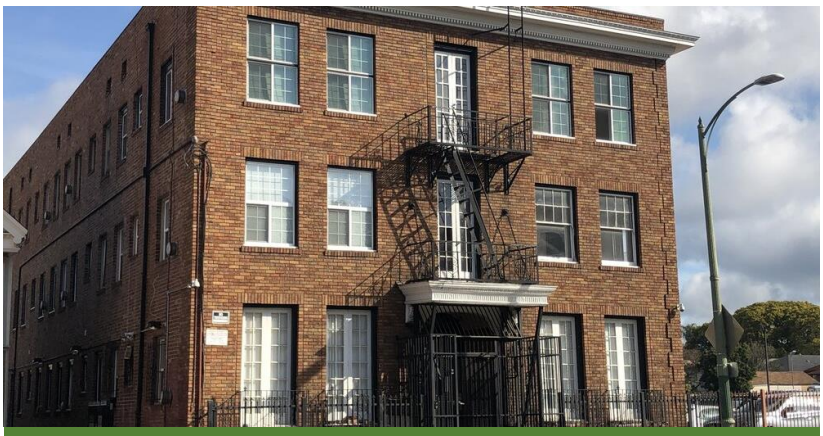
Total Project Unit by Target Population	Units
Lower Income Workforce	103
Chronically Homeless	26
Total	**129**

Units @ 20% AMI:
Sixteen (16) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Fruitvale Studios



Location: 2600 International Ave, Oakland | District 3

COMPLETED

Fruitvale Studios consists of 24 housing units with 23 units serving lower income households, including homeless households.

Applicant: City of Oakland | **Developer:** Allied Housing | **Architect:** HKIT Architects

Measure A1 Base City:	$0	Construction Start:	October 2020
Measure A1 Regional:	$3,484,309	Projected Completion:	January 2023
Other County Funding:	$0	Total Development Cost:	$9,928,171
City Match:	$3,450,000	Per Unit Cost:	$413,674

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$3,484,309**	**35%**
City of Oakland	$3,450,000	35%
Permanent Loan	$833,000	8%
No Place Like Home (NPLH)	$2,160,862	22%
Total Sources	$9,928,171	**100%**

Total Project Unit Mix Affordability Levels		
Income Level	0-Bd	Total Units
20% AMI	6	6
30% AMI	5	5
50% AMI	1	1
60% AMI	11	11
Manager	1	1
Total	**24**	**24**

Total Project Unit by Target Population	Units
Chronically Homeless	12
Total	**12**

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

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Granite Ridge



Location: 37350 Sequoia Road, Fremont | District 1

COMPLETED

Granite Ridge consists of 73 housing units with 72 units serving lower income individuals and families. The project will also serve homeless households.

Applicant: Eden Housing and City of Fremont | **Developer:** Eden Housing & For the Future Housing | **Architect:** Humphreys & Partners Architects LP

Measure A1 Base City:	$4,621,067	Construction Start:	May 2021
Measure A1 Regional:	$5,078,933	Projected Completion:	December 2022
Other County Funding:	$0	Total Development Cost:	$46,476,835
City Match:	$7,500,000	Per Unit Cost:	$636,669

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$9,700,000**	**21%**
City of Fremont	$7,500,000	16%
First Mortgage	$3,900,000	8%
General Partner	$200	<1%
Deferred Developer Fee	$1,004,072	2%
Limited Partner Equity	$24,372,563	52%
Total Sources	$46,476,835	**100%**

Total Project Unit Mix Affordability Levels				
Income Level	**1-Bd**	**2-Bd**	**3-Bd**	**Total Units**
20% AMI	5	5	5	15
40% AMI	5	5	5	15
50% AMI	11	6	4	21
60% AMI	11	5	5	21
Manager		1		1
Total	**32**	**22**	**19**	**73**

Total Project Unit for Target Population	Units
Low Income Individuals & Families	72
Chronically Homeless Individuals	15
Total	**72**

Units @ 20% AMI:
Fifteen(15) units of the seventy-two (72) affordable units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

Grayson Apartments



Location: 2478 San Pablo Avenue, Berkeley | District 5

COMPLETED

Grayson Street Apartments consists of 23 housing units with 22 units serving low-income families.

- Seventeen (17) units are set aside for disabled households, including people living with HIV/AIDS.

