



Alameda County
Community Development Agency
Housing and Community Development

Measure A1

Citizens' Oversight
Committee

May 27, 2021

We will begin shortly.



ALAMEDA COUNTY
Community Development Agency

AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
I.	<u>Calling Committee to Order</u>	Organization	Chair Okwelogu
II.	<u>Approval of 3/25/2021 Meeting Minutes</u>	Action	Chair Okwelogu
III.	<u>Oath of Office for New Member – Jason Gumataotao</u> Pending Board of Supervisors approval of nomination	Information	Melissa Rydman, Administrative Associate, Office of the Clerk, Alameda County Board of Supervisors
IV.	<u>Future Meetings</u> Approve the addition of Oversight Committee meeting on Thursday, June 24, 2021 at 9:30 a.m.	Action	Chair Okwelogu
V.	<u>Measure A1 news</u>	Information	Jennifer Pearce, Housing and Community Development Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
VI.	<u>Alameda County HCD news</u>	Information	Jennifer Pearce
VII.	<u>Rental Development Project Profile</u> Discussion of Measure A1 Rental Development project financing and development process	Information	Hilde Myall, Housing Finance Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
VIII.	<u>AC Boost Program Update</u> Discussion of Hello Housing's equity analysis of the initial AC Boost funding round	Information	Sarah Shimmin & Paxcelli Flores, Hello Housing
IX.	<u>Measure A1 Program 2018-2019 Annual Report Draft</u> Discussion of the Measure A1 Annual Report - program design, implementation and progress toward goals July 2018 through June 2019	Information	Jennifer Pearce
X.	<u>Public Comment for Items not on the Agenda</u>	Information	Chair Okwelogu

Oversight Committee Agenda

May 27, 2021

Roster of A1 Oversight Committee Members



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- ❑ Ndidi Okwelogu - Chairperson, District 5
- ❑ 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
- ❑ Kendra Roberts, Faith Community
- ❑ Mimi Rohr, District 4
- ❑ Rose Works, League of Women Voters, North County

Approval of Minutes from March 25, 2021

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May 27, 2021

Ndidi Okwelogu, Chairperson

Oath of Office for New Member

Jason Gumataotao

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May 27, 2021

Melissa Rydman
Office of the Clerk
Alameda County Board of Supervisors

Future Meetings

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Ndidi Okwelogu, Chairperson

- Action – Approve the addition of Oversight Committee meeting on Thursday, June 24, 2021 at 9:30 a.m.

May 27, 2021

Currently Scheduled
A1 Meetings:

July 22, 2021

September 23, 2021

November 18, 2021

Jennifer Pearce,

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

Measure A1 Updates

May 27, 2021

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Board of Supervisors May 18, 2021:

- Adoption of first Annual Report
- Approval of \$5,426,348 of Newark's Measure A1 Rental Base City funds for Timber Senior Housing.
 - Developer: Eden Housing Inc.
 - 72 units to low- and extremely low-income senior households.
- Approval of 8 full-time employees to support Measure A1 implementation

Jennifer Pearce,

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

Measure A1 Updates

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May 27, 2021

Program Updates:

- 4/30/21: Granite Ridge (Fremont) closed construction financing
 - 73 units, including homeless units
 - Measure A1 funding: \$9.7 million
 - Developer: Eden Housing

- 5/14/21: Irvington Senior (Fremont) groundbreaking ceremony
 - 90 units
 - Measure A1 funding: \$12.2 million
 - Developer: Allied/Abode

Program Updates (cont.):

- 5/18/21: Empyrean Towers (Oakland) reopening celebration
 - Renovation of existing residential hotel
 - 147 units, including homeless units and units for people with HIV/AIDs
 - Measure A1 funding: \$4.7 million
 - Developer: Resources for Community Development

- Mid-June: Fruitvale Transit Village II-B, (Oakland) anticipated construction closing
 - 181 units, including homeless units
 - A1 funding: \$16.2 million
 - Developer: Bridge Housing/Unity Council

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

Alameda County
Housing and Community
Development Updates

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Alameda County HCD News

Hilde Myall,
Housing and Community Development
Manager, HCD-CDA

Alameda County
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Rental Development Project Profile

Discussion of Measure A1 Rental Development project financing and development process

May 27, 2021

Measure A1: Empyrean & Harrison



Location: 344 13th St. and 1415 Harrison St., Oakland | District 3

COMPLETED

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

Applicant: City of Oakland | Developer: Resources for Community Development | Architect: Gelfand Partners

Measure A1 Base City:	\$0	Construction Start:	February 2019
Measure A1 Regional:	\$4,685,000	Projected Completion:	December 2020
Other County Funding:	HOPWA - \$165,000	Total Development Cost:	\$78,190,482
City Match:	\$9,151,014	Per Unit Cost:	\$533,030

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

Total Project Unit Mix Affordability Levels			
Income Level	Studio	1-Bd	Total Units
20% AMI	66		66
60% AMI	59	11	
80% AMI	10		
Manager		1	
Total	135	11	147

Total Project Unit by Target Population	Units
People with Disabilities	59
People with HIV/AIDS	14
Chronically Homeless Individuals	125
Lower Income Workforce	74
Total (overlapping populations)	147

Units @ 20% AMI:

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



Measure A1: Fruitvale Transit Village Phase IB



PRE-DEVELOPMENT

Fruitvale Transit Village Phase IIB consists of 181 housing units with 179 units serving lower income and chronically homeless individuals.

