



Alameda County
Community Development Agency
Housing and Community Development

Measure A1

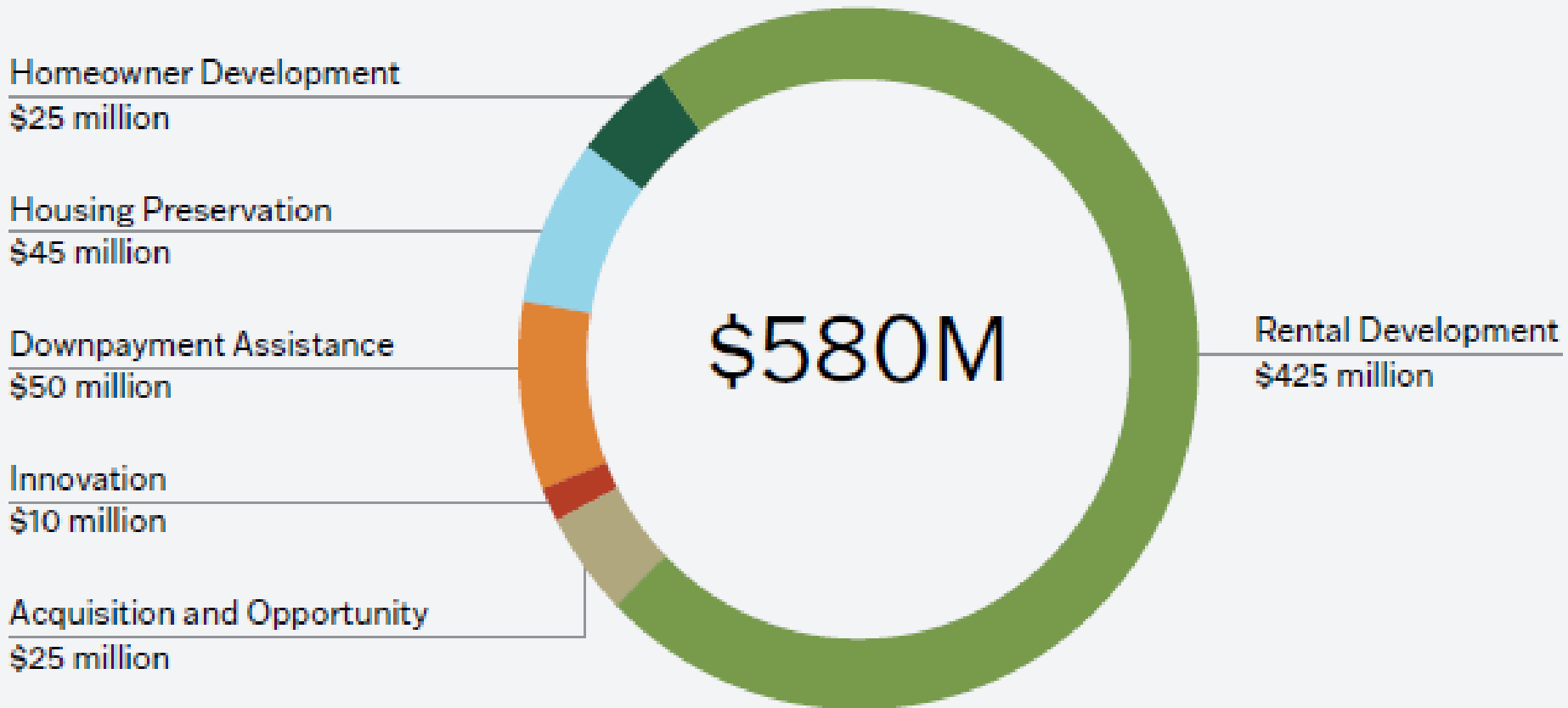
Annual Report
July 2018-June 2019



ALAMEDA COUNTY
Community Development Agency

November 2016 Election

Measure A1 Funding by Program





Alameda County
Community Development Agency
Housing and Community Development

Measure A1 Progress to
Date

January 2017 through
December 2020

Measure A1 Oversight
Committee meeting

March 25, 2021



ALAMEDA COUNTY
Community Development Agency

Accomplishments – to March 2021

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2,953 of 3,800

UNITS SUPPORTED WITH MEASURE A1 FUNDS TO-DATE

JANUARY 2017 - MARCH 2021



Note: the number of units are those specifically funded by Measure A1, not total project units.

