



Alameda County  
Community Development Agency  
Housing and Community Development

Measure A1

Citizens' Oversight  
Committee

July 22, 2021

We will begin shortly.



ALAMEDA COUNTY  
**Community Development Agency**

# AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
I.	<u>Calling Committee to Order</u>	Organization	Chair Okwelogu
II.	<u>Approval of 6/24/2021 Meeting Minutes</u>	Action	Chair Okwelogu
III.	<u>Measure A1 news</u>	Information	Jennifer Pearce, Deputy Director of Housing, Housing and Community Development, Alameda County Community Development Agency (CDA)
IV.	<u>Alameda County Housing and Community Development news</u>	Information	Jennifer Pearce
V.	<u>Measure A1 Program 2018-2019 Annual Report</u> Review the Measure A1 Annual Report - July 2018 through June 2019 – layout, finances and A1 website	Information	Jennifer Pearce
VI.	<u>Future Meetings</u>	Information	Chair Okwelogu
VII.	<u>Public Comment for Items not on the Agenda</u>	Information	Chair Okwelogu

Measure A1

Oversight Committee  
Agenda

July 22, 2021

# Roster of A1 Oversight Committee Members



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- ❑ Gloria Bruce, Vice Chairperson, East Bay Housing Organizations
- ❑ Brian Dolan, Alameda County City Managers' Association
- ❑ Randi DeHollander, District 1
- ❑ David Denton, Taxpayers' Association of Alameda County
- ❑ Jeffrey Dixon, District 2
- ❑ Lisa Fitts, District 3
- ❑ Lynda Foster, League of Women Voters, South County
- ❑ Daniel Gregg, Alameda County Building and Construction Trades
- ❑ Jason Gumataotao, Alameda County Building and Construction Trades
- ❑ Daphne Lamb-Perrilliat, Subsidized Housing Resident
- ❑ Kendra Roberts, Faith Community
- ❑ Mimi Rohr, District 4
- ❑ Rose Works, Acting Vice Chair, League of Women Voters, North County
- ❑ Ndidi Okwelogu - Chairperson, District 5

# Approval of Minutes from June 24, 2021

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**Ndidi Okwelogu, Chairperson**

Measure A1

Oversight Committee

July 22, 2021

**Jennifer Pearce,**

**Housing and Community Development  
Manager, HCD-CDA**

Measure A1 Updates

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July 22, 2021

## **Program Updates:**

- Fruitvale Transit Village II-B, Oakland (Bridge/Unity Council) – construction closing July 19th. 181 units, including 46 units of permanent supportive housing for chronically homeless individuals. A1 funding: \$16,227,175 – huge efforts by Anjanette and Yesenia on HCD team as well as Jhaila from Goldfarb & Lipman

**Jennifer Pearce,**

**Housing and Community Development  
Manager, HCD-CDA**

HCD Updates

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July 22, 2021

## **HCD Updates:**

- Emergency Rental Assistance Program
- HCD held a strategy session with more than 100 stakeholders on 6/17 to discuss leveraging Homekey funds to address the housing crisis. See attachment to Committee packet for list of organizations in attendance
- Natasha Paddock – new HCD Deputy Director of Homelessness
- HCD Interns

# **Measure A1 Annual Report 2**

**June 2018-July 2019**

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July 22, 2021

**Jennifer Pearce,  
Housing and Community  
Development Manager, HCD-CDA**



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

July 22, 2021



ALAMEDA COUNTY  
**Community Development Agency**



# Annual Report 2018-2019

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## Report Changes

- Incorporate Feedback
- Health and wellness impact profile
- Emphasis on finance reporting
- Measure A1 website in development

# Report Improvements

- Stakeholder experiences
  - Dr. Ma housing precarity
  - Renew AC participant (forthcoming)

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## A Place To Call Home

– Dr. Christine Ma

Dr. Christine Ma is the Medical Director of Pediatric Encore Medical Clinic – the Homeless Outreach Clinic at UCSF Benioff Children's Hospital Oakland, an Associate Staff Physician in UCSF Benioff Children's Hospital, and serves as Medical Director of Kerry's Kids – a nonprofit mobile clinic that provides free medical care to underserved children at shelters and other community sites. The Kerry's Kids mobile unit visits homeless shelters, schools, and other nontraditional clinic locations. They provide services free of charge without regard to immigration status or health insurance. The goal is to take some burdens off struggling families. Dr. Ma's patients are children and their parents: families that are considered housing unstable. She sees how families have been forced into invisibility and the cost of this imperceptibility to all of us.