Location: 3500 E.12th Street, Oakland | District 3

Applicant: BRIDGE Housing Corporation & Unity Council | **Developer:** BRIDGE Housing Corporation & Unity Council | **Architect:** SVA Architects, Inc.

Measure A1 Base City:	\$0	Construction Start:	June 2021
Measure A1 Regional:	\$16,227,175	Projected Completion:	August 2023
Other County Funding:	\$0	Total Development Cost:	\$141,202,939
City Match:	\$9,579,000	Per Unit Cost:	\$704,388

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$16,227,175	11%
City of Oakland	\$9,579,000	7%
Freddie Tax-Exempt Loan	\$23,951,000	17%
HCD AHSC	\$20,000,000	14%
Capitalized Ground Rent Payment Loan	\$8,100,000	6%
HCD TOD Loan	\$5,000,000	4%
Sponsor Loan	\$2,500,000	2%
Deferred Developer Fee	\$1,500,000	1%
Limited Partner Equity	\$54,345,764	38%
Total Sources	\$141,202,939	100%

Total Project Unit Mix Affordability Levels					
Income Level	Studio	1-Bd	2-Bd	3-Bd	Total Units
20% AMI	28	18			46
50% AMI		11	12	6	29
60% AMI		38	36	20	94
80% AMI		4	4	2	10
Manager			2		2
Total	28	71	54	28	181

Total Project Unit by Target Population	Units
Chronically Homeless Individuals	46
Total	56

Units @ 20% AMI:
Forty-six (46) units are restricted to households with incomes at or below 20% Area Median Income.

Measure A1: Irvington Senior



Location: 4038 Irvington Ave, Fremont | District 1

IN CONSTRUCTION

Irvington Senior consists of 90 housing units with 89 units serving seniors (62+) lower income and homeless individuals.

Applicant: Allied Housing Inc. | Developer: Allied Housing Inc. | Architect: Herman Coliver Locus

Measure A1 Base City:	\$0	Construction Start:	April 2021
Measure A1 Regional:	\$12,200,000	Projected Completion:	October 2022
Other County Funding:	\$0	Total Development Cost:	\$65,549,178
City Match:	\$9,000,000	Per Unit Cost:	\$728,434

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$12,200,000	19%
State HCD NPLH	\$10,592,360	16%
City of Fremont Loan #1	\$6,200,000	9%
City of Fremont accrued interest during construction	\$166,258	<1%
General Partner Equity	\$1,000	<1%
Limited Partner	\$32,776,252	49%
City of Fremont Loan #2	\$2,800,000	4%
City of Fremont accrued interest during preconstruction	\$496,156	<1%
Total Sources	\$65,549,178	100%

Total Project Unit Mix Affordability Levels			
Income Level	1-Bd	2-Bd	Total Units
20% AMI	17	1	18
30% AMI	25	2	27
40% AMI	17	2	19
50% AMI	22	3	25
Manager		1	1
Total	81	9	90

Total Project Unit by Target Population	Units
Homeless and Low-Income Individuals	89
Total	90

Units @ 20% AMI:
Eighteen (18) units are restricted to households with incomes at or below 20% Area Median Income.

Measure A1: Granite Ridge

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IN CONSTRUCTION

Granite Ridge consists of 73 housing units with 72 units serving lower income individuals and families. The project will also serve homeless households.

Location: 37350 Sequoia Road, Fremont | District 1

Applicant: Eden Housing and City of Fremont | **Developer:** Eden Housing & For the Future Housing | **Architect:** Humphreys & Partners Architects LP

Measure A1 Base City:	\$4,621,067	Construction Start:	May 2021
Measure A1 Regional:	\$5,078,933	Projected Completion:	October 2022
Other County Funding:	\$0	Total Development Cost:	\$46,476,835
City Match:	\$7,500,000	Per Unit Cost:	\$636,669

Permanent Financing Sources	Amount	% of Total
Measure A1 Bond	\$9,700,000	21%
City of Fremont	\$7,500,000	16%
First Mortgage	\$3,900,000	8%
General Partner	\$200	<1%
Deferred Developer Fee	\$1,004,072	2%
Limited Partner Equity	\$24,372,563	52%
Total Sources	\$46,476,835	100%

Total Project Unit Mix Affordability Levels					Total Project Unit for Target Population	Units
Income Level	1-Bd	2-Bd	3-Bd	Total Units	Low Income Individuals & Families	72
20% AMI	5	5	5	15	Total	72
40% AMI	5	5	5	15	Units @ 20% AMI:	
50% AMI	11	6	4	21	Fifteen(15) units of the seventy-two (72) affordable units are restricted to households with incomes at or below 20% Area Median Income.	
60% AMI	11	5	5	21		
Manager		1		1		
Total	32	22	19	73		

