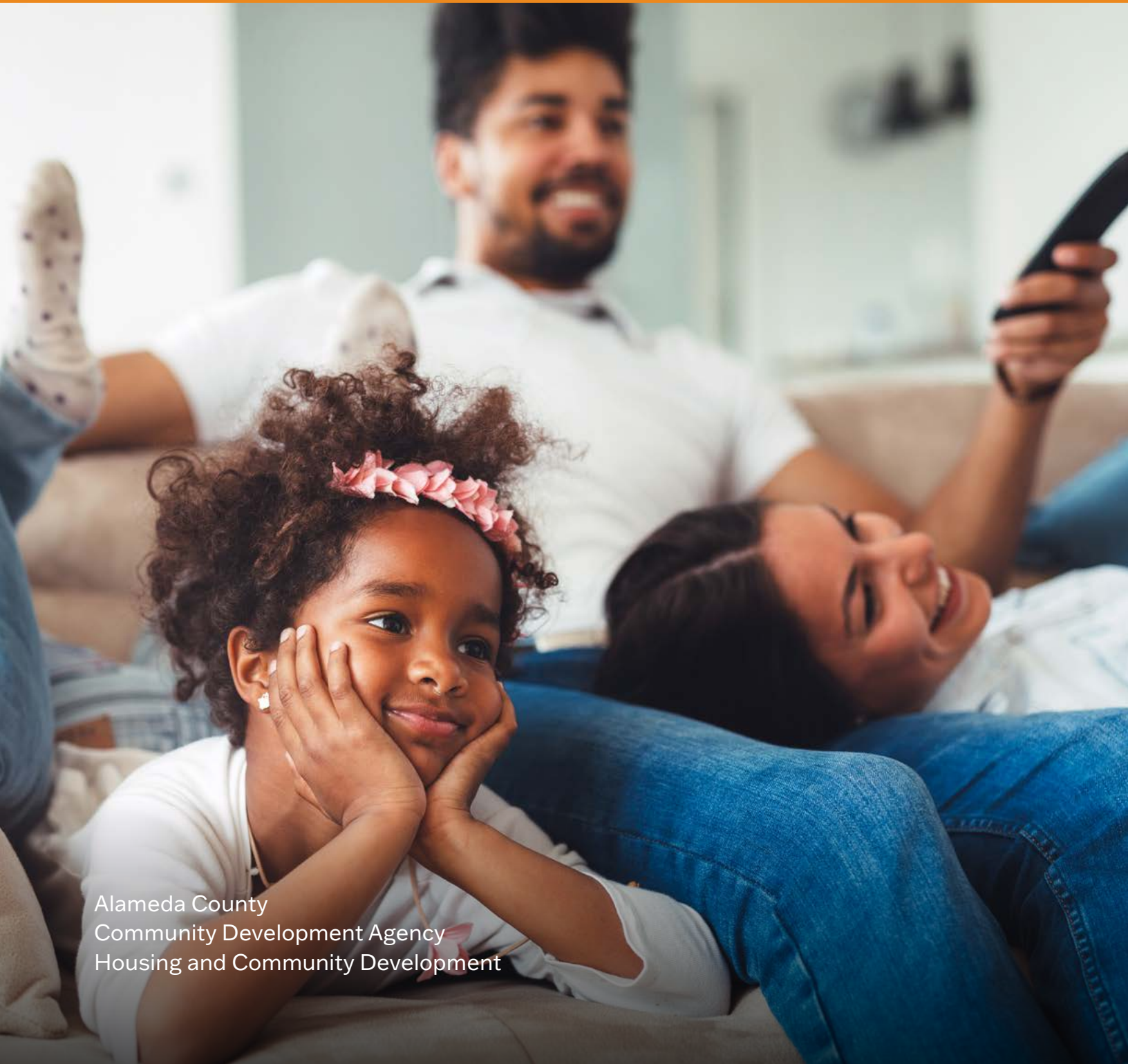


Appendix



Alameda County
Community Development Agency
Housing and Community Development

Alameda County Measure A1 Annual Report

January 2017 - June 2018

Appendix

Alameda County
Community Development Agency
Housing and Community Development

We all belong in Alameda County



MAY 2016

CONFRONTING ALAMEDA COUNTY'S RENT AND POVERTY CRISIS: A CALL FOR REINVESTMENT IN AFFORDABLE HOMES

KEY FINDINGS

- » Cuts in annual federal and state funding, including elimination of Redevelopment, have reduced Alameda County's investment in affordable housing production and preservation by more than \$105 million annually since 2008, a 68% reduction.
- » Median rent in Alameda County has increased 19% since 2000 while median renter household income has declined 4%, when adjusted for inflation.
- » Renters need to earn 3.5 times local minimum wage to afford the average monthly asking rent of \$2,264.
- » Alameda County's lowest income renters spend 58% of income on rent, leaving little left for food, transportation, health expenses, and other needs.
- » When housing costs are considered, Alameda County's poverty rate rises to 17.6%.
- » Alameda County needs 60,911 more affordable rental homes to meet the needs of its lowest income renters.

ALAMEDA COUNTY NEEDS 60,911 MORE AFFORDABLE RENTAL HOMES

ALAMEDA COUNTY'S POVERTY RATE RISES TO 17.6% WHEN HIGH HOUSING COSTS ARE INCLUDED

Official Poverty Measure (OPM) 12.4% Unadjusted for Housing Costs	California Poverty Measure (CPM) 17.6% Adjusted for Housing Costs and Social Benefits
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Source: Public Policy Institute of California. California Poverty by County, 2011-2013.

Source: NLIHC analysis of 2014 PUMS data.