ALAMEDA COUNTY MEASURE 41 ANNUAL REPORT JUL 2018 - JUN 2019 39

### Dr. Ma serving unseen families

Below is a condensed version of an interview conducted by Cheryl Fabio. Dr. Ma spoke compellingly and comprehensively about the complex issues interwoven into child and family homelessness. The following are her poignant words, from her boots on the ground perspective.

"So many families are spending their entire paychecks to live in hotels for a month, a week, or a day. They move between cars and motels. This is not a strategy that allows them to save for 'move-in money'. They are spending all their income on their 'in the moment costs'."

"The families that are the most unstable, never get to us [at Children's], unless I go out to find them. The most unstable might come to see us once, and then we can't find them again...The most immediate priority is basic living, having food, clothing, and shelter. Then finding money for the next day. Health care is important, but it ends up as a priority that can't be met."

"We work to help the parent because the parent's experience impacts the lives of their children. It shows up in the kid's future. The problem I've been witnessing for decades is that working poor families, even those with two full-time wage earners, are food insecure, they are housing insecure, and they are job insecure."

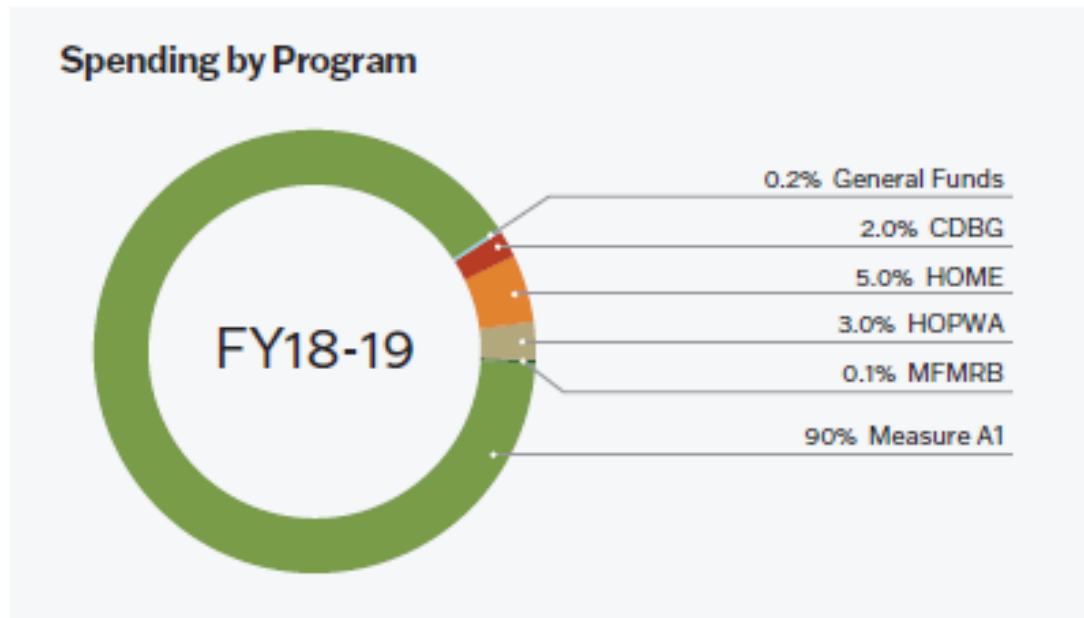
"Every day there's a small number of working people, trying hard to make it. Instead, they quietly fall off the edge of a cliff. We don't notice it much because it's such a small number of people falling daily. Often, they find a way to get back up. Maybe another job opens up, and they go on with their lives. People are resilient. When you have kids, there's no option but to be resilient. You have to figure it out, push through the anxiety, self-doubt, and depression."

"But we can't honestly believe that a two-parent household, both adults working full time, at minimum wage, and with kids to raise, can even earn enough to afford average rent, or even some 'affordable' apartments."

