



Measure A1

**Oversight
Committee**

September 29, 2022



**ALAMEDA COUNTY
Community Development Agency**



**Alameda County
Community Development Agency
Housing and Community Development**

Agenda

ITEM	DESCRIPTION	TYPE
1.	<u>Calling Committee to Order</u>	Organization
2.	<u>Adopt Findings to Continue Holding Meetings of the Measure A1 Oversight Committee by Teleconference</u> Adopt findings that a state of emergency exists, and finding that Committee meetings will be held by teleconference in accordance with the Brown Act, due to state and local measures to promote social distancing.	Action
3.	<u>Review and Consider Approval of 7/28/2022 Meeting Minutes</u>	Action
4.	<u>Alameda County HCD News</u>	Information
5.	<u>Measure A1 News</u>	Information
6.	<u>Measure A1 Program 2019-2020 Annual Report</u> Review and consider approval of the third A1 Annual Report – July 2019 through June 2020 – that program expenditures conform with the Measure A1 ballot measure	Action
7.	<u>Measure A1 Program 2020-2021 and 2021-2022 Annual Report</u> Discuss combining the fourth and fifth A1 Annual reports – July 2020 – June 2022	Information
8.	<u>Overisght Committee Chair Departure</u> Announce Chair Okwelogu departure and timeline for electing a new Committee Chair	Information
9.	<u>Public Comment for Items not on Agenda</u>	Information

Call to Order

Measure A1 Oversight Committee

September 29, 2022



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Adopt Findings to Continue Holding Meetings via Teleconference

Measure A1 Oversight Committee

September 29, 2022



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Continue Meeting by Teleconference

Findings to Continue Meeting by Teleconference.

Staff Recommendation: Adopt findings that state or local measures to promote social distancing exist, to enable continued meetings by teleconference and to align with the County Board of Supervisors' adoption of the Health Care Services Agency Director's recommendation that the Board implement social distancing for its meetings.

Review and Consider Approval of July 28, 2022 Meeting Minutes

Measure A1 Oversight Committee

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HCD News

Measure A1 Oversight Committee

September 29, 2022



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2022 Affordable Rental Development RFP & Capital Projects Development RFP

Alameda County released the two RFPs
8/30:

- Rental Development RFP
 - ~\$5.4 million in HOME, HOME CHDO, and ARPA funds
 - Received 7 applications
- Capital Projects Development RFP
 - ~\$2.1 million in ARPA and CDBG funds
 - Received 2 applications
- Funding awards in November