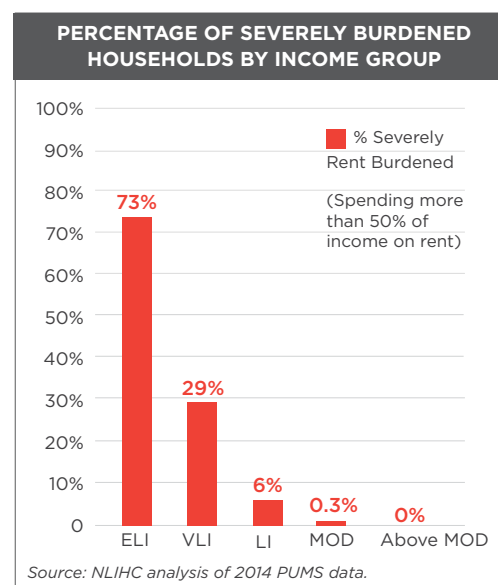
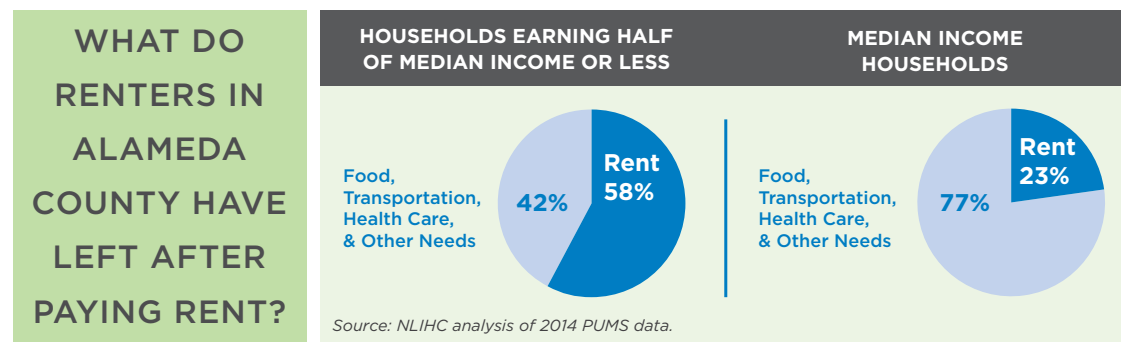
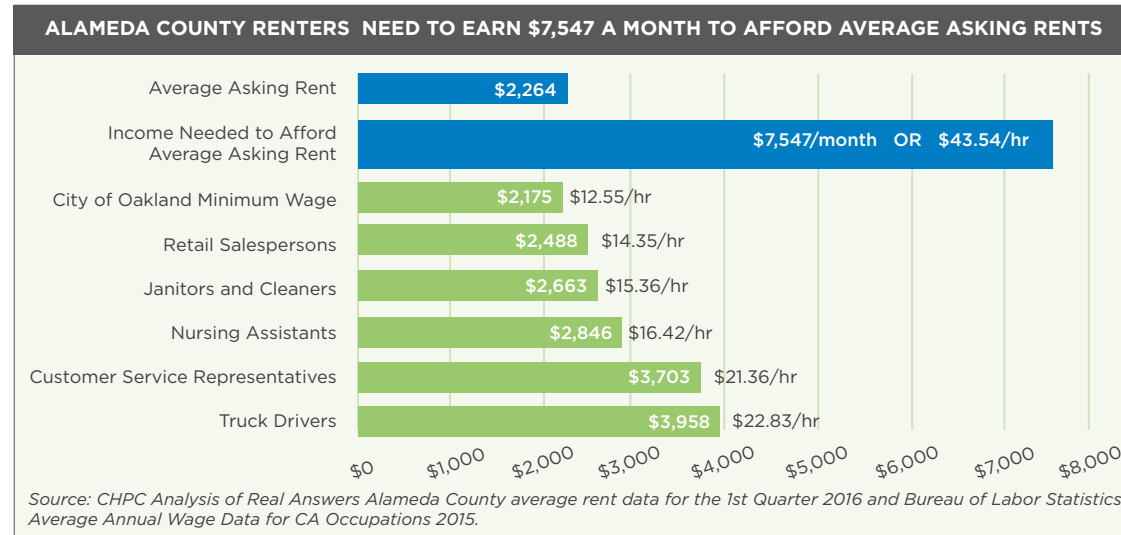
ALAMEDA COUNTY'S INFLATION-ADJUSTED MEDIAN RENT INCREASED 19% WHILE MEDIAN RENTER INCOME DECLINED 4% FROM 2000 TO 2014

Source: CHPC analysis of 2000-2014 Census and ACS data. Median renter income and rent from 2001-2004 and 2015-2016 are estimated trends. Median rent and median renter income are inflation adjusted to 2014 dollars.

ALAMEDA COUNTY LOST 68% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2014-15

FUNDING SOURCE	FY 2008-2009	FY 2014-2015	% CHANGE
State Redevelopment	\$57,185,456	\$0	-100%
State Housing Bonds and Housing Programs	\$64,135,069	\$25,320,182	-61%
U.S. Dept. of Housing & Urban Development	\$33,642,372	\$24,234,755	-28%
Total	\$154,962,897	\$49,554,937	-68%

Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2014-2015 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2015.



ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP MORE THAN 25 YEARS AGO AS A PRIVATE NONPROFIT ORGANIZATION WITH A PUBLIC MISSION: TO MONITOR, PROTECT, AND AUGMENT THE SUPPLY OF HOMES AFFORDABLE TO LOWER-INCOME CALIFORNIANS AND TO PROVIDE LEADERSHIP ON AFFORDABLE HOUSING FINANCE AND POLICY. SINCE 1988, THE CALIFORNIA HOUSING PARTNERSHIP HAS ASSISTED MORE THAN 100 NONPROFIT AND LOCAL GOVERNMENT HOUSING ORGANIZATIONS LEVERAGE MORE THAN \$8 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 30,000 AFFORDABLE HOMES.

- ### STATEWIDE POLICY RECOMMENDATIONS
- The California Housing Partnership calls on state leaders to take the following actions to provide relief to low-income families struggling with the high cost of housing:
- » Invest at least \$1 billion from the state's General Fund surplus into established state programs prioritizing the lowest-income households.
 - » Expand the California Low Income Housing Tax Credit. **(AB 2817)**
 - » Improve the value of the California LIHTC by up to 40% at no cost to the state. **(SB 873)**
 - » Give state voters the opportunity to approve a new housing bond similar to **SB 879**.
 - » Authorize local governments to use tax increment financing for locally approved affordable housing benefit districts and to issue bonds. **(AB 2031)**
 - » Reaffirm cities' authority to require the inclusion of a percentage of homes affordable to low- and moderate-income households in new rental housing development. **(AB 2502)**
 - » Streamline local approvals including environmental review for 100% affordable housing developments consistent with local plans and zoning.
 - » Create an ongoing, predictable revenue source of at least \$500 million annually for the production and preservation of homes affordable to lower-income households.

- ### LOCAL RECOMMENDATIONS FOR ALAMEDA COUNTY
- » Pass a Countywide Housing Bond to fund the production and preservation of rental homes affordable to lower-income families, seniors, and the homeless, as well as to fund homeownership and innovative approaches to addressing the region's housing needs.
 - » Link transportation investments to effective local affordable housing anti-displacement policies.
 - » Advocate for increases to Section 8 voucher rents and invest in local rent studies and outreach to landlords so that more local renters can afford to stay in Alameda County.
 - » Link local investments in health care to affordable housing and services that improve health outcomes for lower-income households.
 - » Create financial incentives to encourage all cities to provide their fair share of housing.
 - » Adopt or strengthen regulations to limit rent increases to reasonable cost of living adjustments.
 - » Adopt or strengthen laws to prevent evictions without justification.
 - » Adopt or strengthen regulations limiting conversion of rental housing to condominiums to reduce displacement.
 - » Adopt or increase impact fees, inclusionary zoning requirements, and commercial linkage fees.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:
 Non-Profit Housing Association of Northern California (NPH)
 East Bay Housing Organizations (EBHO)

For questions about Alameda County's housing need, contact:
 Gloria Bruce, gloria@ebho.org; 510-663-3830 ext. 32



Measure A1 Oversight Committee Membership – 2020		
SEAT	TERM EXPIRATION	MEMBER
District 1	October 1, 2021	Randi DeHollander
District 2	October 1, 2021	Jeffrey Dixon
District 3	October 1, 2023	Debbie Potter
District 4	October 1, 2021	Mimi Rohr
District 5	October 1, 2023	Ndidi Okwelogu, Committee Chair
Taxpayers' Association of Alameda County	October 1, 2021	vacant
Subsidized Housing Resident	October 1, 2021	Katrina Hampton
Subsidized Housing Resident	October 1, 2023	Daphine Lamb-Perrilliat
League of Women Voters – South County	October 1, 2023	Lynda Foster
League of Women Voters – North County	October 1, 2021	Rose Works
Faith Community	October 1, 2021	Kendra Roberts
East Bay Housing Organizations	October 1, 2023	Gloria Bruce, Committee Vice Chair
Building and Construction Trades of Alameda County	October 1, 2021	Daniel Gregg
Building and Construction Trades of Alameda County	October 1, 2023	Andrea Cluver
Alameda County City Managers Association	October 1, 2023	Brian Dolan

Rental Housing Development Fund – Development Partners January 2017 – June 2018
Affirmed Housing Group, Inc.
Bridge Housing Corporation
EAH, Inc.
East Bay Asian Local Development Corporation – EBALDC
Eden Housing, Inc.
Housing Authority of the City of Alameda
MidPen Housing Corporation
Oakland & The World Enterprises/CHDC
Resources for Community Development – RCD
Satellite Affordable Housing Association - SAHA
UrbanCore Development, LLC

Measure A1 Fact Sheet

2016 Alameda County Affordable Housing Bond

We have a Housing Crisis in Alameda County.