"Instead, they go from house to house to house, to car, to street, to motel, dragging their kids along with them, or splitting up their families until they find a place to stay. They continue to take care of their kids by working alternate shifts so that one of them is always at home for childcare. These are families that will never earn enough money to become housing secure. If they are staying with family or friends. You can

# Report Improvements

- More financial reporting
  - Clearer graphics of commitments, expenditures, administration costs and balances
  - Finance report attachment (forthcoming)



# Report Improvements

## Measure A1 Program Commitments and Balance Available

PROGRAM	ALLOCATION	ADMIN ALLOCATION 10% OF EACH FUND	COMMITMENTS THRU THIS REPORT - JUNE 2019	COMMITMENTS THRU THIS MARCH 2021	BALANCE AS OF MARCH 2021
Rental Development	\$425 m	\$42.5 m	\$152 m	\$349.6 m	\$32.9 m
Innovation and Opportunity	\$35 m	\$3.5 m		\$6.3 m*	\$25.2 m
Downpayment Assistance	\$50 m	\$5 m	\$3.2 m	\$18 m	\$27 m
Home Preservation	\$45 m	\$4.5 m	\$637 K	\$18.5 m	\$22 m
Homeowner Development	\$25 m	\$2.5 m			\$22.5 m
<b>Total</b>	<b>\$580 m</b>	<b>\$58 m</b>	<b>\$155.8 m</b>	<b>\$392.4 m</b>	<b>\$129.6 m</b>

### Measure A1 Program Allocations, Commitments and Balances for the reporting period and through March 2021.

\*Funds used as the revolving loan local match for the purchase of two motels under the State of California's Homekey Program to provide housing for people experiencing or at risk of homelessness. The Measure A1 funds will be repaid into the Innovation & Opportunity Fund upon close of construction financing by the developers.

# Report Improvements



## Administration Costs of the Measure A1 Affordable Housing Programs

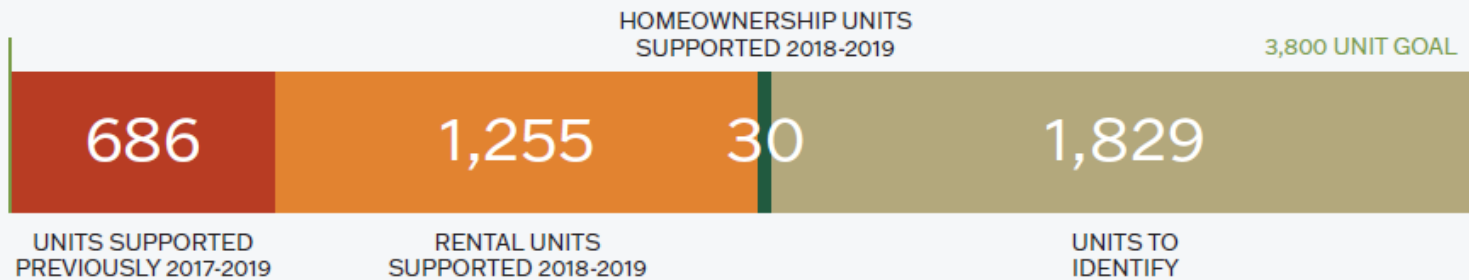
PROGRAM	ALLOCATION	ADMIN ALLOCATION 10% OF EACH FUND	FY16/17	FY17/18	FY18/19	ADMIN SPENDING JAN 2017-JUNE 2019	FY19/20	FY20/21 THRU MARCH 2021	ADMIN SPENDING JAN 2017-MARCH 2021	ADMIN BALANCE
Rental Development	\$425 m	\$42.5 m		\$414 k	\$1.1 m	\$1.5 m	\$1.1 m	\$1.1 m	\$3.7 m	<b>\$38.8 m</b>
Innovation and Opportunity	\$35 m	\$3.5 m		\$18 k	\$25 k	\$43 k	\$3 k	\$69 k	\$115 k	<b>\$3.4 m</b>
Downpayment Assistance	\$50 m	\$5 m		\$119 k	\$56 k	\$175 k	\$58 k	\$110 k	\$344 k	<b>\$4.6 m</b>
Home Preservation	\$45 m	\$4.5 m		\$107 k	\$30 k	\$137 k	\$60 k	\$108 k	\$305 k	<b>\$4.2 m</b>
Homeowner Development	\$25 m	\$2.5 m		\$46 k	\$42 k	\$88 k	\$7 k	\$56 k	\$151 k	<b>\$2.3 k</b>
General Administration			\$170 k	\$478 k	\$29 k	\$677 k	\$226 k	\$182 k	\$1.1 m	
<b>Total</b>	<b>\$580 m</b>	<b>\$58 m</b>	<b>\$170 k</b>	<b>\$1.2 m</b>	<b>\$1.3 m</b>	<b>\$2.6 m</b>	<b>\$1.5 m</b>	<b>\$1.6 m</b>	<b>\$5.7 m</b>	<b>\$53.3 m</b>