Applicant: City of Berkeley | **Developer:** Satellite Affordable Housing Associates | **Architect:** HKIT Architects

Measure A1 Base City:	$691,000	Construction Start:	December 2017
Measure A1 Regional:	$0	Completion:	October 2019
Other County Funding:	HOPWA: $373,762	Total Development Cost:	$18,558,706
City Match:	$2,712,476	Per Unit Cost:	$806,900

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$691,000**	**4%**
Alameda County - HOPWA	**$373,762**	**2%**
City of Berkeley Housing Trust Fund	$2,712,476	15%
Tax-Exempt Bond Debt – California Community Reinvestment Corporation (CCRC)	$1,576,324	8%
Department of Justice Loan	$533,324	3%
Federal Home Loan Bank Affordable Housing Program (AHP)	$220,000	1%
CA-HCD Infill Infrastructure Grant (IIG)	$1,000,000	5%
CA-HCD Multifamily Housing Program (MHP)	$1,151,553	6%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) - AHD Loan	$2,949,480	16%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) - AHD Grant	$22,846	<1%
Deferred Developer Fee	$125,000	1%
General Partner Equity	$400,000	2%
Limited Partner Equity (4% LIHTC)	$6,802,547	37%
Total Sources	$18,558,313	**100%**

Total Project Unit Mix Affordability Levels

Income Level	1-Bd	2-Bd	Total Units
20% AMI	5		5
30% AMI	8	1	9
40% AMI	4	0	4
60% AMI	1	3	4
Manager		1	1
Total	**18**	**5**	**23**

Total Project Unit by Target Population	Units
Low-Income Disabled Households	17
Low-Income Households with HIV/AIDS	5
Total	**23**

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

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Jordan Court



Location: 1601 Oxford Street, Berkeley | District 5

COMPLETED

Jordan Court consists of 35 housing units with 34 units serving lower-income seniors and 7 units serving chronically homeless individuals.

Applicant: Satellite Affordable Housing Developers | **Developer:** Satellite Affordable Housing Developers | **Architect:** HKIT Architects

Measure A1 Base City:	$0	Construction Start:	October 2020
Measure A1 Regional:	$5,834,096	Projected Completion:	June 2022
Other County Funding:	$0	Total Development Cost:	$26,235,273
City Match:	$6,026,927	Per Unit Cost:	$749,579

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$5,834,096	22%
City of Berkeley Loan	$6,026,927	23%
Permanent Loan - Housing Trust Silicon Valley	$867,859	3%
Alameda County No Place Like Home (NPLH)	$3,221,692	12%
CA-HCD No Place Like Home (NPLH)	$1,314,807	5%
Federal Home Loan Bank Affordable Housing Program (AHP)	$340,000	1%
Deferred Developer Fee	$558,297	2%
General Partner Equity	$21,890	<1%
Limited Partner Equity	$8,049,705	31%
Total Sources	$26,235,273	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	2-Bd	Total Units
20% AMI	7		7
30% AMI	5		5
50% AMI	11		11
60% AMI	11		11
Manager		1	1
Total	**34**	**1**	**35**

Total Project Unit by Target Population	Units
Lower Income Seniors	34
Chronically Homeless Individuals	7
Total	**34**

Units @ 20% AMI:
Seven (7) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Kottinger Gardens, Phase II



Location: 251 Kottinger Drive, Pleasanton | District 4

COMPLETED

Kottinger Gardens Phase II consists of 54 housing units with 53 units serving low-income seniors.

- Five (5) units will be ADA accessible.

Applicant: City of Pleasanton | **Developer:** MidPen Housing Corporation | **Architect:** Dahlin Group

Measure A1 Base City:	$4,600,000	Construction Start:	December 2017
Measure A1 Regional:	$0	Completion:	September 2019
Other County Funding:	$0	Total Development Cost:	$29,403,818
City Match:	$2,944,415	Per Unit Cost:	$544,515

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$4,600,000	16%
City of Pleasanton LIHF (including deferred interest)	$2,944,415	10%
Perm Loan Tranche A	$2,144,848	7%
Perm Loan Tranche B	$6,097,152	21%
Federal Home Loan Bank Affordable Housing Program (AHP)	$800,000	3%
Deferred Developer Fee	$1,472,822	5%
General Partner Equity	$100	<1%
Limited Partner Equity (4% LIHTC)	$11,344,481	39%
Total Sources	$29,403,818	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	5		5
35% AMI		1	1
40% AMI	10	1	11
50% AMI	25	1	26
60% AMI	10		10
Manager		1	1
Total	**50**	**4**	**54**

Total Project Unit by Target Population	Units
Low-Income Seniors	53
Total	**53**

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

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

La Vereda - San Leandro Senior Apartments



Location: 525 West Juana Avenue, San Leandro | District 3

COMPLETED

La Vereda - San Leandro Senior Apartments consists of 85 transit-oriented housing units with 84 units serving low-income seniors.

- Forty-two (42) units are ADA accessible.