Affordable housing is getting harder and harder to find. It's too expensive and out of reach for many seniors, veterans, people with disabilities, low-income families and others most in need. While many working families now spend 50% or more of their income on housing, state and federal funding for affordable homes has decreased 89%. Experts estimate a current shortfall of more than 60,000 affordable homes in Alameda County for very low-income families, with at least 5,000 homeless, and hundreds of thousands of working residents needing help—NOW.

A Viable Solution has emerged:

Alameda County elected officials, policy makers, and community members have been collaborating to find a solution. The solution has emerged: **An AFFORDABLE HOUSING BOND** on the November ballot. The goal of this bond is to create and protect affordable housing options for people who need it most in Alameda County—seniors, veterans, people with disabilities, and many in the workforce whom we count on to help deliver essential services, including teachers, electricians, plumbers, EMT workers and others who simply can't find affordable housing close to where they work in Alameda County.

What's included in the Measure?

Three BIG GOALS:

- 1 Help people who are struggling with housing costs.
- 2 Help the homeless and other vulnerable populations with long-term affordable housing.
- 3 Help people buy homes.

HOMEOWNER Programs:

- ✓ **Down Payment Assistance Loan Program** (\$50M) GOAL: to assist middle-income working families to purchase homes and stay in Alameda County.
- ✓ **Homeowner Housing Development Program** (\$25M) GOAL: to assist in the development of housing, improve the long-term affordability of housing for low-income households, and help first-time homebuyers stay in the county.
- ✓ **Housing Preservation Loan Program** (\$45M) GOAL: to help seniors, people with disabilities, and other low-income homeowners to remain safely in their homes. Provides small loans to pay for accessibility improvements, such as ramps, widened doorways, and grab bars. Provides rehabilitation loans for deferred maintenance such as roofs, plumbing, and electrical systems to seniors/people with disabilities/low-income households at 80% of area median income.

RENTAL HOUSING Programs:

- ✓ **Rental Housing Development Fund** (\$425M) GOAL: to create and preserve affordable rental housing for vulnerable populations, including lower-income workforce housing. Developments will remain affordable over the long-term—estimated to be for at least 55 years.
- ✓ **Innovation and Opportunity Fund** (\$35M) GOAL: to respond quickly to capture opportunities that arise in the market to preserve and expand affordable rental housing and/or prevent tenant displacement—e.g. rapid response, high-opportunity predevelopment and site acquisition loans.

FUNDING Allocations:

- ✓ Funding will be allocated throughout Alameda County. Homeowner program funds and rental innovation program funds to be allocated countywide. For allocation of Rental Housing Development Program funds, see charts on the back of this sheet.

Measure A1 FACTS

2016 Alameda County Affordable Housing Bond

- ✓ This Measure will raise 580 million dollars for affordable housing across Alameda County. **ALL funds from the proposed bond MUST STAY LOCAL**, dedicated to affordable housing needs in Alameda County ONLY.
- ✓ This measure includes **independent annual audits** to ensure funds are spent as approved by voters.
- ✓ The cost to property owners is projected to be **\$12-\$14 per \$100,000 of assessed value** (not to be confused with *market value*). The assessed value of a property is often much lower than its market value. The typical Alameda County homeowner would pay \$48-\$56 per year, or less than \$5 per month to support this critical initiative.

Rental Housing Development Program

REGIONAL FUNDING ALLOCATION throughout Alameda County

HALF OF FUNDS TO REGIONAL POOLS		
Regional Pools Allocations by:	% of Total	Need-Blend of Poverty and RHNA LI & VLI
North County	44.7%	\$89,325,065
Mid County	24.9%	\$49,803,134
East County	13.7%	\$27,332,372
South County	16.8%	\$33,539,429
ALAMEDA COUNTY TOTAL	100.0%	\$200,000,000

North County Region: Albany, Berkeley, Emeryville, Oakland and Piedmont.

Mid County Region: Alameda, Hayward, San Leandro, and Unincorporated County.

South County Region: Fremont, Newark and Union City.

East County Region: Dublin, Livermore, and Pleasanton.

Homeowner Program funds (\$120 Million) and Rental Housing Innovation and Opportunity Program funds (\$35 Million) to be allocated countywide.

HALF OF FUNDS TO BASE CITY ALLOCATIONS

City Base Allocations by:	Total Population
City of Alameda	\$10,370,727
City of Albany	\$2,588,918
City of Berkeley	\$15,796,369
City of Dublin	\$8,831,465
City of Emeryville	\$2,799,109
City of Fremont	\$33,264,459
City of Hayward	\$20,298,294
City of Livermore	\$12,722,700
City of Newark	\$6,029,275
City of Oakland	\$54,803,565
City of Piedmont	\$2,431,300
City of Pleasanton	\$13,720,684
City of San Leandro	\$11,907,775
Unincorporated County	\$19,671,892
City of Union City	\$9,763,468
ALAMEDA COUNTY TOTAL	\$225,000,000

Allocations based on average of % AV and % Total Population, with minimum no less than original projections.



Questions? Want more information?

Contact: alcohousingbond@acgov.org

Measure A1: Estrella Vista



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

COMPLETE

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

- Five (5) units are reserved for households with HIV/AIDS.
- Six (6) units are ADA accessible.

Applicant: City of Oakland | Developer: EAH Housing | Architect: KTG 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: \$2,914,265	Total Development Cost:	\$64,378,796
City Match:	\$6,674,303	Per Unit Cost:	\$739,986

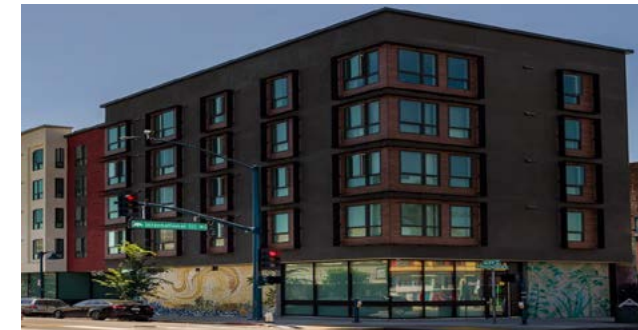
Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$1,900,000	3%
Alameda County - HOME, HOPWA, CDBG	\$2,914,265	5%
City of Oakland	\$2,053,632	3%
City of Emeryville	\$4,620,671	7%
CA-HCD Infrastructure Grant (IIG)	\$2,500,000	4%
Federal Home Loan Bank - AHP	\$860,000	1%
First Mortgage Perm Loan	\$12,020,000	19%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	\$5,400,000	8%
Deferred Developer Fee	\$2,651,769	4%
General Partner Capital	\$2,000,000	3%
LIHTC Equity	\$27,458,459	43%
Total Sources	\$64,378,796	100%

Total Project Unit Mix Affordability Levels							Total Project Unit by Target Population	
Income Level	Studio	1-Bd	2-Bd	3-Bd	4-Bd	Total Units		Units
20% AMI		4	3		1	8	Low-Income Persons with HIV/AIDS	5
30% AMI	3		13	2	3	20	Low-Income Families	81
40% AMI			1	6		12	Total	86
50% AMI	1	4	18	10	2	35	Units @ 20% AMI: Eight (8) units are restricted to households with incomes at or below 20% Area Median Income.	
60% AMI			11	4	1	16		
Manager				1		1		
Total	4	8	45	23	7	87		



as of December 2020

Measure A1: Camino 23



Location: 1245 23rd Ave, Oakland | District 3

COMPLETE

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

- Five (5) units are reserved for households with HIV/AIDS.
- Five (5) units are set aside for homeless households.
- Two (2) 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:	November 2019
Other County Funding:	HOPWA: \$500,000	Total Development Cost:	\$24,131,071
City Match:	\$1,200,000	Per Unit Cost:	\$652,191

