



Alameda County
Community Development Agency
Housing and Community Development

Measure A1

Oversight
Committee

November 18, 2021



ALAMEDA COUNTY
Community Development Agency



Housing & Community Development

Agenda

Item	Description	Type	Speaker
1	Calling Committee to Order	Organization	Okwelogu
2	Adopt Teleconference Resolution	Action	Okwelogu
3	Remembrance of Sup. Wilma Chan	Information	Okwelogu
4	Oath of Office	Organization	Rydman
5	Approval of 9/23 Minutes	Action	Okwelogu
6	Future Meetings	Action	Okwelogu
7	Measure A1 News	Information	Pearce
8	AC HCD News	Information	Pearce
9	2018/2019 A1 Annual Report	Information	Pearce
10	2019/2020 A1 Annual Report Preview	Information	Pearce
11	A1 Website Preview	Information	Pearce
12	Public Comment for Items not on the Agenda	Information	Okwelogu

Call to Order

Measure A1 Oversight Committee

November 18, 2021



ALAMEDA COUNTY
Community Development Agency



Housing & Community Development

Committee Membership

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

Daphine Lamb-Perrilliat, Subsidized Housing Resident

Greg Magofna, League of Women Voters, North County

Ndidi Okwelogu - Chairperson, District 5

Mimi Rohr, District 4

Adopt a Resolution to Continue Holding Meetings via Teleconference

Measure A1 Oversight Committee

November 18, 2021



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Continue Meeting by Teleconference

Resolution to Continue Meeting by Teleconference.

Staff Recommendation: Adopt a resolution finding 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.

Remembrance of Supervisor Wilma Chan

Measure A1 Oversight Committee

November 18, 2021



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Oath of Office for Returning and New Members

Measure A1 Oversight Committee

November 18, 2021



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Approval of the 9/23/2021 Oversight Committee Meeting Minutes

Measure A1 Oversight Committee

November 18, 2021



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Future Meetings

Measure A1 Oversight Committee

November 18, 2021



ALAMEDA COUNTY
Community Development Agency



Future Meetings

- January 27, 2022 Organizational Meeting
proposed time
- 2022 Proposed Meeting Calendar
 - March 24th
 - May 26th
 - July 28th
 - September 22nd
 - November 17th

All meetings at 10 a.m.

Measure A1 News

Measure A1 Oversight Committee

November 18, 2021



ALAMEDA COUNTY
Community Development Agency



Measure A1 Program News

- **Aurora in Oakland (Affirmed Housing) – grand opening took place October 28, 2021. 43 units serving chronically homeless households with incomes at or below 20% of Area Median Income. A1 Funding: \$6.4 million**
- **Casa Sueños/Fruitvale Transit Village IIB (Unity Council and BRIDGE Housing) – groundbreaking took place August 26th. 179 units serving lower-income households chronically homeless individuals. A1 Funding: \$16,227,175**

Departmental News: Alameda County Housing and Community Development

Measure A1 Oversight Committee

November 18, 2021



ALAMEDA COUNTY
Community Development Agency



Housing & Community Development

HCD News

- Emergency Rental Assistance Program

English Please be aware Alameda County will never call you to ask for your Social Security number to access an Emergency Rental Assistance application.



ALAMEDA COUNTY HOUSING SECURE

About Tenant Assistance Landlord Assistance Homeowners Required Documents
FAQs Other Resources

REPORT FRAUD



**Behind on Rent or Utilities?
We're here to help.**



Annual Report 2: FY2018-2019

Measure A1 Oversight Committee

November 18, 2021



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Annual Report 2 – Stakeholder Profiles

- Renew AC – Home Preservation participant
- Pediatrician serving homeless children



Renew AC participant Linda St. Julian

A calm fills the home of Linda St. Julian. Each artifact intentionally placed creates the ambiance she desires. Her home was built in 1910.

"I am a California native. I've always paid my taxes and I'm always helping other people. I grew up in Alameda until I was thirteen. Dad was mixed race but that didn't keep him from knowing that he was a Black man. Alameda had military bases and housing projects. We moved to Oakland when Alameda began gentrifying. They pushed Black people out because Alameda was prime property."