Costs of Administering the Measure A1 Bond by Program January 2017-March 2021

# Report in Layout

## 1,971 of 3,800

UNITS SUPPORTED WITH MEASURE A1  
JANUARY 2017 – JUNE 2019



Note: 3,800 units estimated based on \$150,000 per unit investment. The number of units are those specifically funded by Measure A1, not total project units.

Progress to Goals during through June 2019

# Measure A1 Website Development



The image shows a website layout with a green navigation bar at the top. Below the navigation bar is a large background image of a smiling woman and a young girl. Overlaid on the left is a dark sidebar menu. In the center, there are two dark boxes with white text. On the right, there is a vertical orange bar with a list of years.

**Navigation Bar:**

- HOME
- RENTAL DEVELOPMENT
- HOMEOWNERSHIP
- ADMINISTRATION OF A1
- RESOURCES

**Sidebar Menu:**

- Executive Summary
- Introduction
- Purpose, Vision, Impact
- Why? Explanation
- Reporting Period
- Using the Report
- Why Measure A1
- Oversight of the A1 Bond
- Letters

**Center Content Boxes:**

- Renew AC – Housing Preservation
- AC Boost – Downpayment Assistance

**Annual Reports:**

- 2016 - 2017
- 2017 - 2018
- 2018 - 2019
- 2019 - 2020
- 2020 - 2021

**Text at Bottom Right:**

Alameda County  
Community Development Agency  
Housing and Community Development

# Measure A1 Website Development

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## Website Goals

- Public has easy access to all published A1 reports



The screenshot displays the website's navigation structure. The top navigation bar includes: HOME, RENTAL DEVELOPMENT, HOMEOWNERSHIP, ADMINISTRATION OF A1, and RESOURCES. A dropdown menu under HOME lists: Executive Summary, Introduction, Purpose, Vision, Impact, Why? Explanation, Reporting Period, Using the Report, Why Measure A1, Oversight of the A1 Bond, and Letters. A dropdown menu under HOMEOWNERSHIP lists: Renew AC – Housing Preservation and AC Boost – Downpayment Assistance. A right-side menu titled ANNUAL REPORTS lists: 2016 - 2017, 2017 - 2018, 2018 - 2019, 2019 - 2020, and 2020 - 2021. An orange arrow points from the goal text to the 'ANNUAL REPORTS' menu. The background features a photograph of a smiling woman and a young girl. The text 'Alameda County Community Development Agency Housing and Community Development' is overlaid at the bottom right.