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%
City of Oakland - PBV Loan	\$3,915,400	16%
CA-HCD Affordable Housing & Sustainable Communities (AHSC)	\$2,239,705	9%
CA-HCD Infrastructure Grant (IIG)	\$1,698,504	7%
NCCLF Grant	\$50,000	0%
Federal Home Loan Bank - AHP	\$390,000	2%
General Partner Contribution	\$885,499	4%
Deferred Developer Fee	\$500,000	2%
LIHTC Equity	\$8,551,963	35%
Total Sources	\$24,131,071	100%

Total Project Unit Mix Affordability Levels				Total Project Unit by Target Population	
Income Level	1-Bd	2-Bd	Total Units		Units
20% AMI	8		8	Low-Income Persons with Disabilities	12
30% AMI		1	1	Low-Income Senior Veterans	25
40% AMI	10	2	12	Low-Income Seniors	25
60% AMI	12	3	15	Total	59
Manager	1		1	Units @ 20% AMI: Eight (8) units are restricted to households with incomes at or below 20% Area Median Income.	
Total	31	6	37		



as of December 2020

Measure A1: Coliseum Connections



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

COMPLETE

Coliseum Connections consists of 110 housing units with 55 units serving low-income families.

- Six (6) 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:	\$53,454,899
City Match:	\$12,000,000	Per Unit Cost:	\$485,953

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$2,500,000	5%
City of Oakland	\$12,000,000	23%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	\$5,223,012	10%
CA-HCD Affordable Housing & Sustainable Communities Nonprofit Subordinate Loan	\$4,675,000	9%
Tax-Exempt Bond Loan	\$16,718,000	31%
Federal Home Loan Bank - AHP	\$1,250,000	2%
General Partner Contribution	\$334,360	1%
Deferred Developer Fee	\$800,000	1%
LIHTC Equity	\$9,954,527	19%
Total Sources	\$53,454,899	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



as of December 2020

Measure A1: Casa Arabella



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

COMPLETE

Casa Arabella (aka Fruitvale Transit Village Phase - IIA) 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:	HOPWA: \$500,000	Total Development Cost:	\$56,625,204
City Match:	\$2,347,207	Per Unit Cost:	\$602,395

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$6,350,000	11%
City of Oakland	\$2,347,207	4%
CA-HCD TOD Loan	\$4,000,000	7%
Federal Home Loan Bank - AHP	\$920,000	2%
Conventional Perm Loan	\$17,473,600	31%
Deferred Developer Fee	\$1,700,000	3%
Deposit Refund	\$349,472	1%
Interest Earned	\$355,163	1%
General Partner Capital	\$400,200	1%
LIHTC Equity	\$22,729,562	40%
Total Sources	\$56,625,504	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	20	7	33
60% AMI	2	15	3	20
Manager	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.



as of December 2020

Measure A1: Embark Apartments



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

COMPLETE

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:	\$5,198,909	Construction Start:	December 2017
Measure A1 Regional:	\$0	Completion:	December 2019
Other County Funding:	\$0	Total Development Cost:	\$37,358,345
City Match:	\$3,519,285	Per Unit Cost:	\$602,554

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$5,198,909	14%
City of Oakland Housing Authority PBV Loan	\$3,519,295	9%
CA-HCD Veterans Housing & Homeless Prevention Program Loan	\$7,146,464	19%
Federal Home Loan Bank - AHP	\$1,220,000	3%
Deferred Developer Fee	\$223,997	1%
LIHTC Equity	\$20,076,690	54%
Total Sources	\$37,358,345	100%

Total Project Unit Mix Affordability Levels				
Income Level	Studio	1-Bd	2-Bd	Total Units
20% AMI		5		5
30% AMI	1	24	1	26
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:
Five (5) units are restricted to households with incomes at or below 20% Area Median Income.



Measure A1: Aurora Apartments - 657 West MacArthur



Location: 657 W MacArthur Blvd, Oakland | District 5

IN CONSTRUCTION

657 West MacArthur Apartments 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:	\$27,141,533
City Match:	\$5,220,000	Per Unit Cost:	\$616,853

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$6,447,872	24%
City of Oakland	\$2,600,000	10%
City of Oakland Housing Authority PBV Loan	\$2,620,000	10%
Federal Home Loan Bank - AHP	\$860,000	3%
State Tax Credits	\$2,130,891	8%
Federal LIHTC Equity	\$12,482,770	46%
Total Sources	\$27,141,533	100%

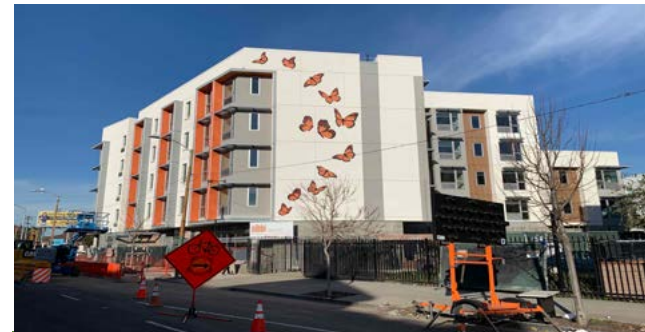
Total Project Unit Mix Affordability Levels			
Income Level	Studio	1-Bd	Total Units
20% AMI	3	40	43
Manager		1	
Total	3	41	44

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.



Measure A1: Monarch Homes - 3268 San Pablo



IN CONSTRUCTION

3268 San Pablo 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.

Location: 3268 San Pablo, Oakland | District 5

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:	AC-MFMRB: \$21,192,500	Total Development Cost:	\$50,700,812
City Match:	\$3,823,033	Per Unit Cost:	\$994,134

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$7,180,000	14%
Alameda County - MFMRB	\$21,192,500	42%
City of Oakland	\$1,000,000	2%
City of Oakland Housing Authority PBV Loan	\$2,823,033	6%
Federal Home Loan Bank - AHP	\$1,000,000	2%
CA-HCD Infrastructure Grant (IIG)	\$870,168	2%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	\$4,000,000	8%
General Partner Capital	\$1,300,000	3%
LIHTC Equity	\$11,335,111	22%
Total Sources	\$50,700,812	100%

Total Project Unit Mix Affordability Levels				Total Project Unit by Target Population	
Income Level	Studio	1-Bd	Total Units	Units	
30% AMI	13		13	Low-Income Senior Veterans	13
50% AMI		18	18	Seniors at Risk of Homelessness	13
60% AMI		19	19	Low-Income Seniors	24
Manager		1	1	Total	50
Total	13	38	51		



as of December 2020

Measure A1: Coliseum Place



IN CONSTRUCTION

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

- Fifteen (15) units will be ADA accessible.