Applicant: City of San Leandro | **Developer:** BRIDGE Housing Corporation | **Architect:** Ankrom Moisan Architects, Inc

Measure A1 Base City:	$1,700,000	Construction Start:	June 2017
Measure A1 Regional:	$0	Completion:	December 2019
Other County Funding:	Boomerang, HOME: $916,066	Total Development Cost:	$48,138,782
City Match:	$6,925,112*	Per Unit Cost:	$566,339

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$1,700,000	4%
Alameda County – Boomerang Funds, HOME	$916,066	2%
City of San Leandro	$1,000,000	2%
Land Donation	$5,925,112	12%
Permanent Loan – Tranche A	$2,036,000	4%
Permanent Loan – Tranche B	$8,133,000	17%
CA-HCD Infill Infrastructure Grant (IIG)	$1,129,674	2%
CA-HCD Affordable Housing & Sustainable Communities (AHSC), HRI Grant	$2,482,761	5%
Federal Home Loan Bank Affordable Housing Program (AHP)	$1,000,000	2%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) Loan	$4,965,047	10%
Deferred Developer Fee	$1,550,000	3%
Limited Partner Equity – US Bancorp CDC (9% LIHTC)	$15,418,741	32%
General Partner Equity	$1,882,381	4%
Total Sources	$48,138,782	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
30% AMI	8	5	13
40% AMI	14		14
50% AMI	54	3	57
Manager	1		
Total	**77**	**8**	**85**

Total Project Unit by Target Population	Units
Low-Income Seniors	84
Total	**84**

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

*City Match was a combination of land donation and developer contribution

Lazuli Landing

PRE-DEVELOPMENT



Lazuli Landing consists of 81 housing units with 80 units serving lower income and formerly homeless households.

Location: Mission Blvd & D Street, Union City | District 2

Applicant: City of Union City | **Developer:** MidPen Housing Corporation | **Architect:** BDE Architecture

Measure A1 Base City:	$4,453,899	Construction Start:	December 2025
Measure A1 Regional:	$8,787,121	Projected Completion:	August 2027
Other County Funding:	$0	Total Development Cost:	$71,600,805
City Match:	$5,034,924	Per Unit Cost:	$883,961

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$13,241,000**	**18%**
City of Union City Land Value	$7,490,000	10%
City of Union City Housing Funds	$5,034,924	7%
Permanent Loan	$4,919,700	7%
City of Union City Centro and Youth & Family Services	$1,800,000	2%
Deferred Developer Fee & General Partner Equity	$5,841,578	8%
FHLBSF AHP	$800,000	1%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC)	$7,946,721	11%
Tax Credit Investor Proceeds	$24,526,882	34%
Total Sources	$71,600,805	**100%**

Total Project Unit Mix Affordability Levels

Income Level	0-Bd	1-Bd	2-Bd	3-Bd	Total Units
20% AMI		13	3		16
40% AMI		1	10	5	16
50% AMI		2	10	9	21
60% AMI	1	9	11		21
80% AMI	1	2	3		6
Manager			1		1
Total	**2**	**27**	**38**	**14**	**81**

Total Project Unit for Target Population	Units
Formerly Homeless Households	16
Total	**16**

Units @ 20% AMI:
Sixteen (16) units of the eighty-one (81) affordable units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Loro Landing



Location: 1642 San Leandro Blvd, San Leandro | District 3

COMPLETED

Parrott Street Apartments consists of 62 housing units with 61 units serving low-income families including veterans. Project received 25 VASH project-based vouchers.

- Four (4) units will be ADA-accessible.

Applicant: City of San Leandro | **Developer:** Eden Housing, Inc | **Architect:** Lowney Architects

Measure A1 Base City:	$4,000,000	Construction Start:	April 2020
Measure A1 Regional:	$1,466,259	Projected Completion:	February 2022
Other County Funding:	$0	Total Development Cost:	$43,310,011
City Match:	$1,00,000	Per Unit Cost:	$698,549

Permanent Financing Sources	Amount	% of Total
Measure A1 Base City	**$4,000,000**	**9%**
Measure A1 Regional	**$1,466,259**	**3%**
City of San Leandro Loan	$1,000,000	2%
Permanent Loan – CCRC (VASH PBV)	$3,337,000	8%
Home Depot	$300,000	1%
CA-HCD Veterans Housing & Homelessness Prevention (VHHP)	$3,067,794	7%
Federal Home Loan Bank Affordable Housing Program (AHP)	$570,000	1%
Certificated State Tax Credits – Sponsor Loan	$3,465,000	8%
Deferred Developer Fee	$188,708	<1%
General Partner Equity	$100	<1%
Limited Partner Equity (9% LIHTC)	$25,915,150	60%
Total Sources	$43,310,011	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	4-Bd	Total Units
20% AMI	4				4
30% AMI	9	6	4		19
50% AMI	9	9	2		20
60% AMI		7	11		18
Manager			1		
Total	**22**	**22**	**14**	**4**	**62**

Total Project Unit by Target Population	Units
Low-Income Veterans	25
Low-Income Households with HIV/AIDS	6
Low-Income Families	30
Total	**61**

Units @ 20% AMI:
Four (4) units will be restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Madrone Terrace



Location: 16060 E 14th Street, San Leandro. | District 4

COMPLETED

Madrone Terrace consists of 79 housing units with 78 units serving lower income and formerly homeless households.