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Measure A1 News

Measure A1 Oversight Committee

September 29, 2022



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Grand Openings



- **The Manzanita
(Bermuda Gardens)**

79 units

San Leandro

8/31/22

- **Rosefield Village**

91 units

City of Alameda

9/15/22

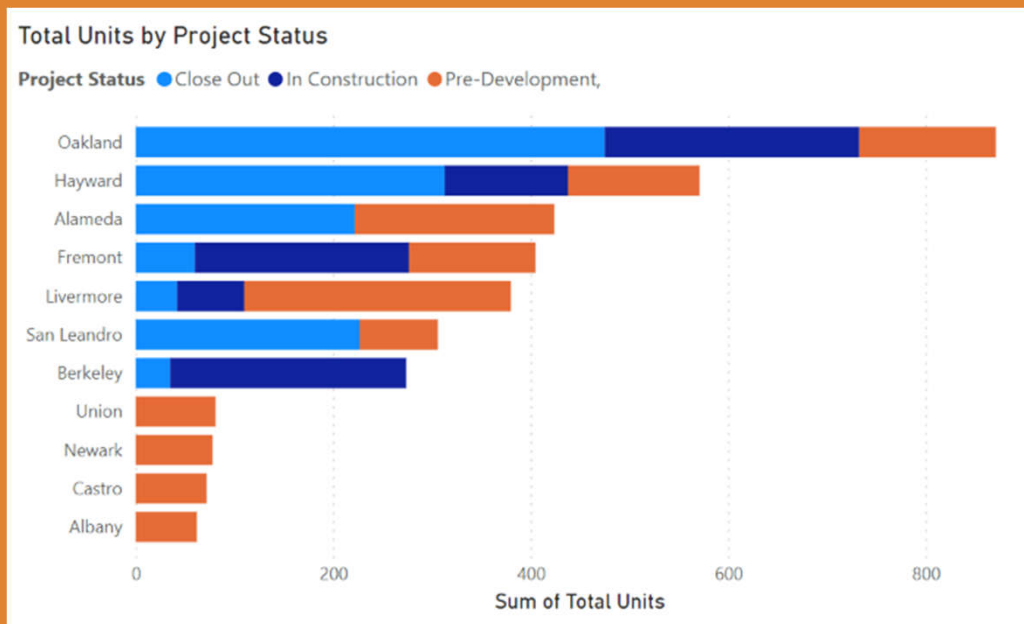
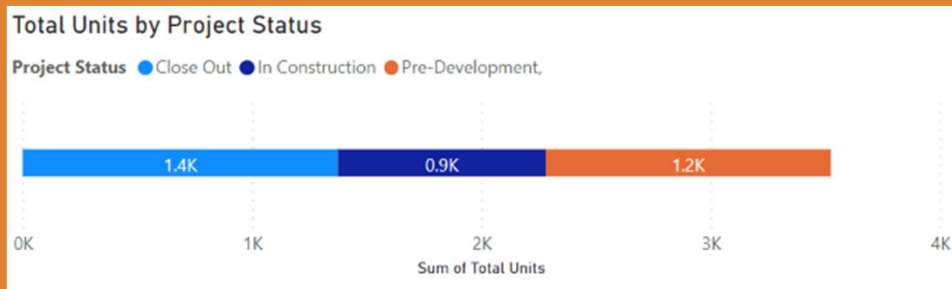


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Rental Development Pipeline

- Over 3.5k units across 36 projects have received final approval
- This our pipeline, it doesn't include 8+ completed projects (ex sunflower hill)



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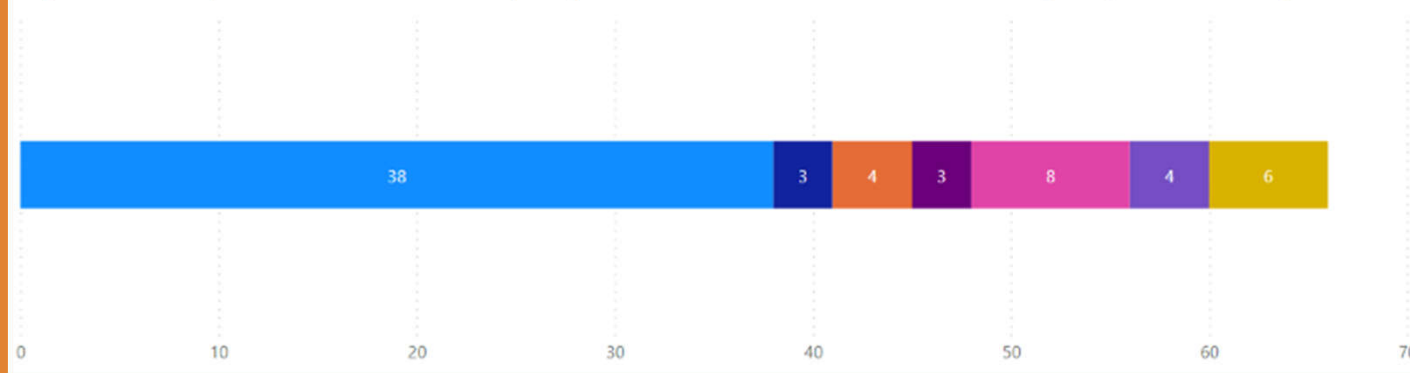


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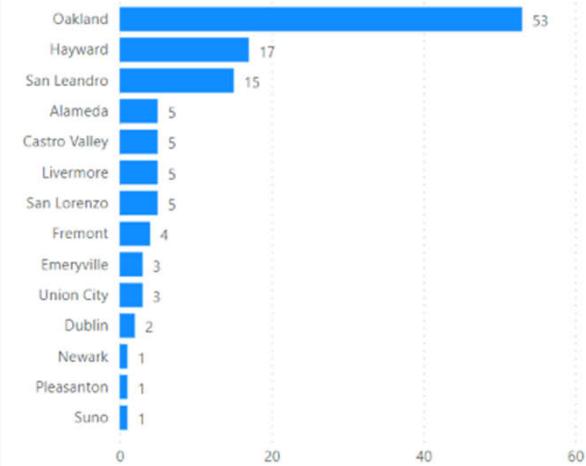
Homeownership Programs