Location: 905 72nd Avenue, Oakland | District 3

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:	\$47,036,061
City Match:	\$10,403,773	Per Unit Cost:	\$797,221

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond Regional	\$5,127,638	11%
Measure A1 Bond Base City	\$4,400,000	9%
Alameda County - HOPWA	\$727,638	2%
City of Oakland	\$1,600,000	3%
City of Oakland Housing Authority PBV Loan	\$8,803,773	19%
Federal Home Loan Bank - AHP	\$580,000	1%
Permanent Loan - Tranche A	\$403,226	1%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	\$5,000,000	11%
CA-HCD Infrastructure Grant (IIG)	\$3,129,453	7%
Enterprise & NCCLF Grant	\$85,000	0.2%
Rental Income (from leasing)	\$129,248	0.3%
Deferred Developer Fee	\$1,500,000	3%
General Partner Equity	\$543,078	1%
LIHTC Equity	\$15,007,007	32%
Total Sources	\$47,036,061	100%

Total Project Unit Mix Affordability Levels					Total Project Unit by Target Population	
Income Level	1-Bd	2-Bd	3-Bd	Total Units	Units	
20% AMI	4	3	4	11	Households who are homeless or at risk of homelessness	9
30% AMI	4			4	Low-Income Households with HIV/AIDS	6
45% AMI		3	3	6	Low-Income Households	43
50% AMI	3	22	12	37	Total	58
Manager			1	1		
Total	11	28	20	59		

Units @ 20% AMI:
Eleven (11) units are restricted to households with incomes at or below 20% Area Median Income.



as of December 2020

Measure A1: 7th & Campbell - Oakland and the World



Location: 1676 7th Street, Oakland | District 5

PRE-DEVELOPMENT

Oakland and The World consists of 79 housing units with 78 units serving low-income families.

- Eight (8) units will be ADA accessible.

Applicant: City of Oakland | Developer: Community Housing Dev Corp of North Richmond | Architect: MWA Architects

Measure A1 Base City:	\$12,688,996	Construction Start:	December 2021
Measure A1 Regional:	\$0	Completion:	December 2023
Other County Funding:	\$0	Total Development Cost:	\$56,625,204
City Match:	\$5,624,000	Per Unit Cost:	\$716,775

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$12,688,996	24%
City of Oakland	\$801,900	2%
City of Oakland Land Donation	\$2,180,000	4%
City of Oakland Housing Authority PBV Loan	\$2,643,000	5%
Citibank Perm Loan	\$1,479,000	3%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	\$8,204,942	16%
County District 5 (\$290K) and Oakland & the World (\$59K)	\$349,115	1%
Deferred Developer Fee	\$1,100,000	2%
New Market Tax Credit/Fundraising/Debt	\$5,121,871	10%
LIHTC Equity	\$17,958,448	34%
Total Sources	\$52,527,272	100%

Total Project Unit Mix Affordability Levels				
Income Level	Studio	1-Bd	2-Bd	Total Units
20% AMI	5	7	4	16
30% AMI	1	2	1	4
50% AMI	9	8	14	31
60% AMI	8	7	12	27
Manager			1	1
Total	23	24	32	79

Total Project Unit by Target Population		Units
Homeless Households		20
Re-entry Households		30
Veterans		5
Low-Income Households		23
Total		78

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



Measure A1: Everett Commons



Location: 2437 Eagle Avenue, Alameda | District 3

COMPLETE

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:	\$18,809,450
City Match:	\$4,549,082	Per Unit Cost:	\$940,473

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$1,000,000	5%
Alameda Housing Authority	\$4,392,375	23%
City of Alameda HOME Loan	\$156,707	1%
Conventional Permanent Loan	\$3,313,600	18%
General Partner Land Donation	\$2,200,100	12%
Deferred Developer Fee	\$249,026	1%
LIHTC Equity	\$7,497,642	40%
Total Sources	\$18,809,450	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	2	1	4
40% AMI	1	1	3	5
50% AMI		3	3	6
60% AMI	1		1	2
Manager		1		1
Total	4	8	8	20

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

Units @ 20% AMI:
Two (2) units are restricted to households with incomes at or below 20% Area Median Income.



Measure A1: Corsair Flats - Alameda Site A Senior



Location: 171 W Atlantic Avenue, Alameda | District 3

COMPLETE

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

- Twenty-five (25) units will be reserved for senior veterans.
- Three (3) units will be ADA accessible.

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

Measure A1 Base City:	\$3,000,000	Construction Start:	March 2019
Measure A1 Regional:	\$0	Completion:	June 2020
Other County Funding:	\$0	Total Development Cost:	\$37,562,446
City Match:	\$7,350,000	Per Unit Cost:	\$592,707

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$3,000,000	8%
City of Alameda Land Donation	\$4,800,000	13%
Permanent Loan - Tranche A	\$1,029,000	3%
Permanent Loan - Tranche B (VASH)	\$5,735,000	15%
Federal Home Loan Bank - AHP	\$590,000	2%
Veterans Housing & Homeless Prevention Program Loan	\$1,399,387	4%
Alameda Point Partners Developer Contribution	\$3,000,000	8%
9% LIHTC Equity	\$18,009,059	48%
Total Sources	\$37,562,446	100%

Total Project Unit Mix Affordability Levels				Total Project Unit by Target Population		Units
Income Level	1-Bd	2-Bd	Total Units			
20% AMI	18	7	25	Low-Income Persons with Disabilities		12
40% AMI	7		7	Low-Income Senior Veterans		25
50% AMI	13	2	15	Total		37
60% AMI	12		12			
Manager	1		1			
Total	51	9	60			

Units @ 20% AMI:
Twenty-five (25) units are restricted to households with incomes at or below 20% Area Median Income.



as of December 2020

Measure A1: Alameda Site A Family Apartments



Location: Orion Street & W. Trident Ave, Alameda | District 3

IN CONSTRUCTION

Alameda Site-A Family Apartments 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: KTG Architects

Measure A1 Base City:	\$2,000,000	Construction Start:	August 2020
Measure A1 Regional:	\$9,153,038	Projected Completion:	December 2021
Other County Funding:	\$0	Total Development Cost:	\$57,721,253
City Match:	\$5,075,000	Per Unit Cost:	\$824,589

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond Base City	\$2,000,000	3%
Measure A1 Regional	\$9,153,038	16%
City of Alameda - Land Donation	\$5,075,000	9%
Permanent Loan - Tranche A	\$4,407,000	8%
Permanent Loan - Tranche B (VASH)	\$2,959,000	5%
Permanent Loan - Tranche C (Sec 811)	\$3,143,000	5%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	\$7,448,741	13%
CA-HCD Affordable Housing & Sustainable Communities STI Loan	\$1,300,000	2%
CA-HCD Infrastructure Grant (IIG)	\$3,772,640	7%
Deferred Developer Fee	\$2,243,224	4%
General Partner Equity	\$1,086,811	2%
LIHTC Equity	\$15,132,799	40%
Total Sources	\$57,721,253	26%

Total Project Unit Mix Affordability Levels					Total Project Unit by Target Population		Units
Income Level	1-Bd	2-Bd	3-Bd	Total Units			
20% AMI	1	13		14	Low-Income Households with Developmental Disability		17
30% AMI	4		5	9	Low-Income Veterans		15
45% AMI	4	11	6	21	Low-Income Families		37
60% AMI	5	11	9	25	Total		69
Manager		1					
Total	14	36	20	70			

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



as of December 2020

Measure A1: Grayson Apartments



Location: 2478 San Pablo Avenue, Berkeley | District 5

COMPLETE

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:	\$691,394	Construction Start:	December 2017
Measure A1 Regional:	\$0	Completion:	October 2019
Other County Funding:	HOPWA, MFMRB: \$10,477,200	Total Development Cost:	\$28,662,144
City Match:	\$2,712,476	Per Unit Cost:	\$1,246,180