Applicant: Ashland (Unicorporated County) | **Developer:** Resources for Community Development | **Architect:** Kava Massih

Measure A1 Base City:	$0	Construction Start:	March 2023
Measure A1 Regional:	$8,852,352	Projected Completion:	August 2024
Other County Funding:	CDBG: $1,411,058	Total Development Cost:	$84,840,763
City Match:	$5,900,000	Per Unit Cost:	$1,073,934

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$8,852,352**	**10%**
CDBG	**$1,411,058**	**2%**
Hayward Rec & Park Hard Loan	$5,900,000	7%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC)	$13,143,710	15%
CA-HCD Affordable Housing Sustainable Communities Grant (AHSC)	$63,166	<1%
Federal Home Loan Bank Affordable Housing Program (AHP)	$1,170,000	1%
CA-HCD No Place Like Home (NPLH)	$6,045,604	7%
CA-HCD No Place Like Home (COSR)	$3,720,120	4%
CA-HCD Accelerator	$44,072,753	52%
Deferred Developer Fee	$462,000	<1%
Total Sources	$84,840,763	**100%**

Total Project Unit Mix Affordability Levels				
Income Level	1-Bd	2-Bd	3-Bd	Total Units
15% AMI	20			20
30% AMI	12			12
50% AMI	4	16	18	38
60% AMI		4	4	8
Manager		1		1
Total	**36**	**21**	**22**	**79**

Total Project Unit for Target Population	Units
Formerly Homeless Households	16
Total	**16**

Units @ 20% AMI:
Twenty (20) units of the seventy-nine (79) affordable units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Mission Paradise



Location: 28000 Mission Blvd, Hayward | District 2

COMPLETED

Mission Paradise consists of 76 housing units with 75 units serving lower-income households.

Applicant: City of Hayward | **Developer:** EAH, Inc. | **Architect:** Dahlin Group

Measure A1 Base City:	$0	Construction Start:	November 2022
Measure A1 Regional:	$4,592,006	Projected Completion:	September 2024
Other County Funding:	$0	Total Development Cost:	$57,907,564
City Match:	$2,500,000	Per Unit Cost:	$761,942

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$4,592,006	8%
City of Hayward	$2,500,000	4%
Permanent Loan	$1,000,000	2%
CA-HCD Multifamily Housing Program (MHP)	$11,463,076	19%
Federal Home Loan Bank Affordable Housing Program (AHP)	$410,000	1%
HUD 202 Capital	$5,043,504	9%
NPLH	$2,343,222	4%
Deferred Developer Fee	$312,020	1%
General Partner Equity	$4,059,832	7%
Limited Partner Equity	$27,325,741	46%
Total Sources	**$59,049,401**	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	13	2	15
30% AMI	19	2	21
40% AMI	12	1	13
50% AMI	21	1	22
80% AMI		4	4
Manager		1	1
Total	**65**	**11**	**76**

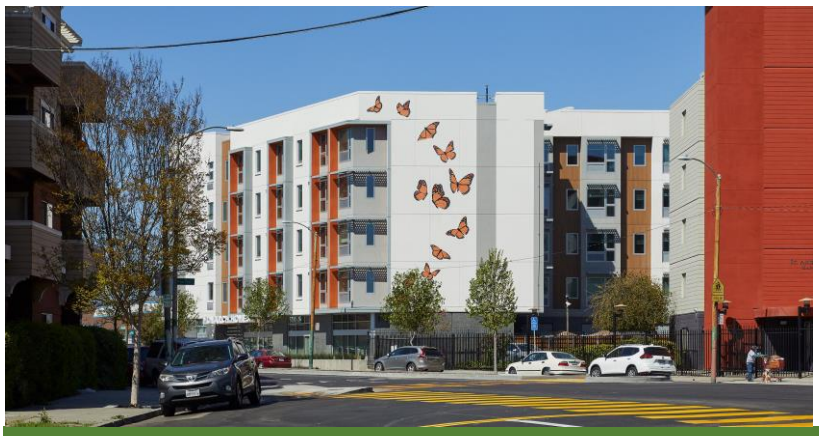
Total Project Unit by Target Population	Units
Formerly Homeless Individuals	**15**
Total (overlapping populations)	**15**

Units @ 20% AMI:
Fifteen (15) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Monarch Homes



Location: 3268 San Pablo, Oakland | District 5

COMPLETED

Monarch Homes consists of 51 housing units with 50 units serving low-income seniors including veterans and seniors at risk of homelessness.

- Three (3) units are ADA accessible.