3,800 units estimated based on \$150,000 per unit investment

Including rental and homeownership units

Accomplishments – to March 2021



The Rental Housing Development Program

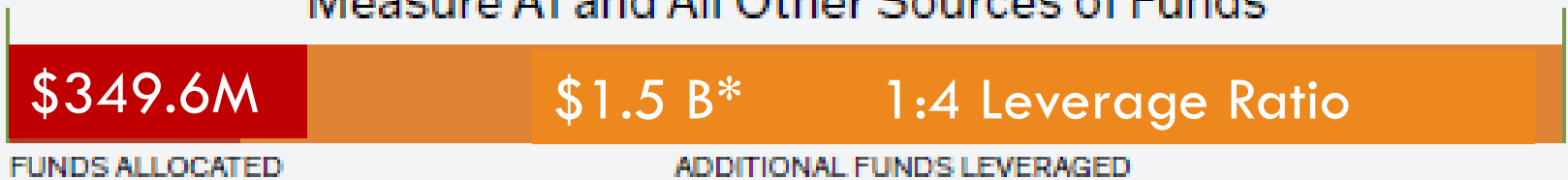
PROGRESS TO-DATE

47 AFFORDABLE HOUSING DEVELOPMENTS

2,768 HCD-Supported Units



Measure A1 and All Other Sources of Funds



Base City Allocations – to March 2021



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City	Base City Allocation	Commitments	Project Balance Available
Alameda	\$9.3m	\$7.7m	\$1.6m
Albany	\$2.3m	\$2.3m	\$0
Berkeley	\$14.2m	\$14.2m	\$0
Dublin	\$7.9m	\$0	\$7.9m
Emeryville	\$2.5m	\$0	\$2.5m
Fremont	\$29.9m	\$29.9m	\$0
Hayward	\$18.2m	\$18.2m	\$0
Livermore	\$11.4m	\$9.0m	\$2.4m
Newark	\$5.0m	\$0	\$5.0m
Oakland	\$49.3m	\$49.3m	\$0
Piedmont	\$2.1m	\$0	\$2.1m
Pleasanton	\$12.3m	\$11.8m	\$0.5m
San Leandro	\$10.7m	\$5.7m	\$5.0m
Unincorporated	\$17.7m	\$17.7m	\$0
Union City	\$8.8m	\$8.8m	\$0
Total	\$202.5m	\$174.6m	\$27.9m

Regional Pool – to March 2021



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Region	Allocation	Project Commitment	Available Project Balance
North County	\$80.3m	\$78.4m	\$1.9m
Mid County	\$44.8m	\$44.8m	\$0
South County	\$30.2m	\$30.2m	\$0
East County	\$24.6m	\$24.6m	\$0
Total	\$180m	\$173.6m	\$6.3m

Rental Unit Priorities - to March 2021



Prioritized Population	Units Supported
Homeless	1,006
Disabled – Physical, Mental, Developmental	143
HIV/AIDS	32
Re-Entry from Incarceration	43
Senior	253
Veteran	156
Transition-Aged Youth	0
Low-Income Workforce	523
Families	94