Sarah Shimmin and Paxcelli Flores, Hello Housing

Alameda County
Housing and Community
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AC Boost Program Update

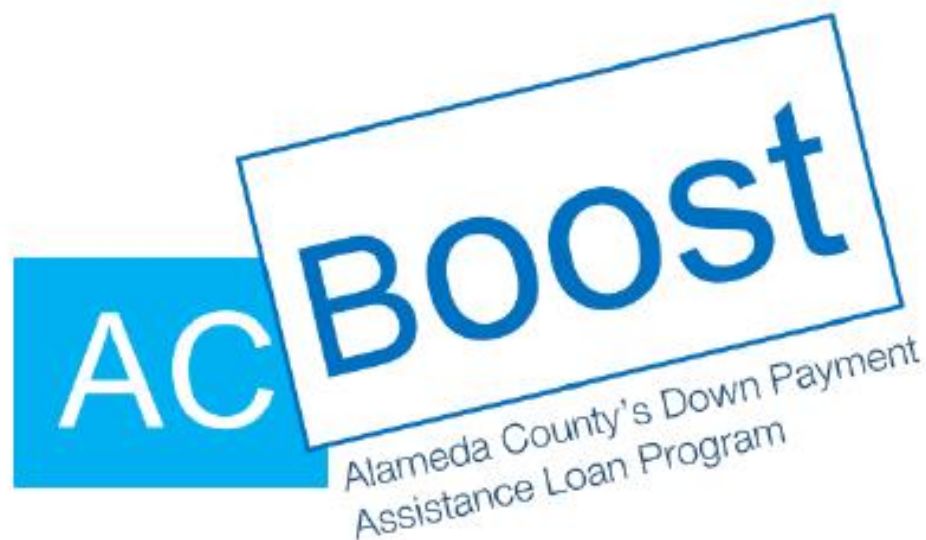
Discussion of Hello Housing's equity analysis of the initial AC Boost funding round

May 27, 2021

Measure A1 Oversight Committee

Measure A1 Down Payment Assistance Loan Program

May 27, 2021





Original Program Framework

The Alameda County Board of Supervisors adopted a policy framework in 2018 which drove the Program Design. The program was designed to:

- Assist **First Time Home Buyers** to purchase homes in Alameda County
- Serve households earning **≤120% AMI** (with ability to go up to 150% AMI)
- Include design features that:
 - encourage Alameda County residents to **purchase homes near work or transit** that takes them to work.
 - benefit former Alameda County residents that have been **displaced**.
 - benefit **educators** and **first responders** so they may live in the communities in which they work.
- Loan to be structured as a **shared appreciation, silent second mortgage**.

Included in the original program design:

- Tiered levels of assistance based on household income and market-based need
- Multilingual outreach and interpretation services
- Shared appreciation loan to balance wealth-building for individuals with long-term program sustainability
- Robust race data collection throughout the process.



Affirmative Marketing Strategies

Key marketing strategies included:

- Outreach to organizations with close ties to communities that include underrepresented homebuyers.
- Working with diverse realtors, lenders and housing counseling agencies that serve underrepresented homebuyers.
- Working with “connector” individuals and presenting at meetings to encourage meeting participants to become champions of the program.
- Media advertising based on audience demographics in multiple languages.



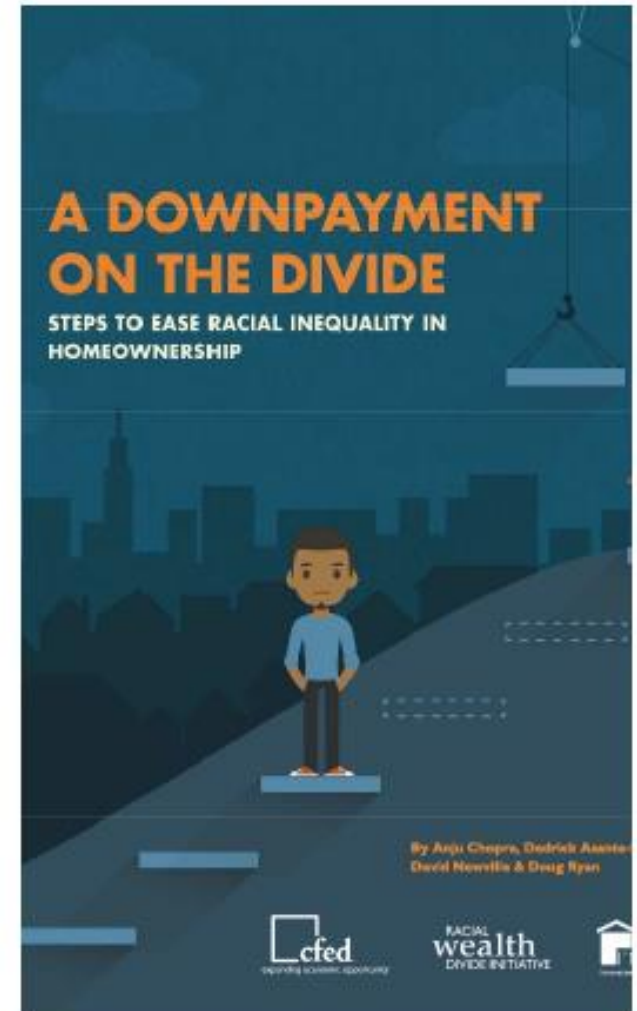


"Homeownership is the most significant step a family can take to build wealth, serving as a household's most valuable asset."