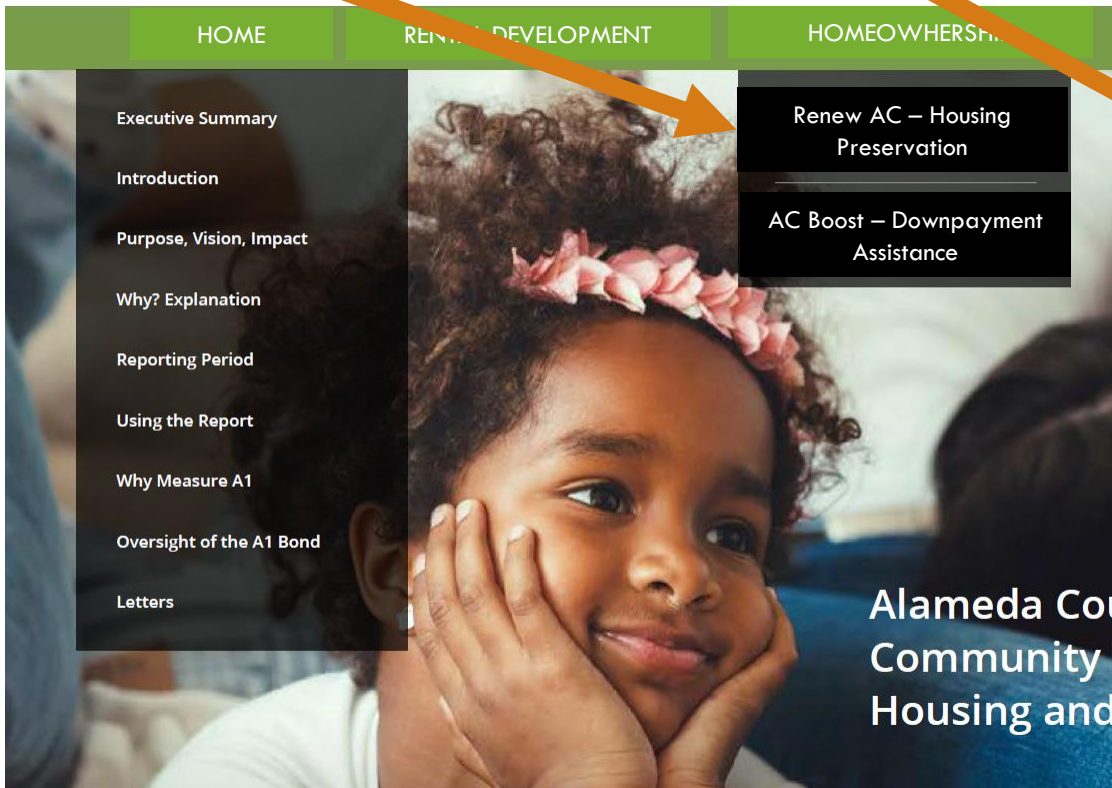


# Measure A1 Website Development

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## Website Goals

- Public has easy access to information that is:
  - program-wide or project-specific



### Measure A1: Emeryan & Harrison



**COMPLETED**

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

44 13th St. and 1415 Harrison St., Oakland | District 3  
 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:	\$78,190,482

City Match: \$9,151,014 Per Unit Cost: \$533,030

Permanent Financing Source	Amount	% of Total
Measure A1 Bond	\$4,685,000	6%
HOPWA	\$165,000	>1%
City of Oakland	\$4,988,000	6%
City of Oakland-HOME	\$4,163,014	5%
Permanent Loan	\$1,963,000	3%
MHP	\$7,489,011	10%
OHA Loan	\$4,570,000	6%
Federal Home Loan Bank Affordable Housing Program (AHP)	\$1,450,000	2%
AHSC	\$15,631,118	20%
Deferred Developer Fee	\$1,500,000	2%
General Partner Equity	\$4,753,071	6%
Limited Partner Equity	\$26,833,268	34%
<b>Total Sources</b>	<b>\$78,190,482</b>	<b>100%</b>

Total Project Unit Mix Affordability Levels				Total Project Unit by Target Population	
Income Level	Studio	1-Bd	Total Units	Units	
20% AMI	66		66	People with Disabilities	59
60% AMI	59	11		People with HIV/AIDS	14
80% AMI	10			Chronically Homeless Individuals	125
Manager		1		Lower Income Workforce	74
<b>Total</b>	<b>135</b>	<b>11</b>	<b>147</b>	<b>Total (overlapping populations)</b>	<b>147</b>

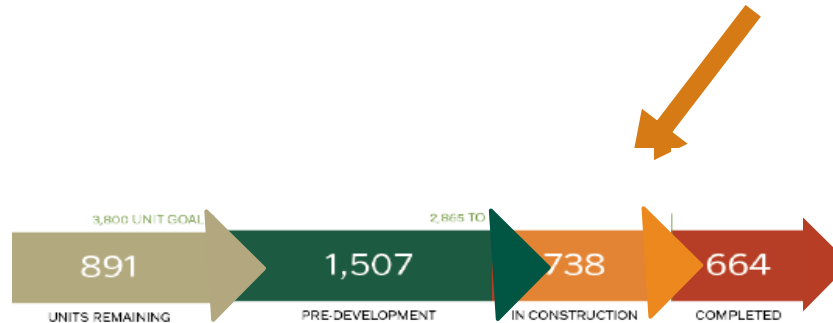
**Units @ 20% AMI:**  
 Fifty-six (56) units are restricted to households with incomes at or below 20% Area Median Income.