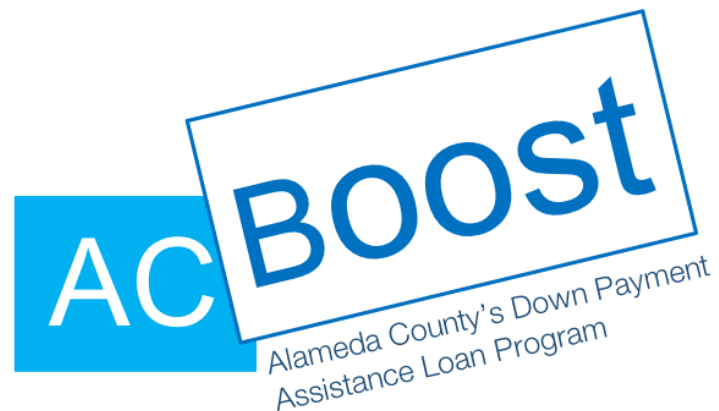
Home ownership
programs made
possible by
Measure A1

AC Boost (DALP) - to March 2021



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- \$50 million Measure A1 Allocation
- Launched March 2019
- 161 households approved to receive down payment assistance
- **73 homes purchased**
- \$9.1 million A1 funding committed



Renew AC (HPLP) - to March 2021



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- \$45 million Measure A1 Allocation
- Launched March 2019
- 37 loans approved
- **10 home renovations completed**, 3 in close-out
- \$4.2 million in A1 funding committed



Commitments - to March 2021

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Commitments Through March 2021

Program	Allocation	Commitments	Balance
Rental Development	\$425 M	\$349.6 M	\$75.2 M
Acquisition & Opportunity	\$35 M	\$0	\$35 M
Downpayment	\$50 M	\$9.1 M	\$40.9 M
Home Preservation	\$45 M	\$4.2 M	\$40.8 M
Homeowner Development	\$25 M	\$0	\$25 M
Total	\$580 M		\$218.5 M



Alameda County
Community Development Agency
Housing and Community Development

Measure A1 Reporting
Period 2 Highlights

July 2018 through June
2019

Measure A1 Oversight
Committee meeting

March 25, 2021



ALAMEDA COUNTY
Community Development Agency



We all belong in Alameda County



Accomplishments FY18-19

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- Supported 17 new multi-family affordable rental projects
 - 1,309 total affordable units
 - 514 prioritized for 20% AMI
- Launch of Regional Pool
- 15 rental development projects closed construction financing
- 497 County residents worked 67,600 hours on A1 rental development projects
- Launched AC Boost and Renew AC

Rental Development

Through July 2019

Base City

18 existing projects

Supported 5 projects

Regional Pool

Supported 12 new projects

Supported 5 projects
already supported with
Base City

18 Rental
Projects from
1st Report –
All Base City

**5 Base City
Projects
Supported**

**18 Regional
Pool Projects
Supported**

Report 1

Report 2

Alameda Point Family
Aurora Apartments
Camino 23
Casa Arabella
Chestnut Square
Coliseum Connections
Coliseum Place
Corsair Flats
Embarc Apartments
Estrella Vista
Everett Commons
Grayson Apartments
Kottinger II
La Vereda
Monarch Homes
Oakland & The World
Parrott Street
Sunflower Hill

**95th & International
Bell Street Gardens
Berkeley Way
City Center Apartments
Rosefield Village**

**1245 McKay
Alameda Point Family*
Ancora Place
Berkeley Way*
Bermuda Gardens
Coliseum Place*
Embarc*
Empyrean & Harrison
Foon Lok West
Fruitvale Studios
Fruitvale Transit
Jordan Court
Matsya Village
Mission Paradise
NOVA Aptarmens
Parrott Street*
Rosefield Village*
West Grand & Brush**

* Projects supported with A1 funds previously

Base City Allocation FY18-19



5 Projects Supported with
Base City Allocation Funds

\$42.4 million A1
Commitment

Project	HCD-Supported Units	Units for 20% AMI Households
95 th & International	34	7
Bell Street Gardens	126	37
Berkeley Way*	185	97
City Center Apts.	59	20
Rosefield Village	85	18
Base City Total	535	179

* Also received Regional Pool commitment

Regional Pool Allocation FY18-19



18 Projects Supported with
Regional Pool Funds

Project	HCD-supported Units	Units for 20% AMI Households
1245 McKay	90	36
Alameda Point Family*	51	14
Ancora Place	59	36
Berkeley Way	185	97
Bermuda Gardens	79	16
Coliseum Place*	58	12
Embark*	37	13
Empyrean & Harrison	146	66
Foon Lok West	52	26