Applicant: City of Oakland | **Developer:** Satellite Affordable Housing Associates | **Architect:** HKIT Architects

Measure A1 Base City:	$7,180,000	Construction Start:	June 2019
Measure A1 Regional:	$0	Completion:	February 2021
Other County Funding:	$0	Total Development Cost:	$36,096,578
City Match:	$1,000,000	Per Unit Cost:	$707,776

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$7,180,000**	**20%**
City of Oakland Loan	$1,000,000	3%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	$5,500,000	15%
CA-HCD Infill Infrastructure Grant (IIG)	$1,367,300	4%
Federal Home Loan Bank Affordable Housing Program (AHP)	$1,000,000	3%
Deferred Developer Fee	$681,461	2%
Tax Exempt Bond Debt – California Community Reinvestment Corporation	$4,152,000	12%
General Partner Equity	$1,300,000	4%
Limited Partner Equity (4% LIHTC)	$13,915,817	39%
Total Sources	$36,096,578	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	Studio	1-Bd	Total Units
20% AMI	10		10
30% AMI	3		3
50% AMI		18	18
60% AMI		19	19
Manager		1	**1**
Total	**13**	**38**	**51**

Total Project Unit by Target Population	Units
Low-Income Seniors	50
Total	**50**

Units @ 20% AMI:
Ten (10) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

NOVA Apartments



COMPLETED

NOVA Apartments consists of 57 housing units with 56 units serving chronically homeless individuals.

Location: 445 30th Street, Oakland | District 5

Applicant: City of Oakland | **Developer:** Affirmed Housing | **Architect:** Dahlin Group

Measure A1 Base City:	$0	Construction Start:	December 2019
Measure A1 Regional:	$13,766,776	Projected Completion:	April 2021
Other County Funding:	$0	Total Development Cost:	$40,150,093
City Match:	$1,600,000	Per Unit Cost:	$704,388

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$13,766,776	34%
City of Oakland	$1,600,000	4%
Permanent Loan	$5,134,293	13%
Federal Home Loan Bank Affordable Housing Program (AHP)	$1,120,000	3%
Deferred Developer Fee	$602,241	1%
Limited Partner Equity	$17,926,783	45%
Total Sources	$40,150,093	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	Total Units
20% AMI	32	24		56
Manager			1	1
Total	**32**		**25**	**57**

Total Project Unit by Target Population	Units
Chronically Homeless Individuals	56
Total	**56**

Units @ 20% AMI:
Fifty-six (56) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Pacific Avenue Senior Homes



Location: 3701 Pacific Ave, Livermore | District 1

IN CONSTRUCTION

Pacific Avenue Senior Homes consists of 140 housing units with 139 units serving lower income and formerly homeless seniors.

Applicant: Livermore | **Developer:** Satellite Affordable Housing Associates (SAHA) | **Architect:** DAHLIN Group

Measure A1 Base City:	$0	Construction Start:	November 2023
Measure A1 Regional:	$3,999,263	Projected Completion:	August 2024
Other County Funding:	$0	Total Development Cost:	$63,875,386
City Match:	$11,900,000	Per Unit Cost:	$456,253

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$3,999,263**	**6%**
City of Livermore	$11,900,000	18%
Permanent Loan	$4,969,000	7%
CA-HCD Veterans Housing and Homelessness Prevention (VHHP)	$8,466,864	13%
Federal Home Loan Bank Affordable Housing Program (AHP)	$1,000,000	1%
CA-HCD No Place Like Home (NPLH)	$5,252,388	12%
Deferred Developer Fee	$1,055,250	2%
General Partner Equity	$1,144,750	2%
Limited Partner Equity – 4% LIHTC	$26,088,134	39%
Total Sources	$63,875,649	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	28	2	30
30% AMI	14		14
50% AMI	40	11	51
60% AMI	42	2	44
Manager		1	1
Total	**124**	**16**	**140**

Total Project Unit for Target Population	Units
Seniors	139
Chronically Homeless	30
Total (overlapping units)	**139**

Units @ 20% AMI:
Thirty (30) units of the one hundred thirty-nine (139) affordable units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Pimentel Place



COMPLETED

Matsya Villa – Pimentel Place consists of 57 housing units with 56 units serving lower-income households.

Location: 22647 2nd St., Hayward | District 2

Applicant: City of Hayward | **Developer:** EAH, Inc. | **Architect:** Dahlin Group

Measure A1 Base City:	$0	Construction Start:	April 2023
Measure A1 Regional:	$5,353,400	Projected Completion:	TBD
Other County Funding:	HOME - $400,000	Total Development Cost:	$58,349,183
City Match:	$2,000,000	Per Unit Cost:	$1,023,670

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$5,353,400	9%
HOME	$400,000	1%
City of Hayward	$2,000,000	3%
Permanent Loan	$2,200,532	4%
CA-HCD Multifamily Housing Program (MHP)	$8,020,612	14%
CDBG	$238,951	<1%
Federal Home Loan Bank Affordable Housing Program (AHP)	$560,000	1%
CA-HCD Infill Infrastructure Grant (IIG)	$4,038,134	7%
CA-HCD Housing for a Healthy California (HHC)	$2,534,259	4%
Deferred Developer Fee	$266,521	<1%
General Partner Equity (uncommitted)	$4,227,473	7%
Limited Partner Equity (uncommitted)	$28,509,301	49%
Total Sources	**$58,349,183**	**100%**