Home Preservation Loans (HPLP) By Project Status

Project Status ● Completed ● Contractor Selected ● Project Buyout ● Scheduled ● Under Construction ● Walk Through Complete ● Walk-Through Scheduled



Down Payment Assistance Loans (DALP) by City



- 66 Households received much needed home repairs
- 120 Households received down payment assistance



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A-1 Website

- Entering Demo stage
- Reviewing Copy
- Anticipate the site going live within the next 6 months

MEASURE A1

2,974 UNITS SUPPORTED TO DATE - ALL PROGRAMS

255

SAMPLE BAR GRAPH 1

255

3,800 HOUSING UNIT GOAL, NEW OR PRESERVED, ALL PROGRAMS

ENG/ESP

OVERVIEW RENTAL PROGRAMS HOMEOWNERSHIP PROGRAMS ADMINISTRATION OF A1 IMPACTS & RESOURCES

What is Measure A1?
Progress
Using the Measure A1 Reports
Oversight of the A1 Bond
Letters

The Rental Development Fund
The Aquisition and Opportunity program
The Innovation Program

The Downpayment Assistance Program
The Home Preservation Loan Program
The Home Ownership Development Program

Bay Area Housing History
Project Summaries and Reports
Stakeholder Profiles

ANNUAL REPORTS
YTD 2020 - 2021
YTD 2019 - 2020
YTD 2018 - 2019
YTD 2017 - 2018

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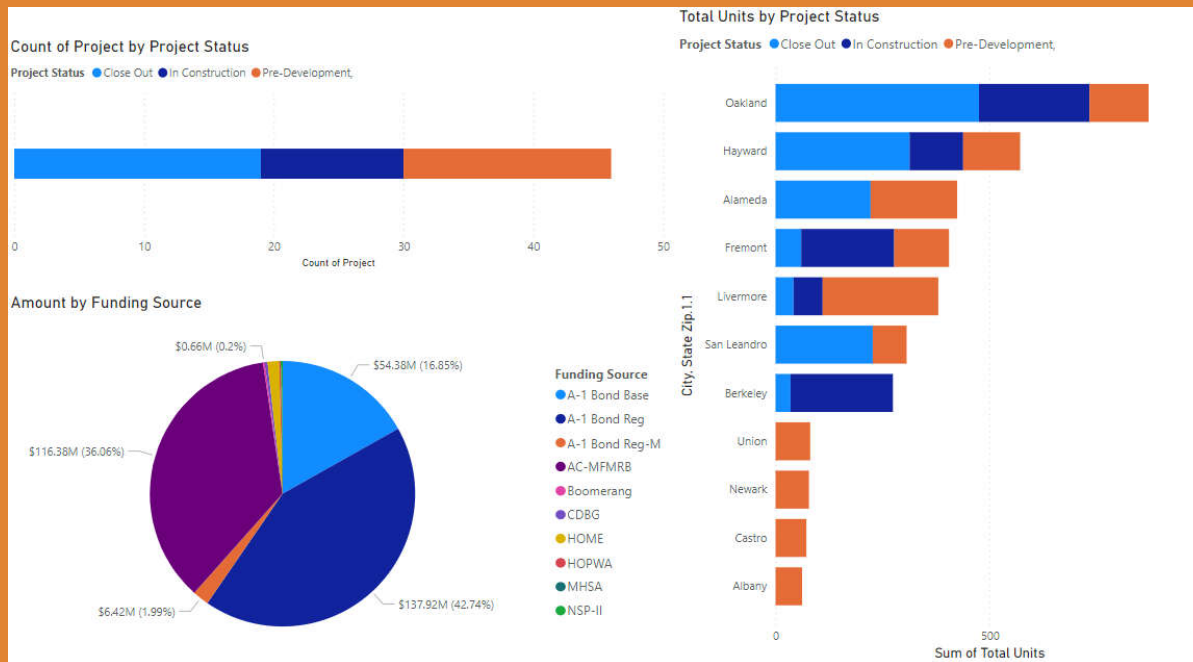


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A-1 Website cont.