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$691,394	2%
Alameda County - HOPWA	\$360,000	1%
Alameda County - MFMRB	\$10,117,200	35%
City of Berkeley	\$2,712,476	9%
Dept of Justice Loan	\$533,324	2%
CA-HCD Multifamily Housing Program	\$1,151,533	4%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) Loan	\$2,949,480	10%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) Grant	\$22,846	0.1%
Prop-C Infill Grant	\$1,000,000	3%
CCRC Tax-Exempt Bond Perm Loan	\$1,576,324	5%
Federal Home Loan Bank's AHP Loan	\$220,000	1%
Deferred Developer Fee	\$125,000	0.4%
General Partner Capital	\$400,000	1%
LIHTC Equity	\$6,802,547	24%
Total Sources	\$28,662,144	100%

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	5		5
30% AMI	3		3
40% AMI	3		3
50% AMI	9	2	11
Manager		1	1
Total	20	3	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.



as of December 2020

Measure A1: Chestnut Square Family Apartments



Location: 1665 Chestnut Street, Livermore | District 1

COMPLETE

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 2020
Measure A1 Regional:	\$0	Completion:	September 2020
Other County Funding:	Boomerang: \$185,000	Total Development Cost:	\$30,358,907
City Match:	\$8,326,399	Per Unit Cost:	\$722,831

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$4,286,746	14%
Alameda County - Boomerang Funds	\$185,000	1%
City of Livermore Acquisition Loan	\$2,730,000	9%
City of Livermore Development Loan	\$4,900,000	16%
City of Livermore Housing Authority PBV Loan	\$2,802,000	9%
CA-HCD Infrastructure Grant (IIG)	\$1,377,887	5%
Federal Home Loan Bank - AHP	\$410,000	1%
Waived Impact Fees	\$696,399	2%
General Partner Equity	\$2,149,413	7%
9% LIHTC Equity	\$10,821,462	36%
Total Sources	\$30,358,907	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		1		1
50% AMI		7	3	10
60% AMI	2	9	10	21
Manager		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, the one unit at 30% of AMI is also targeted to the homeless.



as of December 2020

Measure A1: La Vereda - San Leandro Senior Apartments



COMPLETE

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.

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

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:	\$38,734,265
City Match:	\$1,032,775	Per Unit Cost:	\$461,122

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	\$1,032,775	3%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	\$4,965,047	13%
CA-HCD Affordable Housing & Sustainable Communities, HRI Grant	\$2,482,761	6%
CA-HCD Infrastructure Grant (IIG)	\$1,129,674	3%
Permanent Loan - Tranche A	\$1,169,000	3%
Permanent Loan - Tranche B	\$9,144,000	24%
Federal Home Loan Bank - AHP	\$1,000,000	3%
LIHTC Equity	\$15,194,942	39%
Total Sources	\$38,734,265	100%

Total Project Unit Mix Affordability Levels				Total Project Unit by Target Population	
Income Level	1-Bd	2-Bd	Total Units		Units
30% AMI	8	5	13	Low-Income Seniors	84
50% AMI	68	3	71	Total	84
Manager	1				
Total	77	8	85		



as of December 2020

Measure A1: Parrott Street Apartments



IN CONSTRUCTION

Parrott Street Apartments consists of 62 housing units with 61 units serving low-income families including veterans.

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

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

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:	December 2021
Other County Funding:	\$0	Total Development Cost:	\$34,703,872
City Match:	\$1,000,000	Per Unit Cost:	\$559,739

Permanent Financing Sources	Amount	% of Total
Measure A1 Base City	\$4,000,000	12%
Measure A1 Regional	\$1,466,259	4%
City of San Leandro	\$1,000,000	3%
Permanent Loan - Tranche A	\$1,667,000	5%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC)	\$7,969,928	23%
CA-HCD Infrastructure Grant (IIG)	\$3,146,400	9%
Deferred Developer Fee	\$194,015	1%
General Partner Equity	\$1,311,401	4%
LIHTC Equity	\$13,948,869	40%
Total Sources	\$34,703,872	100%

Total Project Unit Mix Affordability Levels						Total Project Unit by Target Population	
Income Level	Studio	1-Bd	2-Bd	4-Bd	Total Units		Units
20% AMI	9	2			11	Low-Income Veterans	25
30% AMI	9	3	2		14	Low-Income Households with HIV/AIDS	6
50% AMI	4	6	2		12	Low-Income Families	30
60% AMI		11	9		20	Total	61
80% AMI				4	4		
Manager			1				
Total	22	22	14	4	62		

Units @ 20% AMI:
Eleven (11) units will be restricted to households with incomes at or below 20% Area Median Income.



as of December 2020

Measure A1: Kottinger Gardens, Phase II



Location: 251 Kottinger Drive, Pleasanton | District 4

COMPLETE

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

- Three (3) 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:	\$33,143,817
City Match:	\$5,383,360	Per Unit Cost:	\$613,774

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$4,600,000	14%
City of Pleasanton	\$5,383,360	16%
Pleasanton Gardens Reserves	\$300,000	1%
Federal Home Loan Bank - AHP	\$800,000	2%
Tax-Exempt Bond Permanent Loan	\$1,455,600	4%
Tax-Exempt Bond Permanent Loan - Section 8	\$5,868,800	18%
General Partner Equity	\$1,901,978	6%
LIHTC Equity	\$12,834,079	39%
Total Sources	\$33,143,817	100%

Total Project Unit Mix Affordability Levels				Total Project Unit by Target Population		Units
Income Level	1-Bd	2-Bd	Total Units			
20% AMI	5		5	Low-Income Seniors		53
30% AMI		1	1	Low-Income Families		73
40% AMI	10	1	11	Total		53
50% AMI	25	1	26	Units @ 20% AMI:		
60% AMI	10		10	Five (5) units will be restricted to households with incomes at or below 20% Area Median Income.		
Manager		1	1			
Total	50	4	54			



as of December 2020

Measure A1: Sunflower Hill at Irby Ranch



Location: 3701 Nevada St, Pleasanton | District 4

COMPLETE

Sunflower Hill Apartments consists of 31 housing units with 29 units serving low-income population with developmental disabilities.

- Four (4) units are ADA accessible.

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

Measure A1 Base City:	\$7,195,844	Construction Start:	March 2019
Measure A1 Regional:	\$0	Completion:	August 2020
Other County Funding:	\$0	Total Development Cost:	\$25,452,366
City Match:	\$4,093,429	Per Unit Cost:	\$821,044

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$7,195,844	28%
City of Pleasanton - Land Donation	\$1,750,000	7%
City of Pleasanton - Soft Loan	\$2,250,000	9%
City of Pleasanton - Fee Waiver	\$93,429	0.4%
Federal Home Loan Bank - AHP	\$620,000	2%
Solar Tax Credit	\$18,660	0.1%
Deferred Developer Fee	\$75,000	0.3%
Updated Construction Loan	\$6,370,784	25%
LIHTC Equity	\$7,078,649	28%
Total Sources	\$25,452,366	100%