- A Downpayment on the Divide: Steps to Ease Racial Inequality in Homeownership

The Racial Wealth Gap

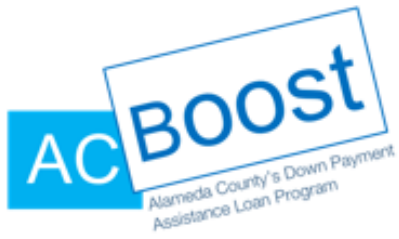
- Homeownership is one of the most significant contributors to the racial wealth divide in America.
- 2017 figures put the White homeownership rate at **71.9%**, while Black and Hispanic households have significantly lower rates at **41.3%** and **47%**, respectively, approximately 30 percentage points lower.
- Even more, while **34%** of White wealth is the result of homeownership, approximately **56%** of Black and Latino wealth comes from homeownership, underscoring the urgency of increasing access to homeownership in these communities.
- Statistics from A Downpayment on the Divide: Steps to Ease Racial Inequality in Homeownership





AC Boost Outcomes to Date





Measure A1 Funding at Work

Program launched March 2019;
Outcome Data as of March 2021

Measure A1 – Down Payment Assistance Loan Program
AC Boost – \$50 million of the total \$580 million in Measure A1

Closed Loans:	35.4% in 24 months	}	\$9.1 million
Funds Reserved:			\$6.85 million
Funds Remaining:			\$29.05 million*

*Expect remaining funds to be spent within the next three to four years



AC Boost by the Numbers

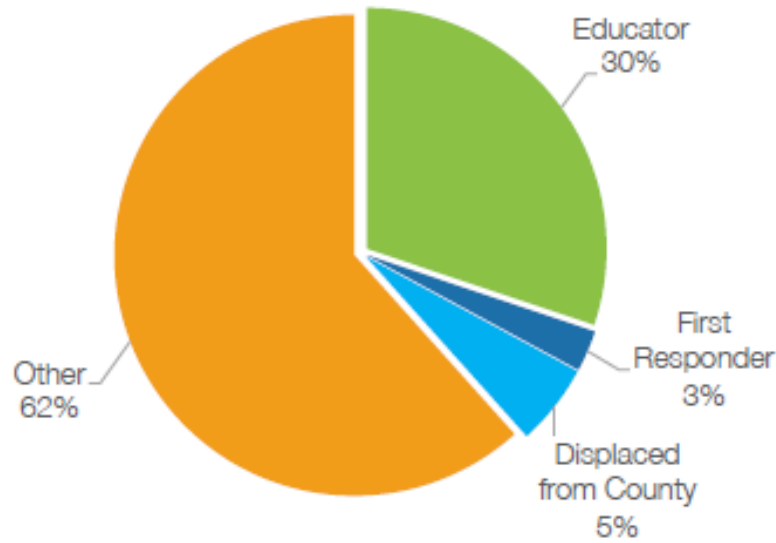
73 homes purchased as of March 2021

Key Statistics	Average	Median
AC Boost Loan Amounts	\$127,692	\$150,000
Household Size	2.56	2
Percent of Area Median Income	99.92%	99.18%
<i>Based on Median Household Size of 2</i>		\$94,568

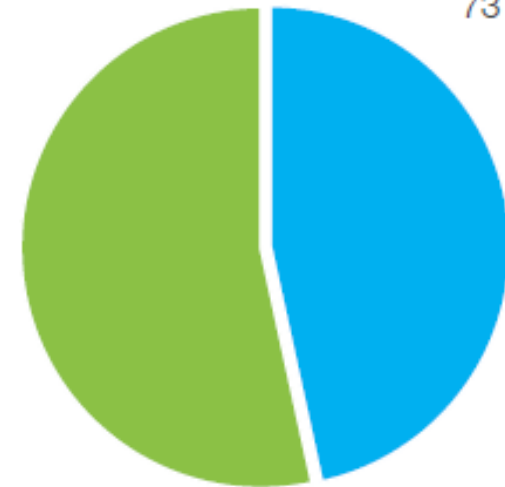
BOS-adopted program objective was to serve 120% AMI and below which is \$114,450 for household size of 2 in 2020.