*Also received Base City commitments

Regional Pool Allocation FY18-19



18 Projects Supported with
Regional Pool Funds

\$109.7 million total A1
Regional Pool Commitment

Project	HCD-supported Units	Units for 20% AMI Households
Fruitvale Studios	23	6
Fruitvale Transit	72	46
Jordan Court	34	7
Matsya Village	56	15
Mission Paradise	75	15
NOVA Apartments	56	56
Parrott Street*	57	4
Rosefield Village*	85	18
West Grand & Brush	58	28
Regional Pool Total	1,273	511

*Also received Base City commitments

Projects 9-18



Alameda County
Community Development Agency
Housing and Community Development

Total Rental Development FY18-19



1,516 Total Affordable
Units (including other
sources)

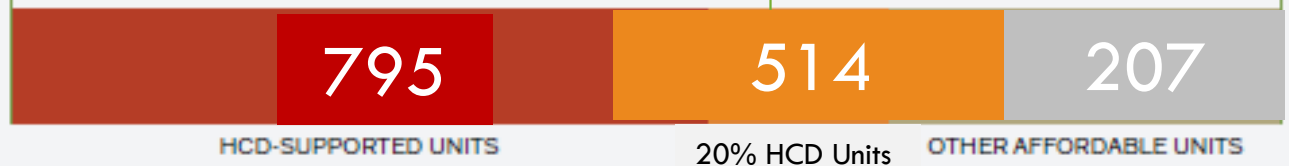
600 HCD-Supported
Prioritized Homeless Units

Rental Housing Development Fund Overview

FIRST REPORTING PERIOD

20* AFFORDABLE HOUSING DEVELOPMENTS

1,309 Total HCD-Supported Units



Measure A1 and All Other Sources of Funds



*3 projects received commitments during first reporting period

**Additional funds includes estimates for projects in predevelopment

Units Prioritized – FY18-19



Prioritized Population	Units in Supported
Homeless	600
Disabled – Physical, Mental, Developmental	97
HIV/AIDS	14
Re-Entry from Incarceration	0
Senior	34
Veteran	12
Transition Aged Youth	0
Low-Income Workforce	483
Families	0

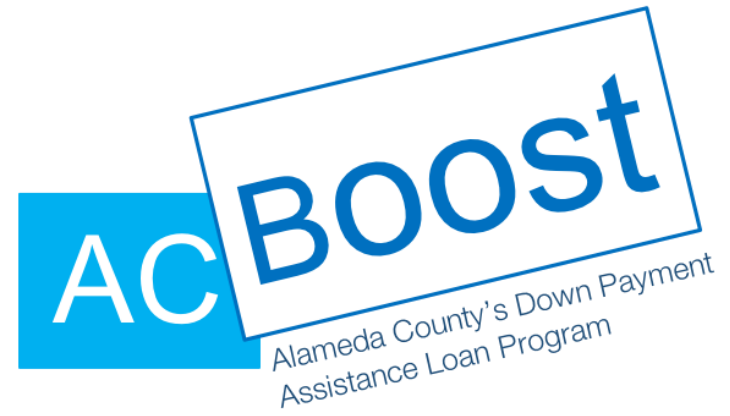


Home ownership
programs made
possible by
Measure A1

AC Boost (DALP) - FY18-19

Program Design and Marketing

- August 2018 DALP implementation policies approved
- Emphasis on Equity - sliding scale, shared appreciation, multilingual and grassroots outreach
- Robust Marketing – community organizations, real estate services, targeted media, “connector” leaders
- Trainings for key groups
- Stand-alone website



AC Boost (DALP) - FY18-19

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Reporting Period Outcomes

- March 2019 - preapplication opens for 45 days
 - Electronic or paper applications in multiple languages
- Received 2,294 pre-applications, 1,989 eligible
- April 2019 - lottery of eligible pre-applications
- May 2019 - lottery winners invited to 4 application workshops
- 67 applications received, 46 approved
- **25 approved applicants purchased homes**
- \$3.2 million supported applicants from reporting period