Dr. Ma serving unseen families

Below is a condensed version of an interview conducted by Cheryl Fabio.

The families Dr. Ma sees are dealing with the daily crises decisions that come with housing instability. "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'.

Annual Report 2 – Supervisor Wilma Chan

- Revised text
- Call-out honoring Sup. Chan’s advocacy for affordable housing



Annual Report 2 – Approvals

- A1 Oversight Committee
- Board of Supervisors – Health Committee
- Board of Supervisors

DRAFT

Annual Report 3: FY2019-2020

Measure A1 Oversight Committee

November 18, 2021



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Annual Report 3 – Units Supported All Programs

2,763 of 3,800

UNITS SUPPORTED WITH MEASURE A1 FUNDS TO-DATE

JANUARY 2017 – JUNE 2020



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



The Measure A1 Rental Development Program

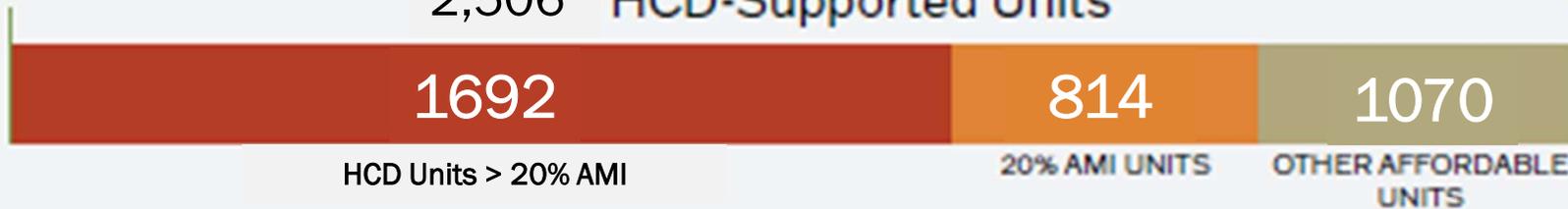
Annual Report 3 – Rental Development Program Units Supported and Funds Leveraged

The Rental Housing Development Program

THRU JUNE 2020

44 AFFORDABLE HOUSING DEVELOPMENTS

2,506 HCD-Supported Units



Measure A1 and All Other Sources of Funds



Annual Report 3 – Base City Commitments

January 2017 thru June 2020

City	Base City Allocation	Commitments	Project Balance Available
Alameda	\$9.3m	\$7.7m	\$1.6m
Albany	\$2.3m	\$0	\$2.3m
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	\$0	\$8.8m
Total	\$202.5m	\$174.6m	\$27.9m

Annual Report 3 – Regional Pool Commitments

Region	Allocation	Project Commitment	Available Project Balance
North County	\$80.3m	\$78.4m	\$0
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	\$0

Annual Report 3 – Rental Development Prioritized Units through June 2020

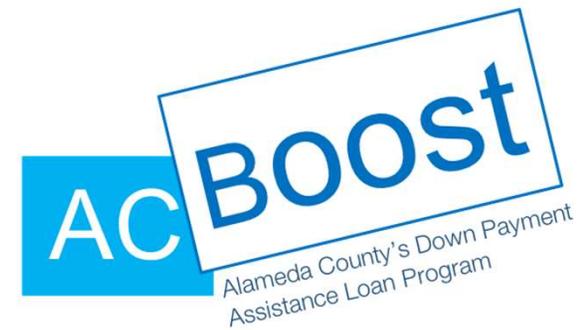
Prioritized Population	Units Supported
Homeless	931
Disabled – Physical, Mental, Developmental	187
HIV/AIDS	32
Re-Entry from Incarceration	30
Senior	473
Veteran	156
Transition-Aged Youth	0
Low-Income Workforce	476
Families	94



The Measure A1 Homeownership Programs

Annual Report 3 – Downpayment Assistance AC Boost – thru June 2020

- \$50 million Measure A1 allocation
- Launched March 2019
- 107 households approved for down payment assistance this period, 153 total
- 47 homes purchased this period, 72 total
- \$5.9 million A1 funding committed this period, \$9.1 million total