Household Composition of Successful Purchasers

73 Households



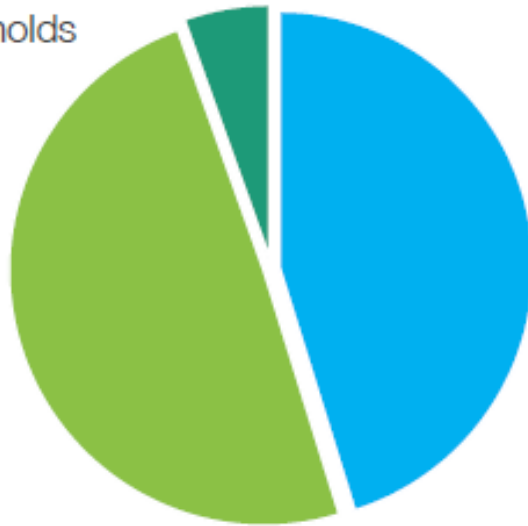
73 Households



- School-Aged Children at Home
- No School-Aged Children at Home

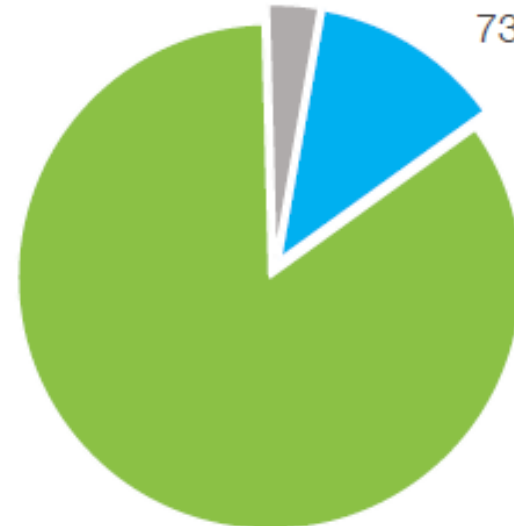
Household Composition of Successful Purchasers

73 Households



■ 101% - 120% AMI ■ 81% - 100% AMI ■ ≤ 80% AMI

73 Households



■ White ■ Non-White ■ Chose Not to Respond



Racial Breakdown Based by Income Band

Households earning between >100% to 120% AMI

33 households
81 people
Median HH Size = 2
Average HH Size = 2.5

101% - 120% AMI



Households earning between >80% to 100% AMI

36 households
92 people
Median HH Size = 2
Average HH Size = 2.45

81% - 100% AMI



Households earning ≤80% AMI

4 households
14 people
Median HH Size = 3
Average HH Size = 3.5

≤80% AMI



■ White ■ Non-White ■ Chose Not to Respond



Race composition by milestone in the AC Boost process *compared to Alameda County 2019 Data*

Race	Submitted Pre-Application*	Invited to Workshop	Attended Workshop	Submitted Application	Approved	Purchased	Compared to Alameda County General Population
Total Households	2294	1998	739	265	161	73	
Asian	22.2%	23.4%	27.8%	29.6%	33.8%	38.7%	32.3%
Black or African American	28.4%	27.1%	32.9%	19.6%	16.5%	16.1%	11.0%
White	11.8%	12.2%	9.3%	14.6%	17.1%	15.1%	30.6%
Multi-Racial	13.7%	13.5%	12.0%	13.0%	13.4%	14.5%	5.4%
Latinx	17.3%	17.2%	12.1%	10.7%	9.8%	12.4%	22.3%
American Indian	0.5%	0.4%	0.4%	0.3%	0.3%	0.0%	1.1%
Pacific Islander	0.5%	0.4%	0.4%	0.3%	0.3%	0.0%	0.9%
Chose Not to Respond	5.1%	5.3%	4.7%	12.1%	8.8%	3.2%	

*Race data reported at the individual level which includes 6162 household members.