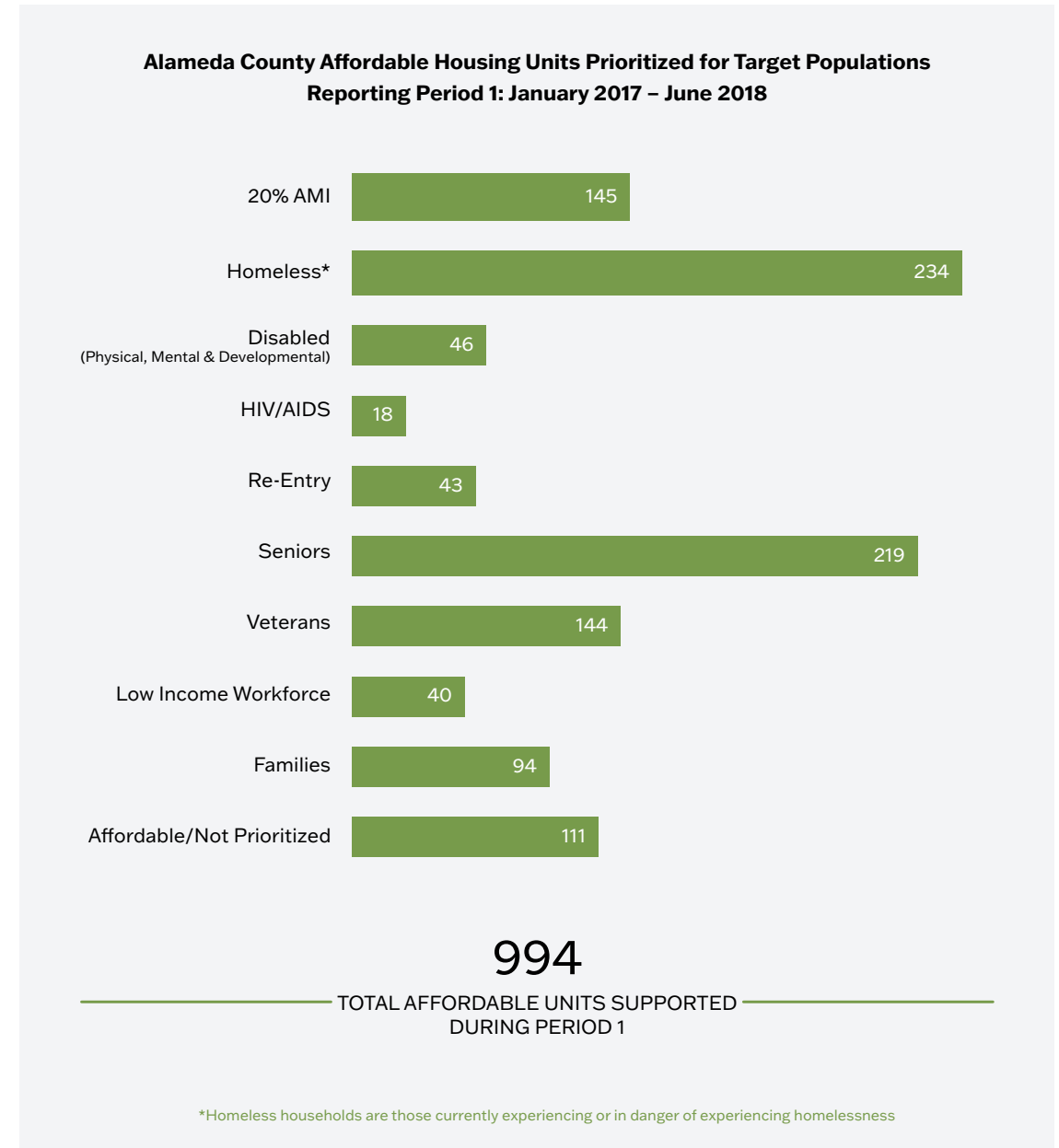
Total Project Unit Mix Affordability Levels					Total Project Unit by Target Population		Units
Income Level	Studio	1-Bd	2-Bd	Total Units			
20% AMI		5	1	6	Low-Income Persons with Developmental Disabilities		29
30% AMI		3		3	Total		29
50% AMI		14		14	Units @ 20% AMI:		
60% AMI			6	6	Six (6) units will be restricted to households with incomes at or below 20% Area Median Income.		
Manager	1		1	2			
Total	1	22	8	31			



as of December 2020

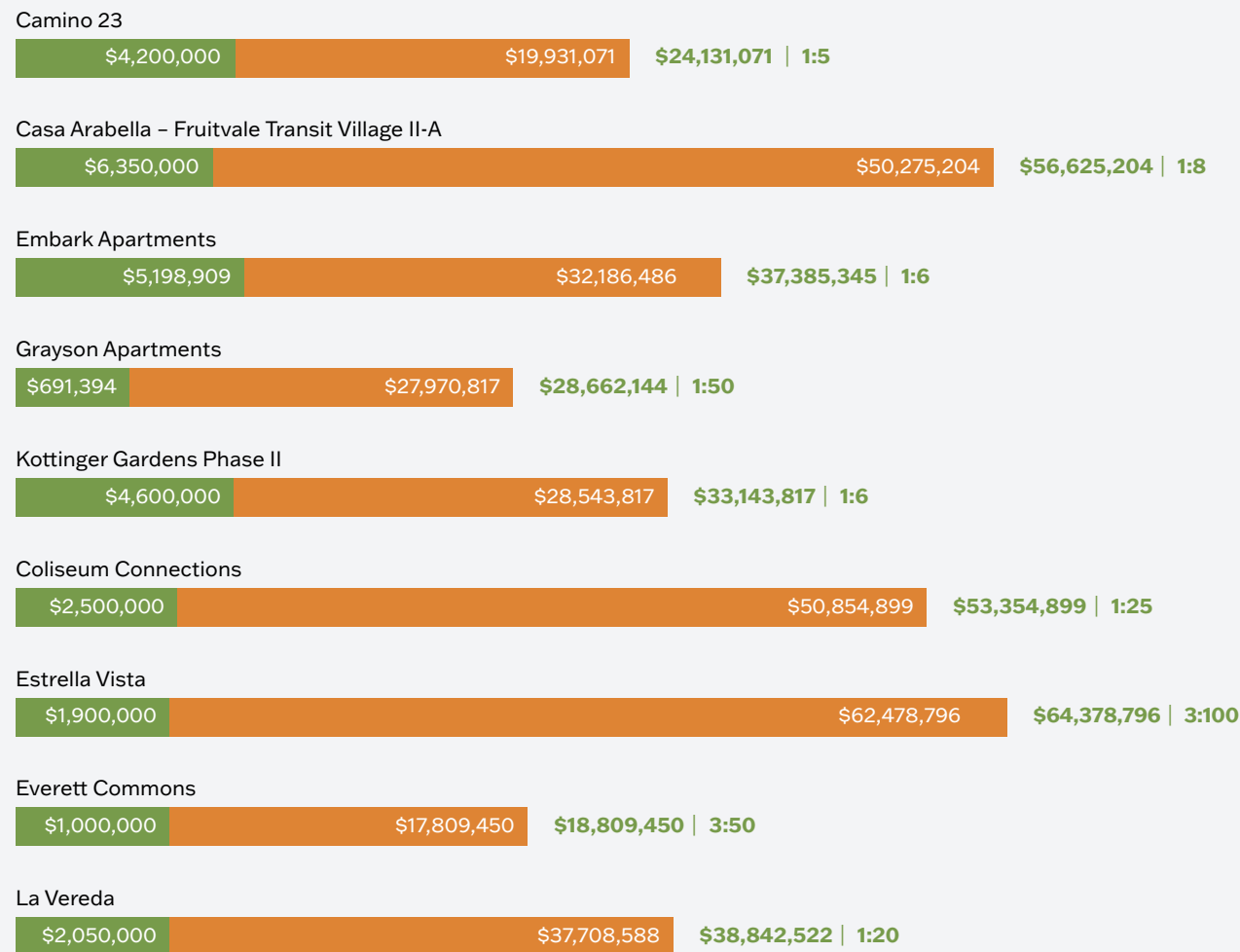
Area Median Income Limits 2017 City of Oakland Housing and Community Development Income, Adjusted for Household Size								
INCOME LEVEL	ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON
20% of AMI	\$14,650	\$16,700	\$18,800	\$20,900	\$22,550	\$24,200	\$25,900	\$27,550
30% of AMI	\$21,930	\$25,050	\$28,170	\$31,290	\$33,810	\$36,300	\$38,820	\$41,310
40% of AMI	\$29,240	\$33,400	\$37,560	\$41,720	\$45,080	\$48,400	\$51,760	\$55,080
50% of AMI	\$36,550	\$41,750	\$46,950	\$52,150	\$56,350	\$60,500	\$64,700	\$68,850
60% of AMI	\$43,860	\$50,100	\$56,340	\$62,580	\$67,620	\$72,600	\$77,640	\$82,620
70% of AMI	\$50,080	\$57,230	\$64,370	\$71,490	\$77,240	\$82,950	\$88,670	\$94,390
80% of AMI	\$56,300	\$64,350	\$72,400	\$80,400	\$86,850	\$93,300	\$99,700	\$106,150
100% of AMI	\$68,200	\$77,900	\$86,650	\$97,400	\$105,200	\$113,000	\$120,800	\$128,550
120% of AMI	\$87,600	\$100,150	\$112,650	\$125,150	\$135,150	\$145,200	\$155,200	\$165,200
150% of AMI	\$102,300	\$116,850	\$131,480	\$146,100	\$157,800	\$169,500	\$181,200	\$192,830