- Working with ITD internally
- Combining multiple datasets
- Will be available to the public via website



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2022 Homeownership RFP:

Measure A1 Oversight Committee

September 29, 2022



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2022 Homeownership RFP

Alameda County will be releasing a partial A1 Homeownership RFP:

- Released in October
- Awards by 1/13
- Amount released ~ \$2M out of the \$25M allocation
- Time sensitivity of certain projects is a factor



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Annual Report 3: FY2019-2020

Measure A1 Oversight Committee

September 29, 2022



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Annual Report 3

Alameda County Measure A1 Annual Report

July 2019 - June 2020



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Housing and Community Development Department

Review and Consider Approval

- Expenditures conform with A-1 Ballot Measure
- Substantially Complete form



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Housing & Community Development

Annual Report 3

Against the backdrop of a dramatic housing crisis, affordable and modest cost developers have seen increasing development costs, which can reduce the feasibility of new projects and contribute to affordability constraints. The rising cost of building housing is becoming more visible through some capital costs, regulations, materials, and labor - and construction costs pressures and labor comprise more than one percent of total development costs. Compared to the rest of the state, building high costs were not more expensive per square foot in the Bay Area, Shattell, et al., 2019.

Since affordable housing producers cannot pass these high costs onto tenants in the form of increased rents, these elevated costs greatly impact the ability of the region to produce more new moderate price housing. The average development cost for a unit of affordable housing ranges from \$250,000 to \$300,000, with permanent supportive housing costing around \$400 per square foot to build. These high costs are similar due to the combination of local and state cost and regulations, local development fees, as well as the fragmentation of funding for affordable housing. (HCD, 2020)

Impacts in Alameda County

As our region continues to absorb massive amounts of new job creation, increasing family development and growing up prices, wage growth for middle income workers has stagnated. As the region attempts to meet rising demand with mixed supply, neighborhood rents have become more costly and long standing, low- and moderate-income households can't afford to remain in their newly revitalized neighborhoods.

Low- and moderate-income workers are forced further into suburban peripheral regions in search of affordable housing for their commutes longer distances back into the cities for their jobs. As 50% of Alameda County residents, according to the 2018 American Community Survey, live in the county but commute for work to other parts of the Bay Area. Added displacement pressure often occurs as affordability programs for the affordable housing stock start to expire and properties revert to market rate. For example, between 2010 and 2017 the City of Alameda stock of transitional units affordable for households earning below 70% of area median income dropped by 50% and the highest cost level units, units affordable for households earning below 50% of area median income (Shattell et al., 2017).



In early 2019, CDMERS, with the help of real estate solutions ATOM Data Solutions, used cart-only purchases to analyze the pricing "troupe" market in our region. In total, approximately 15 million California single-family homes were purchased in all cash transactions by 2019. All cash purchases jumped to nearly 8% in June 2020. This research also found that in the 10 years immediately following the foreclosure crisis, over one-third of cart-only homes were purchased with cash. Research reported by the National Apartment Association found that of about 100 million households in the U.S., 20 million own less than 10 percent of their housing units. To understand how in our county, in California 67% of properties 10,000 sq ft or less are owned by owner-occupied households. (Alameda County Board of Supervisors)