Total Project Unit Mix Affordability Levels

Income Level	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	10	5		15
30% AMI		11	9	20
50% AMI	1	10		11
80% AMI		1	9	10
Manager		1		1
Total	**11**	**28**	**18**	**57**

Total Project Unit by Target Population	Units
Chronically Homeless Individuals	12
Total (overlapping populations)	**12**

Units @ 20% AMI:
Fifteen (15) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Regional Street



Location: 6543 Regional Street, Dublin | District 1

IN CONSTRUCTION

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

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

Measure A1 Base City:	$5,048,319	Construction Start:	TBD
Measure A1 Regional:	$0	Completion:	TBD
Other County Funding:	$0	Total Development Cost:	$77,265,529
City Match:	$0	Per Unit Cost:	$677,768

Permanent Financing Sources (updated 1/12/2018)ion	Amount	% of Total
Measure A1 Bond	$5,048,319	7%
CA-HCD Local Housing Trust (uncommitted)	$3,333,333	4%
CA-HCD Multifamily Housing Program (MHP)	$20,000,000	26%
Perm Loan-Tranche A	$4,526,000	6%
Perm Loan-Tranche B	$2,236,100	3%
Deferred Developer Fee	$1,203,932	2%
General Partner Equity	$3,596,068	5%
Limited Partner Equity	$37,321,777	48%
Total Sources	**$77,265,529**	**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.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Rosefield Village



COMPLETED

Rosefield Village consists of 92 housing units with 91 units serving low-income households.

- Fourteen (14) units are ADA accessible.

Location: 718-736 Eagle/715-727 Buena Vista Ave, Alameda | District 3

Applicant: City of Alameda | **Developer:** City of Alameda Housing Authority | **Architect:** Dahlin Group

Measure A1 Base City:	$1,670,000	Construction Start:	August 2020
Measure A1 Regional:	$6,423,414	Completion:	June 2022
Other County Funding:	$0	Total Development Cost:	$75,973,873
City Match:	$1,886,402	Per Unit Cost:	$825,803

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$8,093,414**	**11%**
Permanent Loan	$13,858,000	18%
Seller Take Back Loan	$16,885,508	22%
CDBG	$649,970	1%
Alameda Unified School District	$6,600,000	9%
Alameda Housing Authority Loan	$1,483,052	2%
City of Alameda HOME Loan	$403,350	1%
Deferred Developer Fee	$2,000,000	3%
Certificated State Tax Credits – Sponsor Loan	$2,287,350	3%
General Partner Equity and Reserves	$1,115,000	3%
Limited Partner Equity	$22,598,229	30%
Total Sources	$75,973,873	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	7	11			18
30% AMI		5	2	3	10
50% AMI		6	10	8	24
60% AMI		11	9	10	30
80% AMI		2	5	2	9
Manager			1		1
Total	**7**	**35**	**27**	**23**	**92**

Total Project Unit by Target Population	Units
Low-Income Households	91
Total	**91**

Units @ 20% AMI:
Eighteen (18) units will be restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Crescent Grove (Ruby Street)



Location: 1744 Ruby Street, Castro Valley | District 4

COMPLETED

Ruby Street consists of 72 housing units with 71 units serving lower income and chronically homeless households.

Applicant: Castro Valley | **Developer:** Eden Housing, Inc. | **Architect:** PYATOK Architects

Measure A1 Base City:	$8,852,352	Construction Start:	May 2023
Measure A1 Regional:	$0	Projected Completion:	September 2024
Other County Funding:	Boomerang, CDBG - $2,167,000	Total Development Cost:	$61,604,944
City Match:	$0	Per Unit Cost:	$855,624

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	**$8,852,352**	**14%**
Boomerang, CDBG	**$2,167,000**	**4%**
First Mortgage – Silicon Valley Bank (SVB)	$4,440,000	7%
CA-HCD Housing for a Healthy California (HHC)	$8,270,000	13%
CA-HCD No Place Like Home Program (NPLH)	$6,025,903	10%
Regional Center of the East Bay	$1,500,000	2%
Federal Home Loan Bank-AHP Loan	$1,065,000	2%
Deferred Developer Fee	$1,300,000	2%
General Partner Equity	$100	<1%
Limited Partner Equity	$27,984,589	45%
Total Sources	$61,604,944	**100%**

Total Project Unit Mix Affordability Levels					
Income Level	0-Bd	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	5	4	3	3	15
50% AMI	3	10	6	6	25
60% AMI		13	8	10	31
Manager			1		1
Total	**8**	**27**	**18**	**19**	**72**

Total Project Unit for Target Population	Units
Chronically Homeless	15
Total	**15**

Units @ 20% AMI:
Fifteeen (15) units of the seventy-two (72) affordable units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Sunflower Hill at Irby Ranch



Location: 3701 Nevada St, Pleasanton, CA | District 4

COMPLETED

Sunflower Hill Apartments consists of 31 housing units with 30 units serving low-income populations with developmental disabilities.

- Four (4) units are ADA accessible.