2017 Rent Limits Maximum Rents Allowed Under City of Oakland						
RENT LIMITATIONS	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 BEDROOMS
30% of 20% of AMI	\$365	\$391	\$469	\$542	\$605	\$668
30% of 30% of AMI	\$548	\$587	\$704	\$813	\$907	\$1,001
30% of 50% of AMI	\$919	\$978	\$1,173	\$1,356	\$1,512	\$1,669
30% of 60% of AMI	\$1,096	\$1,174	\$1,408	\$1,627	\$1,815	\$2,003
30% of 80% of AMI	\$1,408	\$1,508	\$1,810	\$2,091	\$2,333	\$2,573
30% of 110% of AMI	\$1,876	\$2,009	\$2,410	\$2,786	\$3,108	\$3,429



Measure A1 Investment Leverage: A1 Funds & Other Funding Sources with Leverage Ratio
Reporting Period 1: January 2017 – June 2018

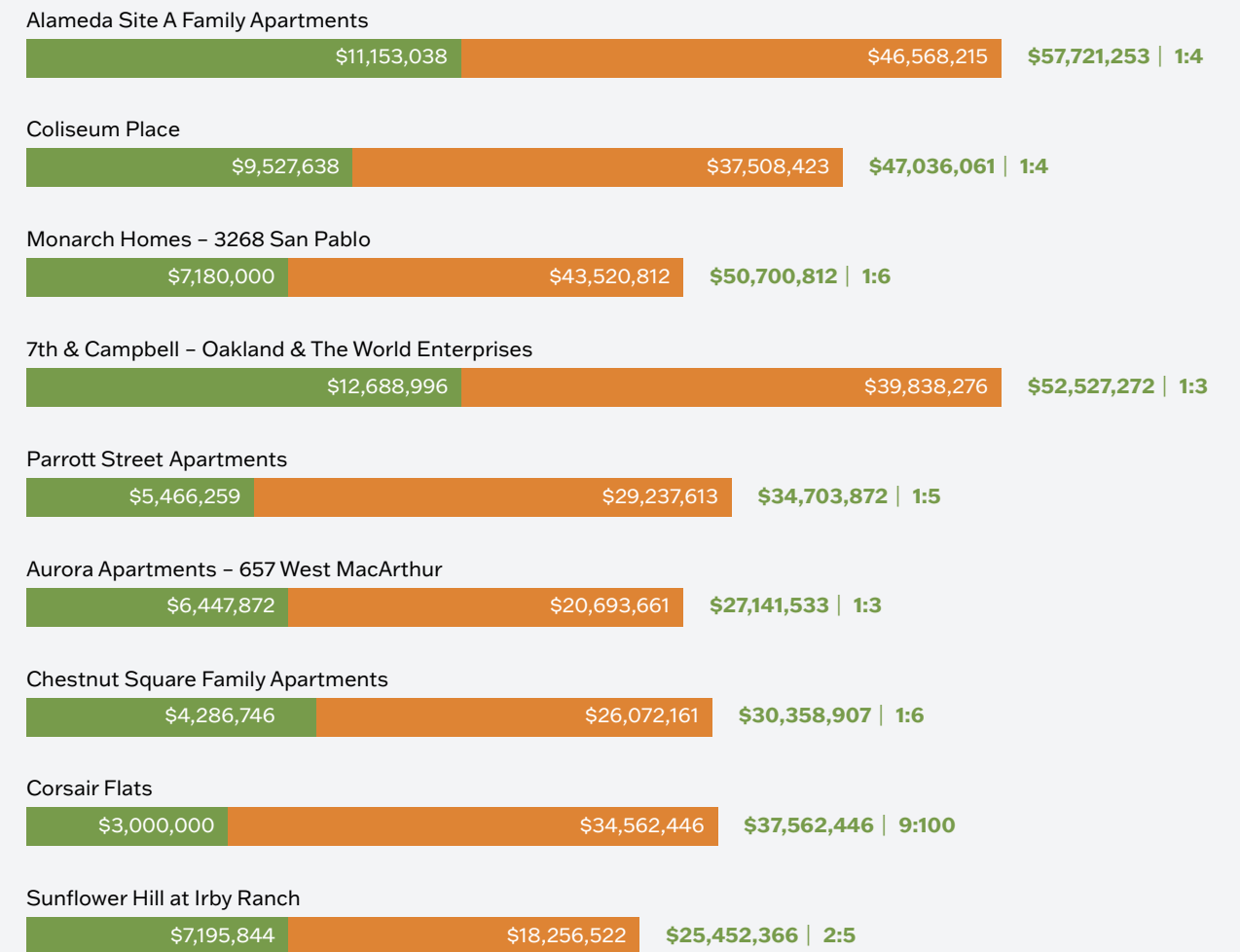
TAX CREDIT EMERGENCY PROJECTS (2017)



MEASURE A1 FUNDING OTHER FUNDING SOURCES

Measure A1 Investment Leverage: A1 Funds & Other Funding Sources with Leverage Ratio
Reporting Period 1: January 2017 – June 2018

NON-EMERGENCY BASE CITY PROJECTS (2018)



MEASURE A1 FUNDING OTHER FUNDING SOURCES

Present Status* of Projects Supported
Reporting Period 1: January 2017 – June 2018

18

AFFORDABLE HOUSING DEVELOPMENTS



9
 PROJECTS
 COMPLETED

- Camino 23
- Casa Arabella
- Coliseum Connections
- Embark Apartments
- Estrella Vista
- Everett & Eagle Family Housing
- Grayson Apartments
- Kottinger Gardens Phase II
- La Vereda



8
 PROJECTS
 IN CONSTRUCTION

- Alameda Site A Family
- Aurora Apartments
- Chestnut Square Family Apartments
- Coliseum Place
- Corsair Flats
- Monarch Homes
- Parrrott Street Apartments
- Sunflower Hill at Irby Ranch



1
 PROJECT IN
 PRE-DEVELOPMENT

- 7th & Campbell Oakland & The World Enterprises

*as of December 2020

Glossary

Area Median Income (AMI):

The middle income level in an area. As the highest incomes in the area grow higher, this median number is brought up, as well. The AMI is used to estimate what housing costs the average family is expected to afford.

Rent Burdened:

Those who pay more than 30% of their income toward housing.

Redlining:

The discriminatory practice of categorizing certain neighborhoods where banks should avoid investments based on community demographics, mainly, Black neighborhoods. These decades-old housing practices have a lasting effect on our communities today.



We all belong in Alameda County



Alameda County
Community Development Agency
Housing and Community Development