Appendix 1

Measure A1 - General Obligation Bonds Expenditures Report (Data as of 2020) January 2017 through June 30, 2020					
Category	FY17	FY18	FY19	FY20	Percentage of Total Expenditures
Total Expenditures	\$68,000	\$6,452,237	\$4,060,200	\$45,786,000	\$56,798,437
Measure A1 Subtotal					
Special Housing	\$68,000	\$45,000	\$1,250,000	\$1,049,000	
Investment and Opportunity		\$91,000	\$25,000	\$1,250	
Development		\$90,200	\$98,000	\$1,250	
Housing Preservation	\$0	\$68,200	\$125,000	\$1,250	
Community Development	\$0	\$90,000	\$98,000	\$1,250	
Staff Support	\$0	\$0	\$0	\$0	
Program Administration	\$0	\$0	\$0	\$0	
Development					
Public Housing	AC Fund	\$0	\$0	\$0	
Housing Preservation	Habitat for Humanity	\$0	\$0	\$0	
Community Development	Local Development	\$0	\$0	\$0	
Other	Local Development	\$0	\$0	\$0	
Program Administration	\$0	\$0	\$0	\$0	
Total Expenditures	\$68,000	\$6,452,237	\$4,060,200	\$45,786,000	\$56,798,437
Special Action					
Special Action	Other Development	\$0	\$0	\$0	
Special Action	Special Housing	\$0	\$0	\$0	
Special Action	Special Housing	\$0	\$0	\$0	
Total Expenditures	\$0	\$0	\$0	\$0	

Project/Initiative	Project	Number	FY17	FY18	FY19	Percentage of Total Expenditures
Coliseum Transit Stage	Transit Development	Coliseum	\$0	\$0	\$0	\$0
Freight	Transit Development	Freight	\$0	\$0	\$0	\$0
SR 92	Transit Development	SR 92	\$0	\$0	\$0	\$0
San Leandro Station	Transit Development	San Leandro	\$0	\$0	\$0	\$0
John Day Park	Transit Development	John Day	\$0	\$0	\$0	\$0
Golden Gate	Transit Development	Golden Gate	\$0	\$0	\$0	\$0
John Day Park (Phase 2)	Transit Development	John Day	\$0	\$0	\$0	\$0
Coliseum Phase 1 (T1000)	Transit Development	Coliseum	\$0	\$0	\$0	\$0
San Leandro Station	Transit Development	San Leandro	\$0	\$0	\$0	\$0
Franklin & Sage	Transit Development	Franklin & Sage	\$0	\$0	\$0	\$0
Merced River Station	Transit Development	Merced River	\$0	\$0	\$0	\$0
San Leandro Station	Transit Development	San Leandro	\$0	\$0	\$0	\$0
Chimney Rock Station	Transit Development	Chimney Rock	\$0	\$0	\$0	\$0
Total Expenditures			\$0	\$0	\$0	\$0
Total Expenditures			\$68,000	\$6,452,237	\$4,060,200	\$45,786,000

Review and Consider Approval

- History section revised to reflect committee feedback from last meeting
- Appendices integrated
- Minor edits before publication



ALAMEDA COUNTY
Community Development Agency



Housing & Community Development

Annual Report 3

Measure A1 - GoBonds Administrative/Vendor Cost Report

SUMMARY	FY 16/17	FY 17/18	FY 18/19	FY 19/20	As of 6/30/2020
TOTAL Staff time & Contractors	169,562.00	2,405,236.77	27,193,356.48	69,259,619.64	99,027,774.89
Program/Vendor	FY 16/17	FY 17/18	FY 18/19	FY 19/20	As of 6/30/2020
HCD/Fin & Admin Staff					
Asset Management				42,638.54	42,638.54
GEN ADMIN (525)	169,562.00	478,061.36	29,037.24	252,777.03	929,437.63
RENTAL HOUSING (560)		414,302.94	1,094,611.60	1,055,413.44	2,564,327.98
INNOVATION AND OPPORTUNITY (561)		18,400.68	25,067.56	2,960.12	46,428.36
DOWN PMT ASSISTANCE (562)		119,278.57	56,343.23	39,427.55	215,049.35
HOUSING PRESERVATION (563)		107,542.57	29,570.00	57,771.67	194,884.24
HOMEOWNER HOUSING (564)		45,847.29	42,408.97	6,656.50	94,912.76
Sub-Total	169,562.00	1,183,433.41	1,277,038.60	1,457,644.85	4,087,678.86

Review and Consider Approval

- Appendix 1 to include the 2019-20 expenditures previously provided as Appendix B
- Summary Table is presented here for your review