# Measure A1 Website Development

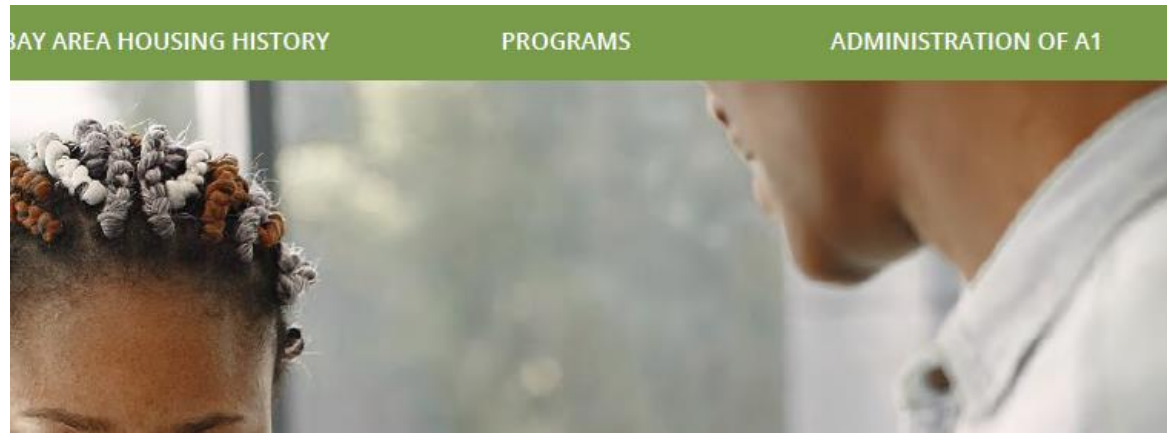
## Website Goals

- Stakeholders can refer to the “dashboard” of progress to goals

2,937  
Units  
Supported to  
Date – All  
Programs



3,800  
Housing Unit  
Goal – New or  
Preserved –  
All Programs



# Measure A1 Website Development

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## Website Goals

- Stakeholders have access to library of resources and A1-related materials that would be prohibitive in a print – full stakeholder interviews, portal to partners, reference material and further reading



Reports, Summaries & Infographics

FILTER BY:

All (most recent) 



# Second Measure A1 Annual Report



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## Updated Timeline

- ❑ OC discussion meeting July 22 OC meeting
- ❑ Report Presentation and Endorsement – September 23rd OC meeting
- ❑ Presentation to Health Committee - October
- ❑ Consideration by Board of Supervisors - November



We all belong in Alameda County



Alameda County  
Community Development Agency  
Housing and Community Development

# Measure A1 Annual Report 2

Questions?

Measure A1 Oversight  
Committee meeting

July 22, 2021



ALAMEDA COUNTY  
**Community Development Agency**

# Future Meetings

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**Ndidi Okwelogu, Chairperson**

Measure A1

Oversight Committee

July 22, 2021

Currently Scheduled  
A1 Meetings:

September 23, 2021

November 18, 2021

# Ndidi Okwelogu, Chairperson

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July 22, 2021

To make a comment related to the Measure A1 Citizens' Oversight Committee please raise your hand via the teleconference, or by dialing \*9 if you have called in via phone.

Once recognized, please unmute yourself by pressing the "unmute" button via teleconference. If via telephone, press \*6.

You will have three minutes for your comment. Please identify yourself and if you represent an organization.

# Recess

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June 24, 2021

The A1 Oversight Committee  
has taken a short recess.  
We will be back shortly.

Get Housing and Community  
Development Updates by Subscribing to  
our Email Bulletins at:

<https://www.acgov.org/cda/hcd/esubscribe.htm>