Annual Report 3 – Home Preservation – Renew AC

- \$45 million Measure A1 allocation
- Launched March 2019
- 13 loans approved for preservation assistance this period, 18 total
- 4 homes renovated this period, 4 total
- \$1.7 million A1 funding committed this period, \$2.3 million total



Annual Report 3 – Program Commitments through June 2020

Program	Allocation	Commitments
Rental Development	\$425 M	\$326.3 M
Downpayment	\$50 M	\$9.1 M
Home Preservation	\$45 M	\$2.2 M
Total	\$580 M	\$337.6 M

Annual Report 3 – Progress to Unit Goals through June 2020

A1 Affordable Progress toward 3800 Unit Goal of Launched Programs						
Program	A1 Unit Goal	Jan. '17-June '18 Progress	FY 2018-19 Progress	FY2019-20 Progress	Progress thru June 2020	Percentage of Goal
Rental Development	2800	687	1211	618	2516	90%
Downpayment Assistance	320	0	71	154	225	70%
Home Preservation	300	0	5	17	22	7%
Total	3420	687	1287	789	2763	80%

Measure A1 Website Preview

Measure A1 Oversight Committee

November 18, 2021



ALAMEDA COUNTY
Community Development Agency



A1 Website Preview



MEASURE A1

2,974
UNITS SUPPORTED TO DATE - ALL PROGRAMS



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

ENG/ESP



OVERVIEW	RENTAL PROGRAMS	HOMEOWNERSHIP PROGRAMS	ADMINISTRATION OF A1	IMPACTS & RESOURCES
<ul style="list-style-type: none"> What is Measure A1? Progress Using the Measure A1 Reports Oversight of the A1 Bond Letters 	<ul style="list-style-type: none"> The Rental Development Fund The Aquisition and Opportunity program The Innovation Program 	<ul style="list-style-type: none"> The Downpayment Assistance Program The Home Preservation Loan Program The Home Ownership Development Program 		<ul style="list-style-type: none"> Project Summaries and Reports Stakeholder Profiles

ANNUAL REPORTS

- YTD 2020 - 2021
- YTD 2019 - 2020
- YTD 2018 - 2019
- YTD 2017 - 2018

Alameda County Community Development Agency Housing and Community Development

A1 Website Preview



MEASURE A1

2,974
UNITS SUPPORTED TO DATE - ALL PROGRAMS



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

ENG/ESP



OVERVIEW	RENTAL PROGRAMS	HOMEOWNERSHIP PROGRAMS	ADMINISTRATION OF A1	IMPACTS & RESOURCES
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Features:

- Dashboard graph of progress toward 3,800-unit goal
- Navigation to find data, programs, Oversight Committee, reports and documents
- Searchable
- Slider Annual Reports menu available on every page

A1 Website Preview

Progress to date



Total A1 Units Supported to date



Rental Development Commitments, Expenditures and Balance Available



Measure A1 Funding by Program



Features:

- 25+ key progress indicators
- Updated regularly
- Data representations parallel those found in annual reports

A1-Supported Affordable Units 2018-2019	
PRIORITIZED POPULATION	UNITS SUPPORTED
Homeless	800
Disabled - Physical, Mental, Developmental	97
HEAVYWEIGHTS	14
Re-Entry from Incarceration	0
Senior	34
Veteran	12
Transition-Aged Youth	0
Lower-Income Workforce	483
Families	0

A1 Website Preview Program Descriptions

DRY

Features:

- Succinct overviews of programs
- Linked to related data in the “Progress” tab

The Rental Development Fund

\$425m
Allocation

The goal of the Rental Housing Development Fund is to create and preserve affordable rental housing for very low, low, and moderate-income households and vulnerable populations throughout Alameda County. The Rental Housing Development Fund is the largest program of the Measure A1 Bond. It is divided into two allocations: the \$200 million “Regional Pool” allocation, distributed to development projects through competitive RFPs in four County regions, and \$225 million “Base City Allocations,” a portion of which is allocated to each city, as well as the unincorporated county, based on a formula that accounts for each city’s current and future housing need. The methodologies for both the Regional Pools and the Base City Allocations are described in more detail later in the Report. For more information on the amounts allocated, please see the Board-adopted Implementation plan.*

The rental program is guided by four principles of investment in projects.