Race composition by milestone in the AC Boost process

Multi-Racial Breakdown

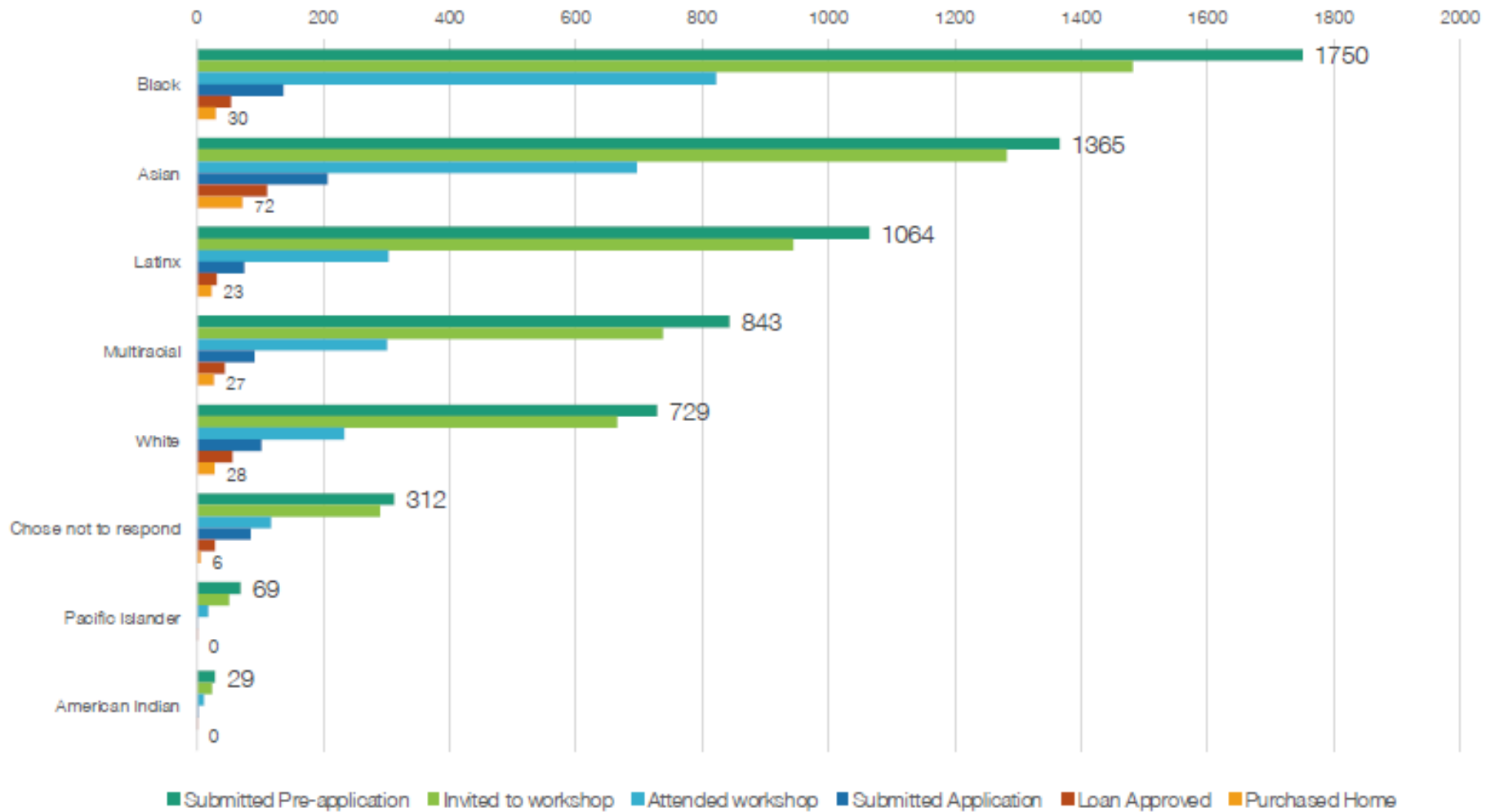
Multi-Racial Breakdown	Submitted Pre-Application	Invited to Workshop	Attended Workshop	Submitted Application	Approved	Purchased	Compared to Alameda County General Population
Total Households	2294	1998	739	265	161	73	
% of Household Members Who Identify as Multi-Racial	13.7%	13.5%	12.0%	13.0%	13.4%	14.5%	5.4%
Asian	38.6%	41.1%	38.5%	52.7%	70.5%	55.6%	
Black or African American	52.8%	53.2%	56.8%	44.0%	36.4%	37.0%	
White	34.0%	34.3%	30.9%	33.0%	36.4%	33.3%	
Latinx	51.6%	51.4%	53.8%	54.9%	61.4%	66.7%	
American Indian	26.3%	24.3%	25.9%	22.0%	20.5%	18.5%	
Pacific Islander	10.1%	9.9%	10.3%	6.6%	9.1%	7.4%	

*Total % at each milestone exceeds 100% because individuals identify as multiple races.



AC Boost Funnel by Race

By Household Members



Analysis performed with a goal of increasing the success rates for BIPOC households in Funding Cycle 2.

- Reviewed race data collected at key milestone of the initial Pre-Application.
 - The data suggests that marketing and outreach strategies were highly effective in reaching Black, Asian and Multi-Racial households, with room for improvement for reaching Latinx, American Indian and Pacific Islander households.
 - The data shows significant attrition for Black and Latinx households between attending a workshop and submitting a Full Application.
- Administered Survey to households who completed an initial Pre-Application and attended a workshop but did not submit a Full Application.
- Updated research into the racial wealth gap, disparities in homeownership rates by race, and potential policy solutions.
- Updated analysis of countywide home values, home supply, and necessary loan sizing to ensure AC Boost buyers have access to higher-opportunity neighborhoods.



Survey Results

A Program Improvement Survey was sent online to 473 pre-applicants and 97 responses were submitted, which is a 20.5% response rate.

Survey Response Rates by Race	Submitted Pre-Application	Responded to Survey
Black or African American	28.4%	36.92%
Latinx	17.3%	23.59%
White	11.8%	14.36%
Multiracial	13.7%	13.33%
Asian	22.2%	9.74%
Chose not to respond	.5%	0%
Pacific Islander	.5%	0%



Key Survey Findings

- 42% of respondents said they didn't have enough cash to cover a 3% down payment plus closing costs.
- 25% of respondents said they had enough cash to cover the required 1.5% down payment but didn't have friends or family who could gift them the remaining 1.5% required.
- 22% of respondents said they could cover the down payment but not closing costs.
- 48% of respondents said they weren't aware of closing costs until they began the full application process.
- 23% of respondents said that their income declined since they first submitted a Pre-Application.
- The average rating for how likely respondents were to apply for the program in the next funding cycle was **8 out of 10**.
- Applicants would benefit from having more time to submit their application, more assistance in putting together their application and more guidance in how to select a participating lender.