Applicant: City of Pleasanton | **Developer:** Satellite Affordable Housing Associates | **Architect:** Dahlin Group

Measure A1 Base City:	$6,820,302	Construction Start:	March 2019
Measure A1 Regional:	$0	Completion:	August 2020
Other County Funding:	$0	Total Development Cost:	$23,280,664
City Match:	$6,270,000	Per Unit Cost:	$750,989

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$6,820,302	29%
City of Pleasanton Loan	$2,250,000	10%
City of Pleasanton Donation	$4,020,000	17%
General Partner Equity	$100	<1%
Limited Partner Equity (9% LIHTC)	$10,190,262	44%
Total Sources	$23,280,664	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	Total Units
20% AMI		5	1	6
50% AMI		17		17
60% AMI		5	1	6
Manager	1		1	2
Total	**1**	**27**	**3**	**31**

Total Project Unit by Target Population	Units
Low-Income Persons with Developmental Disabilities	30
Total	**30**

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

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Timber Senior Housing



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

IN CONSTRUCTION

Timber Senior Housing consists of 78 housing units with 77 units serving low-income seniors.

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

Measure A1 Base City:	$0	Construction Start:	November 2023
Measure A1 Regional:	$0	Completion:	May 2025
Other County Funding:	$0	Total Development Cost:	$49,248,309
City Match:	$0	Per Unit Cost:	$631,389

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$5,426,348	11%
City of Newark	$2,765,000	6%
Federal Home Loan Bank-AHP Loan	$790,000	2%
Permanent Loan	$3,778,672	8%
CA-HCD Multifamily Housing Program (MHP)	$15,087,156	31%
Deferred Developer Fee	$520,202	1%
Limited Partner Equity	$20,880,931	42%
Total Sources	**$49,248,309**	**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.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

The Black Panther (7th & Campbell)



Location: 1676 7th Street, Oakland | District 5

COMPLETED

The Black Panther consists of 79 housing units with 78 units serving low-income families.

- Eight (8) units will be ADA accessible.

Applicant: City of Oakland | **Developer:** Oakland & The World Enterprises/MBS | **Architect:** MWA Architects

Measure A1 Base City:	$12,688,996	Construction Start:	August 2022
Measure A1 Regional:	$0	Completion:	September 2024
Other County Funding:	Boomerang: $270,255	Total Development Cost:	$77,942,611
City Match:	$2,470,122	Per Unit Cost:	$986,615

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$12,688,996	16%
Alameda County – Boomerang Funds	$270,255	<1%
City of Oakland Housing Authority PBV Loan	$2,470,122	3%
CA-HCD Supportive Housing Multifamily Housing Program (SHMHP) Loan	$8,750,000	11%
CA-HCD Transit-Oriented Development (TOD) Loan	$10,000,000	13%
CA-HCD MDAP Loan	$42,983,238	55%
Federal Home Loan Bank Affordable Housing Program (AHP)	$780,000	1%
Total Sources	$77,942,611	**100%**

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	Total Units
20% AMI	6	7	4	17
30% AMI	16	17	28	61
Manager			1	1
Total	**22**	**24**	**33**	**79**

Target Populations	Units	% of Total
Homeless Households	16	20%
Re-entry Households	30	38%
Veterans	5	6%
Low-Income Households	78	100%
Total Units	**78**	

Units @ 20% AMI:
Seventeen (17) units will be restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

The Starling



Location: 170 Coronado Avenue, Alameda | District 3

COMPLETED

The Starling consists of 70 housing units with 69 units serving low-income families.

- Thirty-two (32) units are ADA accessible.

Applicant: City of Alameda | **Developer:** Eden Housing, Inc | **Architect:** KTGY Architects

Measure A1 Base City:	$2,059,591	Construction Start:	June 2020
Measure A1 Regional:	$9,153,038	Projected Completion:	February 2022
Other County Funding:	$0	Total Development Cost:	$55,547,719
City Match:	$7,350,000*	Per Unit Cost:	$793,539

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond Base City	**$2,059,591**	**4%**
Measure A1 Regional	**$9,153,038**	**16%**
Permanent Loan – Tranche A	$2,694,000	5%
Permanent Loan – Tranche B	$4,027,000	7%
CA-HCD No Place Like Home Program (NPLH) Competitive	$1,984,799	4%
CA-HCD No Place Like Home Program (NPLH) Non-competitive	$2,300,912	4%
Federal Home Loan Bank Affordable Housing Program (AHP)	$690,000	1%
Master Developer Inclusionary Contribution	$1,500,000	3%
Deferred Developer Fee	$4,281,254	8%
General Partner Equity	$100	<1%
Limited Partner Equity (4% LIHTC)	$26,916,616	48%
Total Sources	$55,547,719	**100%**

Total Project Unit Mix Affordability Levels				
Income Level	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	5	9		14
30% AMI	9	8	3	20
50% AMI		8	8	16
60% AMI		11	8	19
Manager		1		
Total	**14**	**37**	**19**	**70**

Total Project Unit by Target Population	Units
Chronically Homeless Households	21
Low-Income Persons with Disabilities	32
Total	**53**

Units @ 20% AMI:
Fourteen (14) units will be restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

*City Match was a combination of land donation and developer contribution.