The funds should:

- maximize leverage of other sources and produce the largest number of units possible
- prioritize projects that can compete well for State and Federal financing
- fund projects at a level to ensure viability for the life of the regulatory period
- fill a gap and not supplement other funding

In addition to the four principles above, the Board also adopted several key policy requirements when they placed Measure A1 on the ballot. First, 20% of all the funds should be targeted to households at 20% of Area Median Income. Second, all rental projects funded by the Bond must pay prevailing wage. These two overarching requirements of this program were meant to ensure that those most in need got access to housing, and that those who worked on the projects were paid a good wage. Additional key policies include flexibility of fund uses, a required financial contribution to each project from the city in which it is located, and a minimum affordability term of 55 years.

Who the fund serves

- Households with incomes at 30-60% AMI (in 2017, this was \$31,350 to \$62,700 for a household of 4)
- A minimum of 20% of housing units in each regional pool reserved for households with incomes at or below 20% AMI (in 2017, this was \$20,900 for a household of 4)
- Each supported project must serve at least one of these vulnerable populations:
 - Seniors
 - People experiencing homelessness
 - Low-income essential workers
 - Veterans
 - People with disabilities
 - Transition-aged youth
 - People returning from incarceration

How it works

Emphasis on Equity

- Geographic distribution of funds – Base City and Regional Pool
- Vulnerable populations
- Labor/local hire
- Many tools for a complex problem

During the program design period, the Board of Supervisors passed local hire requirements for all rental development projects and the requirement of a project labor agreement for all projects with 50 units or more. These labor elements are meant to provide good-paying jobs to local workers and encourage the recruitment and training of local workers in the construction trades.



A1 Website Preview Program Descriptions

The majority of units are expected to serve very low income households between 30-60% of AMI

The Innovation and Opportunity Fund

\$35m
Allocation

The Innovation and Opportunity Fund is divided into two funds:
The Acquisition and Opportunity Fund and The Innovation Fund.

The Acquisition and Opportunity Fund (\$25m)

The goal of the Acquisition and Opportunity Fund is to empower eligible nonprofit affordable housing developers to respond quickly to preserve and expand affordable housing and prevent displacement of low-income tenants. The program will preserve and expand affordable rental housing at the same income levels and serve the same target populations as the Rental Housing Development Fund. This fund will support affordable housing developers in responding quickly to opportunities in the housing market as they arise.

The Countywide program will provide over-the-counter, short-term predevelopment and site acquisition loans to pre-approved developers. A competitive RFQ was released in 2019 to select a program administrator for this fund. A contract for the recommended administrator is anticipated to be brought to the Board for consideration in 2021.

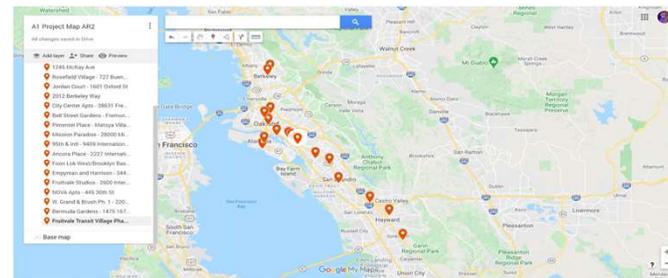
The Innovation Fund (\$10m)

HCD will develop an Innovation Fund to support innovations in addressing the need for affordable rental housing for the household income levels and target populations of the Measure A1 Rental Housing Development Fund. Possible programs might include board-and-care homes and accessory dwelling units. This program is in development stages.



