



**Measure A1**

**Oversight  
Committee**

**Special Meeting**

**December 7, 2023**



**ALAMEDA COUNTY  
Community Development Agency**



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

# Agenda

ITEM	DESCRIPTION	TYPE	SPEAKER			
1.	<u>Calling Committee to Order</u>	Organization	Chair Bruce, East Bay Housing Organization	7.	<u>Jordan Court Discussion with Satellite Affordable Housing Associates</u> 1601 Oxford Street, Berkeley, CA 94709 Oversight Committee request at September 22, 2023 meeting for Jordan Court developer to attend a meeting to have the opportunity to discuss specific areas of the project.	Information Chair Bruce, East Bay Housing Organization Carrie Lutjens, Satellite Affordable Housing Associates
2.	<u>Review and Consider Approval of the 9/22/23 Meeting Minutes</u>	Action	Chair Bruce, East Bay Housing Organization	8.	<u>Labor Compliance</u> Discussion of Report #4 – Update on the Measure A1 Labor Compliance Program for Affordable Housing Projects	Information Dylan Sweeney, Housing and Community Development Department
3.	<u>Approval to change meeting location for future meetings</u> The CDA Public Meeting Room is now equipped with teleconference capabilities. Discuss and approve moving meetings back to this original location to align with the Committee By-laws.	Action	Chair Bruce, East Bay Housing Organization	9.	<u>Measure A1 Administrative Funds</u> Discussion of 10% allocation of Bond funds towards HCD administration	Information Caitlyn Gulyus, Deputy County Counsel Dylan Sweeney, Housing and Community Development Department
4.	<u>Adopt meeting dates for Calendar Year 2024</u>	Action	Chair Bruce, East Bay Housing Organization	10.	<u>Future Agenda Items</u>	Information Chair Bruce
5.	<u>Alameda County HCD News</u>	Information	Dylan Sweeney, Housing and Community Development Department	11.	<u>Public Comment for Items not on Agenda</u>	Information Chair Bruce
6.	<u>Measure A1 News</u> -Annual Reports 1-3 have been reformatted for accessibility. -Piedmont Base City Allocation discussion and granted extension for committing funds. -Downtown Livermore Apartments project status update.	Information	Dylan Sweeney, Housing and Community Development Department			

# Call to Order

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# Review and Consider Approval of the 9/22/23 Meeting Minutes

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# Approval to change meeting location for future meetings

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- Vote to change meeting location back to the CDA Public Meeting Room.
  - 224 W. Winton Ave, Room 160, Hayward CA 94544
- The room is now equipped with teleconference capabilities
- Temporarily changed our location to the Castro Valley library to accommodate hybrid meetings



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# Adopt meeting dates for Calendar Year 2024

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- Continue to meet every other month
  - 4<sup>th</sup> Thursday
    - January 25<sup>th</sup>
    - March 28<sup>th</sup>
    - May 23<sup>rd</sup>
    - July 25<sup>th</sup>
    - September 26<sup>th</sup>
    - November 21<sup>st</sup> (3<sup>rd</sup> Wednesday for Thanksgiving)
  - 4<sup>th</sup> Friday
    - January 26<sup>th</sup>
    - March 22<sup>nd</sup>
    - May 24<sup>th</sup>
    - July 26<sup>th</sup>
    - September 27<sup>th</sup>
    - November 22<sup>nd</sup>



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# HCD News

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# HCD News

- **Housing Needs Community Listening Sessions**
  - Received 200+ survey responses on the impact of high housing costs and priorities tackling issues
- **2024 Point in Time Count – Volunteers Needed**
  - 1/25/2024; 5:00-10:00 AM
  - <https://alameda24.pointintime.info/>
- **Launched County-wide Foreclosure Prevention Program for low-income property owners in foreclosure**
  - Deadline 1/31/2024
- **ADU Resource Center launched**
  - <https://www.adu.acgov.org/>



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# Measure A1 News

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# Measure A1 News

- Annual reports 1-3 were reformatted for accessibility
- On 12/5/2023 the BOS approved re-allocating \$11M in Bond funds to AC Boost from Renew AC
  - Allow County residents to continue to utilize two impactful programs
- 4,170 Units Total

240 units dedicated to Homekey units

- 53 Projects Supported

Projects supported in every jurisdiction except Piedmont

- 3,110 Under Construction or Complete (500 additional units)

Nearly 75% of projects in final phases

- Over 1,200 for households < 20% AMI

Up to \$30,000 for an individual and \$42,840 for a family of four



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# Measure A1 News

- **Update on Piedmont Base City Allocation**
  - Funds are not currently committed to a project
  - Granted an extension until 12/31/2024 to commit funds
- **Downtown Livermore Apartments**
  - Project has two lawsuits in appeal and needs to apply for tax credits once resolved
  - Estimated construction closing April 2025



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# Measure A1 News

- Oversight Committee web page refresh

**Housing & Community Development Department**  
Michelle Starratt, Housing Director

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Menu

**Measure A1 Committee Meetings**

**Measure A1**

For reports, go to the [Measure A1 website](#). [January 2017 through June 2018 Annual Report](#), approved by the Alameda County Board of Supervisors on May 18, 2021.