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Annual Report 3

Contractors/Cost of Issuance	FY 16/17	FY 17/18	FY 18/19	FY 19/20	As of 6/30/2020
GENERAL ADM					
CCMI			25,101.75	41,400.00	66,501.75
Orrick, Herrington & Sutcliffe			15,000.00		15,000.00
Sub-Total Gen Adm			40,101.75	41,400.00	81,501.75
Cost of Issuance		666,344.04	6,151.36		672,495.40
Underwriter		447,162.32			447,162.32
		1,113,506.36	6,151.36		1,119,657.72
RENTAL					
Elation			65,760.00		65,760.00
Harrison				814,380.61	814,380.61
Coliseum Transit Village			2,450,000.00		2,450,000.00
Embark			2,650,000.00	2,448,909.00	5,098,909.00
Kottinger				4,600,000.00	4,600,000.00
SAHA			641,394.00	50,000.00	691,394.00
San Leandro Senior			1,650,000.00		1,650,000.00
3706 San Pablo			1,900,000.00		1,900,000.00
Camino 23, LP			4,150,000.00		4,150,000.00
3268 San Pablo (SAHA)			1,786,055.86	5,353,944.14	7,140,000.00
Coliseum Place LP (RCD)			950,000.00	3,380,000.00	4,330,000.00
San Leandro Parrot			3,015,000.00	2,351,259.00	5,366,259.00
Everett & Eagle LP			950,000.00	50,000.00	1,000,000.00
Alameda Point Senior			2,352,702.79	507,297.21	2,860,000.00
Sunflower Irby			1,039,642.82	6,086,201.18	7,125,844.00
Chestnut Square Family			1,345,587.19	2,941,158.81	4,286,746.00
Oakhills PSP LP				11,147,888.00	11,147,888.00
Macarthur PSP LP				6,377,872.00	6,377,872.00
Harrison Menlo Preservation				5,417,900.76	5,417,900.76
BFHP HOPE Center, LP				1,426,787.56	1,426,787.56
Berkeley Bridge Way				3,363,463.56	3,363,463.56
BFHP HOPE Center LP				1,147,262.20	1,147,262.20
Alameda Point Family				800,000.00	800,000.00
Allied Fremont				31,662.61	31,662.61
Sub-Total Gen Admin			24,946,142.66	58,295,986.64	83,242,129.30
DALP					
Hello Housing					
Sub-Total DALP		70,180.00	312,710.63	551,522.26	934,412.89
DALP Projects				5,895,934.00	5,895,934.00
HPLP					
Habitat for Humanity					
Sub-Total HPLP		38,117.00	611,211.48	876,591.89	1,525,920.37
HPLP Projects				2,140,540.00	2,140,540.00
Sub-Total Vendors		1,221,803.36	25,916,317.88	67,801,974.79	94,940,096.03

Review and Consider Approval

- Appendix 1 to include the 2019-20 expenditures previously provided as Appendix B
- Line Item Table is presented here for your review



ALAMEDA COUNTY
Community Development Agency



Housing & Community Development

Motion to approve the Measure A1 Annual Report

Motion to approve the Measure A1 Annual Report for July 2019 through June 2020, **updating Appendix 1 to include the 2019-20 expenditures previously provided as Appendix B**, and finding that bonds proceeds were spent in accordance with the purposes of the ballot measure.

The Oversight Committee shall review the expenditure of the proceeds of the bonds and shall report to the Board whether the proceeds of the bonds were spent in accordance with the purposes set forth in the ballot measure.

The specific purpose of the bonds to be issued pursuant to this bond measure are:

- to fund the acquisition or improvement of real property in order to prevent displacement of vulnerable populations,
- to provide supportive housing for the homeless,
- and to help low and middle income households purchase homes

Annual Reports 4 & 5: FY2020-2022

Measure A1 Oversight Committee

September 29, 2022

Consider Condensing into Single Report

- Bring HCD reporting to the current program year
- Greater depth of analysis
- Synergy with website release
- Available to the public in advance of any A-1 extension



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Oversight Committee Chair Departure December 2022

Measure A1 Oversight Committee

September 29, 2022



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Public Comment

Measure A1 Oversight Committee

September 29, 2022



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**Recess: The A1 Oversight
Committee has taken a short
recess.**

We will be back shortly.

Measure A1 Oversight Committee

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



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