Policy Changes





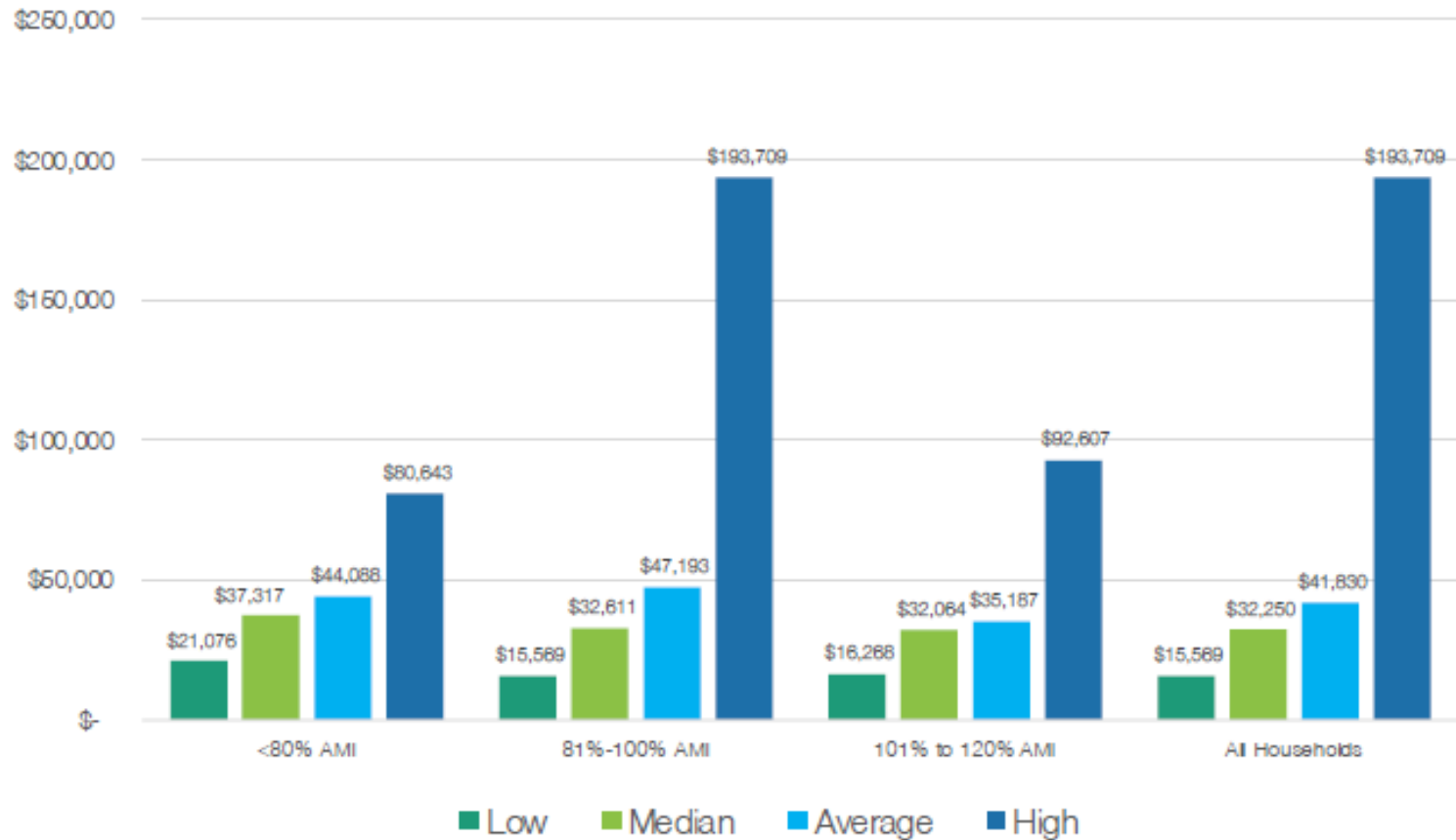
Changes to Policy

1. Reduction in the amount of cash savings households need to contribute in order to participate in the program.

- *The maximum combined loan-to-value ("CLTV") increased from 97% to 100% to reduce the Buyer's cash-to-close requirements. The required down payment can now range from 0-3% based on need.*
- *Seasoned funds are no longer required.*
- *The Buyer's contribution is required to cover closing costs which can come from gift funds, grants, lender credits and/or seller credits.*