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# Jordan Court Discussion with Satellite Affordable Housing Associates

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- Highlights from the 9/22/2023 meeting
  - Designated parking spaces for staff
  - Size of units for member of the parish
  - Value of investment, % of QDC
- Presentation by Carrie Lutjens, SAHA



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# Labor Compliance

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# Highlights from the Measure A1 Workforce Report

- Covers data from inception to 9/30/2022
- 27 MA1-funded projects completed as of 9/30/2022
- Over 2.4 million construction worker job hours created
- Nearly 400,000 apprentice hours on projects in construction
- 17,827 construction jobs created
  - 34% employed Alameda County residents

# Adopted Goals and Attainment

## Completed and in construction projects

The MA1 Implementation Policies adopted by your Board identified the following goals:

<b>Workforce Goals</b>		
<b>Prevailing Wage</b>	<b>All Projects</b>	<b>Attainment Goal Met</b>
Local Hire	30% of Hours	42% of Hours
Disadvantaged Resident Hire	5% of Hours	8% of Hours
<b>Business Goals</b>		
Local Contracting	25% of MA1 investment = \$32.1 Million for completed projects	\$179.5 million in construction contracts awarded to 105 Alameda County businesses for these completed projects.
Small Local Contracting	20% of MA1 investment = \$25.6 million for completed projects	\$78.9 million was awarded in construction contracts to 73 Small Local businesses on completed projects

# Adopted Goals and Attainment

## Small and Local Business Outcomes

- Local Contracting Goal
  - Supported 105 local businesses that secured 346 contracts with payments of \$179.5 million
  - Represents 140%, goal of 25%
- Small Local Contracting Goal
  - Supported 73 small local businesses that secured 148 contracts with payments of \$78.9 million
  - Represents 62% , goal 20%

# Adopted Goals and Attainment

## Minority and Women Owned Business Outcomes

- Women Owned Businesses
  - Total payments of \$8.4 million of MA1 funds
- Minority Owned Businesses
  - Total payments of \$8.2 million of MA1 funds
- \*These numbers should be higher in the next reporting period as new reporting and tracking policies have been implemented to improve data collection methods

# Completed Projects Workforce by Ethnicity

Comparing the full County labor market to County construction

<b>Table 4</b>	<b>Workforce by Ethnicity - Completed Projects</b>			
	<b>Alameda County Labor Workforce*</b>	<b>Alameda County Construction Trade Workforce**</b>	<b>MA1 Labor Workforce***</b>	<b>MA1 Labor WF Total Hours***</b>
African American	10.6%	4.5%	4.2%	57,560
Asian	27.7%	9.5%	4.1%	57,030
Caucasian	35.9%	22.2%	18.7%	257,329
Hispanic / Latino	21.1%	60.0%	58.7%	809,233
Native American or Alaskan	0.3%	0.5%	0.5%	7,042
Other <sup>†</sup>	4.4%	3.4%	13.8%	190,945

# Completed Projects

## Disadvantaged Hire Goal

Disadvantage Hire is defined as a low-income (80% or below AMI) worker who lives within Alameda County

<b>Table B-4</b>	<b>Disadvantaged Hire Goal - Completed Projects</b>			
	<b>Report #1 - thru 3/12/21 4 Elation Completed</b>	<b>Report #2 - thru 6/30/21 4 Elation Completed</b>	<b>Report #3 - thru 4/30/22 (6) Elation &amp; (4) LCP</b>	<b>Report #4 - thru 9/30/22 (12) Elation &amp; (7) LCP</b>
Disadvantaged Hire Goal	5%	5%	5%	5%
Actual Alameda County Disadvantaged Resident Hire Hours	29,425	34,982	86,618	167,383
<b>Attainment</b>	<b>9%</b>	<b>11%</b>	<b>10%</b>	<b>8%</b>

# Completed Projects

## Workforce by Local Apprentice & New Hires

Table B-5	Workforce by Local Apprentice and New Hires Completed Projects			
	Total Hours	Hours %	# of Workers	Worker %
Local Apprentice (Alameda County Resident)	230,330 12 Elation & 7 LCP	11.3%	970 12 Elation & 7 LCP	7.5%
Total New Hires	134,177 12 Elation	10.9%	727 12 Elation	10.0%
<b>Total Apprentice</b>	<b>398,148</b> 12 Elation & 7 LCP	<b>19.5%</b>	<b>2,437</b> 12 Elation & 7 LCP	<b>18.9%</b>



# Summary

- The report is posted on the HCD website and will be distributed to the Committee via email
- HCD staff continue to gather data to identify where outreach and referral systems could be improved to yield better results in order to better understand and address the demographic disparities in construction hiring

# Measure A1 Administrative Funds

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# Alameda County HCD MA1 Administrative Funds

- Resolution 2016-195 – BOS approved administrative expenses to be paid with Bond funds not to exceed the amount permitted by law
- 11/7/2017 BOS approved Implementation Policies for the Rental Housing Development Fund, Homeownership Housing Development Fund, and Innovation and Opportunity Fund
  - Item 14.2
- 8/7/2018 BOS approved Implementation Policies for DALP & HPLP including 10% for HCD admin
  - Item 41.1 and 41.2
- These policies include allocation of 10% of funds for HCD administration
- HCD administration numbers can also be found in the annual reports published on the Measure A1 website
- As 6/30/2022, \$8.3M of Admin supported \$255M of Program expenditures, 3.2%

## MA1 Admin Spending

FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	As of 6/30/2022
169,562.00	1,183,433.41	1,277,038.60	1,457,644.85	2,104,444.35	2,139,249.77	8,331,372.98

# Future Agenda Items

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# Public Comment

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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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