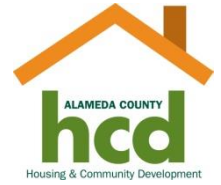


Renew AC (HPLP) - FY18-19

Program Design and Marketing

- August 2018 – BOS approves Implementation Policies
- Emphasis on equity – multi-generational wealth building, trusted community leaders, applicant pool to reflect demographics, minority-owned contractors
- Program design for challenging issues of occupied rehab
- Wide range of eligible repairs emphasizing health and safety
- Approachable and accessible marketing plan
- Outreach through media, organizations, local government

Renew AC (HPLP) - FY18-19



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Reporting Period Outcomes

- 188 applications received
- 21 completed application
- 3 applications approved for work

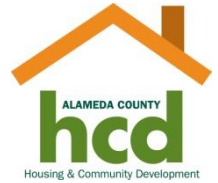




We all belong in Alameda County



History of Housing



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Affordable Housing as Social Justice

- Structural discrimination eroded African American, Latinx, Indigenous wealth
 - Access to capital – FHA
 - Segregation – redlining, covenants
 - Reliance on private sector – Sec. 8, tax credits
 - Predatory Lending/Foreclosure Crisis
 - Decrease in Federal/State funding of affordable housing
- A1 Homeownership programs as wealth building/preservation

We all
belong in
Alameda
County



Administration of Measure A1



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Mission

Ensure all Alameda County residents are housed, and that the housing is decent, safe and affordable in vibrant neighborhoods where all residents feel they belong.

We do this through collaboration and partnership with cities, community-based organizations, other County agencies, funders, and community groups.

Administration of Measure A1



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Vision

We envision Alameda County as a community of opportunity, equity and well-being, providing its residents with affordable housing and vibrant neighborhoods, enabling residents to live healthy and active lives.

Administration of Measure A1



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Values

People Focused

Equity and Inclusion

Accountability

Adaptability

Collaboration

Leadership

Administration of Measure A1



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Values

People Focused: Dedicated to serving our communities through impactful and responsive programs and services that center their needs.

Administration of Measure A1

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Values

Equity and Inclusion: Cultivate a culture of belonging. Repair systemic and individual harm, promote diversity, dignity, and empowerment in our workplace and communities, and advance housing as a human right.

Administration of Measure A1



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Values

Accountability: Embody public stewardship. Commit to public investment with integrity to build a legacy of positive impact.

Administration of Measure A1



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Values

Adaptability: Strategic innovation. Creatively and flexibly respond to changing needs, shifting resources, and evolving community priorities to best serve Alameda County.

Administration of Measure A1



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Values

Collaboration: Strengthen existing connections and weave new ones to expand efforts and drive impactful programs. Facilitate open and honest communication to build alignment and support inclusive partnerships.

Administration of Measure A1



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Values

Leadership: Light the way. Instill hope and confidence, create a clear focus, responsibly shape a brighter future for Alameda County.



Measure A1 Annual
Report – Production and
Review

Measure A1 Oversight
Committee meeting

March 25, 2021

Alameda County
Community Development Agency
Housing and Community Development



ALAMEDA COUNTY
Community Development Agency

Second Measure A1 Annual Report



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- Draft Report – text and graphics – Early April
- Reading and Feedback
- Report distribution - May
- Report Presentation and Endorsement – May 27
OC meeting

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Next Reports



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During 2021, HCD will publish 4 annual reports of A1 progress since 2017

- 1st Report - January 2017-June 2018 – January/February
- 2nd Report - July 2018-June 2019 – April/May
- 3rd Report - July 2019-June 2020 – July/August
- 4th Report - July 2020-June 2021 – November/December

made
possible by
Measure A1





Measure A1 Annual Report 2

Questions?

Measure A1 Oversight
Committee meeting

March 25, 2021



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