Features:

- Succinct overviews of programs
- Linked to related data in the “Progress” tab



A1 Website Preview

Library of reports and documents



Lorem Ipsum

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Project Summaries | Reports | Infographics

Search Resources

Project Summaries

Reports

Infographics

Features:

- One-stop for A1 documents
- Program Summaries
- Annual Reports and Related A1 Reports

A1 Website Preview Library of reports and documents

OVERVIEW	RENTAL PROGRAMS	HOMEOWNERSHIP PROGRAMS	ADMINISTRATION OF A1	IMPACTS & RESOURCES
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Project Summaries | Reports | Infographics

Search Resources

Alameda Site A Family Apartments

Project Name	2014-15	2015-16	2016-17	2017-18	Total
Disability Access	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

Download

Estrella Vista - Olympia Place

Project Name	2014-15	2015-16	2016-17	2017-18	Total
Disability Access	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

Download

Camino 23

Project Name	2014-15	2015-16	2016-17	2017-18	Total
Disability Access	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

Download

- Features:
- Searchable by topic or by key word

Measure A1: Alameda Site A Family Apartments

IN CONSTRUCTION

Alameda Site A Family Apartments consists of 75 housing units with 62 units serving low-income families.

- 20 units are ADA accessible.

Project Name	2014-15	2015-16	2016-17	2017-18	Total
Disability Access	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

Measure A1: Estrella Vista - Olympia Place

COMPLETE

Estrella Vista consists of 87 housing units with 68 units serving low-income families.

- Five (5) units are reserved for households with HCV/AIDS.
- Seven (7) units are ADA accessible.

Project Name	2014-15	2015-16	2016-17	2017-18	Total
Disability Access	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

Measure A1: Camino 23

COMPLETE

Camino 23 consists of 37 housing units with 28 units serving low-income families.

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

Project Name	2014-15	2015-16	2016-17	2017-18	Total
Disability Access	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

ANNUAL REPORTS



Measure A1 Oversight Committee

November 18, 2021

39

A1 Website Preview Oversight Committee Calendar, Agendas, Documents and Governance

Features:

- Oversight Committee's electronic home base
- Agendas, bylaws, resolutions and related documents



Oversight of the A1 Bond

The Measure A1 Affordable Housing Bond question approved by voters includes three structures for transparency and oversight:

- A Citizens' Oversight Committee
- The creation and publication of annual reports
- The oversight of the Alameda County Board of Supervisors who approve all allocations of Bond funds and changes to implementation policies

Each of these structures is meant to ensure Measure A1 funds are used according to the will of the voters.

The Measure A1 Citizens' Oversight Committee (OC) is a volunteer body mandated by the Measure A1 Bond Measure and empowered by the Board of Supervisors to annually review past expenditures of A1 Bond funds for compliance with the ballot Measure.

The Oversight Committee is comprised of representatives from:

- Each Board of Supervisors district
- Residents of subsidized housing
- Faith communities
- East Bay housing organizations
- Alameda County Taxpayers' Association
- Alameda County City Managers Association
- The League of Women Voters of Alameda County
- The Alameda County Building and Construction Trades Council

Members serve staggered four-year terms. The Oversight Committee holds public quarterly meetings to review expenditures and the Measure A1 annual report. HCD supports this volunteer body by staffing to organize, create reports, and provide guidance.

The Measure A1 Oversight Committee was seated in January 2020. They hold regular public meetings to determine if Measure A1 expenditures are in compliance with the 2016 ballot measure. They have been responsible for the development of Measure A1 annual reports and this website with the support of HCD staff.

A1 Website Preview Oversight Committee Calendar, Agendas, Documents and Governance

Features:

- Oversight Committee's electronic home base
- Agendas, bylaws, resolutions and related documents



Oversight Committee Calendar and Agendas

2022 Regular Meetings

- January 22, 2022, [Agenda and attachments](#), [Annual Report](#), [Annual Report Appendicies](#), [Minutes](#)
- January 22, 2022, [Agenda and attachments](#), [Annual Report](#), [Annual Report Appendicies](#), [Minutes](#)
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- January 22, 2022, [Agenda and attachments](#), [Annual Report](#), [Annual Report Appendicies](#), [Minutes](#)

2021 Regular Meeting Calander

- January 22, 2021, [Agenda](#), [Minutes](#)

Committee Documents

[Committee Structure approved by the Board of Supervisors](#)

[A1 Oversight Committee By-Laws](#)

Public Comment

Measure A1 Oversight Committee

November 18, 2021



ALAMEDA COUNTY
Community Development Agency



Housing & Community Development

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

We will be back shortly.

Measure A1 Oversight Committee

Get Housing and Community Development updates by subscribing to our newsletter at:

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



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