The Vineyard



Location: 460 N. Livermore Ave, Livermore | District 1

COMPLETED

The Vineyard consists of 23 permanent supportive housing units serving lower income and chronically homeless.

Applicant: Livermore | **Developer:** Housing Consortium of the East Bay | **Architect:** Gunkel Architecture

Measure A1 Base City:	$0	Construction Start:	March 2022
Measure A1 Regional:	$6,197,490	Projected Completion:	September 2023
Other County Funding:	$0	Total Development Cost:	$23,371,701
City Match:	$6,765,632	Per Unit Cost:	$1,016,161

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$6,197,490	28%
City of Livermore	$6,765,632	30%
Alameda County Supervisors Funding	$1,500,000	7%
Dublin CDBG	$300,000	3%
Pleasanton CDBG	$214,012	1%
City of Livermore Human Service Facility Fee	$1,620,135	7%
Private Donor	$1,130,000	5%
CA-HCD No Place Like Home (NPLH)	$1,985,412	9%
CA-HCD No Place Like Home (w/o COSR)	$2,484,536	11%
Total Sources	$22,197,217	**100%**

Total Project Unit Mix Affordability Levels			
Income Level	0-Bd	1-Bd	Total Units
15% AMI	6	5	11
20% AMI	7		7
30% AMI	5		5
Total	**18**	**5**	**23**

Total Project Unit for Target Population	Units
Chronically Homeless	18
Total	**18**

Units @ 20% AMI:
Eighteen (18) units of the twenty-three (23) affordable units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

Ms. Margaret Gordan West Port (West Grand & Brush)



Location: 2201 Brush St, Oakland | District 5

COMPLETED

West Grand & Brush consists of 59 housing units with 58 units serving lower-income households.

Applicant: City of Oakland | **Developer:** East Bay Asian Local Development Corporation | **Architect:** Pyatok Architects

Measure A1 Base City:	$0	Construction Start:	September 2021
Measure A1 Regional:	$5,266,428	Projected Completion:	TBD
Other County Funding:	$0	Total Development Cost:	$56,800,957
City Match:	$5,665,000	Per Unit Cost:	$906,950

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$5,226,428	9%
City of Oakland	$5,665,000	10%
Permanent Loan	$3,490,500	6%
CA-HCD Multifamily Housing Program (MHP)	$11,616,978	20%
Federal Home Loan Bank Affordable Housing Program (AHP)	$870,000	2%
CA-HCD Infill Infrastructure Grant (IIG)	$3,076,568	5%
DTSC Grants	$1,179,966	2%
CA-HCD Accelerator	$25,675,517	45%
Total Sources	$56,800,957	100%

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
15% AMI	5				5
20% AMI	16	5	2		23
30% AMI			2	3	5
50% AMI	3		10	4	17
80% AMI				8	8
Manager				1	1
Total	**24**	**5**	**14**	**16**	**59**

Total Project Unit by Target Population	Units
Formerly Homeless Individuals	**28**
Total (overlapping populations)	**28**

Units @ 20% AMI:
Twenty-eight (28) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025

15101 Washington Ave.



Location: 15101 Washington Avenue, San Leandro | District 3

PRE DEVELOPMENT

15101 Washington Avenue consists of 72 housing units with 71 units serving lower-income households.

Applicant: City of San Leandro | **Developer:** Abode Communities | **Architect:** Van Meter Williams Pollack, LLP

Measure A1 Base City:	$5,016,998	Construction Start:	June2026
Measure A1 Regional:	$0	Projected Completion:	TBD
Other County Funding:	$0	Total Development Cost:	$56,819,029
City Match:	$1,985,000	Per Unit Cost:	$789,153

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	$5,016,998	9%
Conventional Loan	$2,374,000	4%
CA-HCD Multifamily Housing Program (MHP)	$19,763,531	35%
Deferred Developer Fee	$300,000	.5%
Capital Contributions – Limited Partner	$27,331,775	48%
City of San Leandro (including accrued deferred interest)	$2,032,725	3.5%
Total Sources	$56,819,029	100%

Total Project Unit Mix Affordability Levels

Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
15% AMI					
20% AMI		4	6	5	15
30% AMI	3	24	6	6	39
40% AMI		2	4	4	10
50% AMI		2	2	3	7
Manager			1		1
Total	**3**	**32**	**19**	**18**	**72**

Total Project Unit by Target Population	Units
Physical Disabilities	**4**
Chronically Homeless	**22**
Total (overlapping populations)	**26**

Units @ 20% AMI:
Fifteen(15) units are restricted to households with incomes at or below 20% Area Median Income.

ALAMEDA COUNTY hcd Housing & Community Development

as of July 2025