Buyer's Cash Contribution Median and Average by AMI

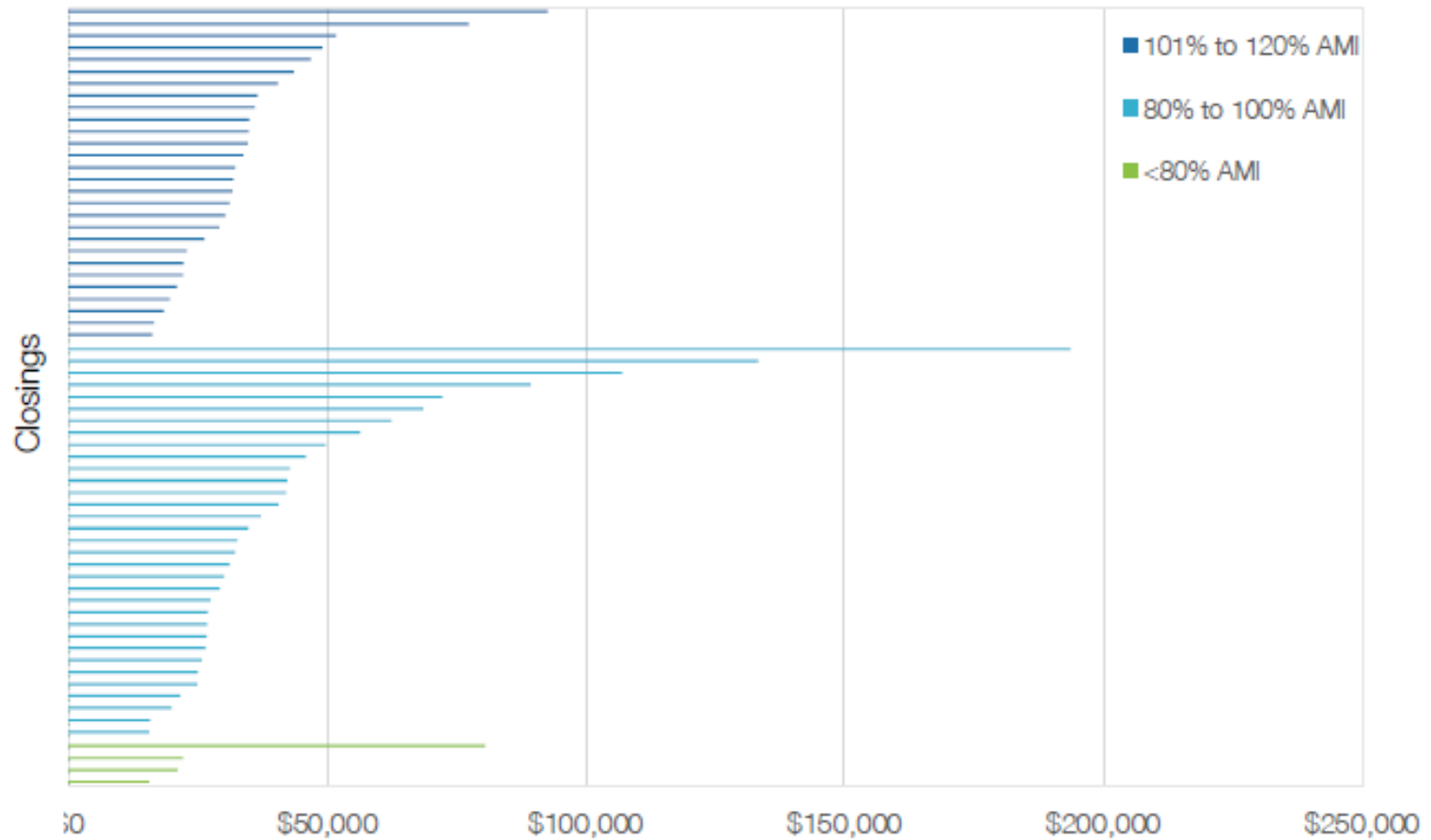


Based on 65 of 73 closed transactions as of March 1, 2021





Buyer's Cash Contribution All Households by AMI



Stated Assets Comparison by Race

Race	At Pre-Application		Successful Purchasers	
	Stated Average Assets	Stated Median Assets	Stated Average Assets	Stated Median Assets
Asian	\$38,962	\$22,000	\$34,282	\$21,000
White	\$35,176	\$17,000	\$40,042	\$25,000
Pacific Islander	\$34,651	\$10,000	n/a	n/a
Chose not to respond	\$30,670	\$12,000	28,438	\$21,500
Latinx	\$22,521	\$10,000	\$38,172	\$23,000
American Indian	\$22,337	\$ 6,000	n/a	n/a
Black or African American	\$20,852	\$ 7,825	\$18,721	\$20,000
Multiracial	\$20,670	\$ 9,000	38,732	\$40,000



Changes to Policy

2. Increase in the total down payment assistance available to help low- and moderate-income buyers find success.

- *Maximum AC Boost loan amount increased from \$100K to \$160K for households earning less than 120%*
- *Maximum AC Boost loan amount increased \$150K to \$210K for households earning less than 100%*
- *AC Boost is now allowed to layer with other subordinate down payment assistance programs*

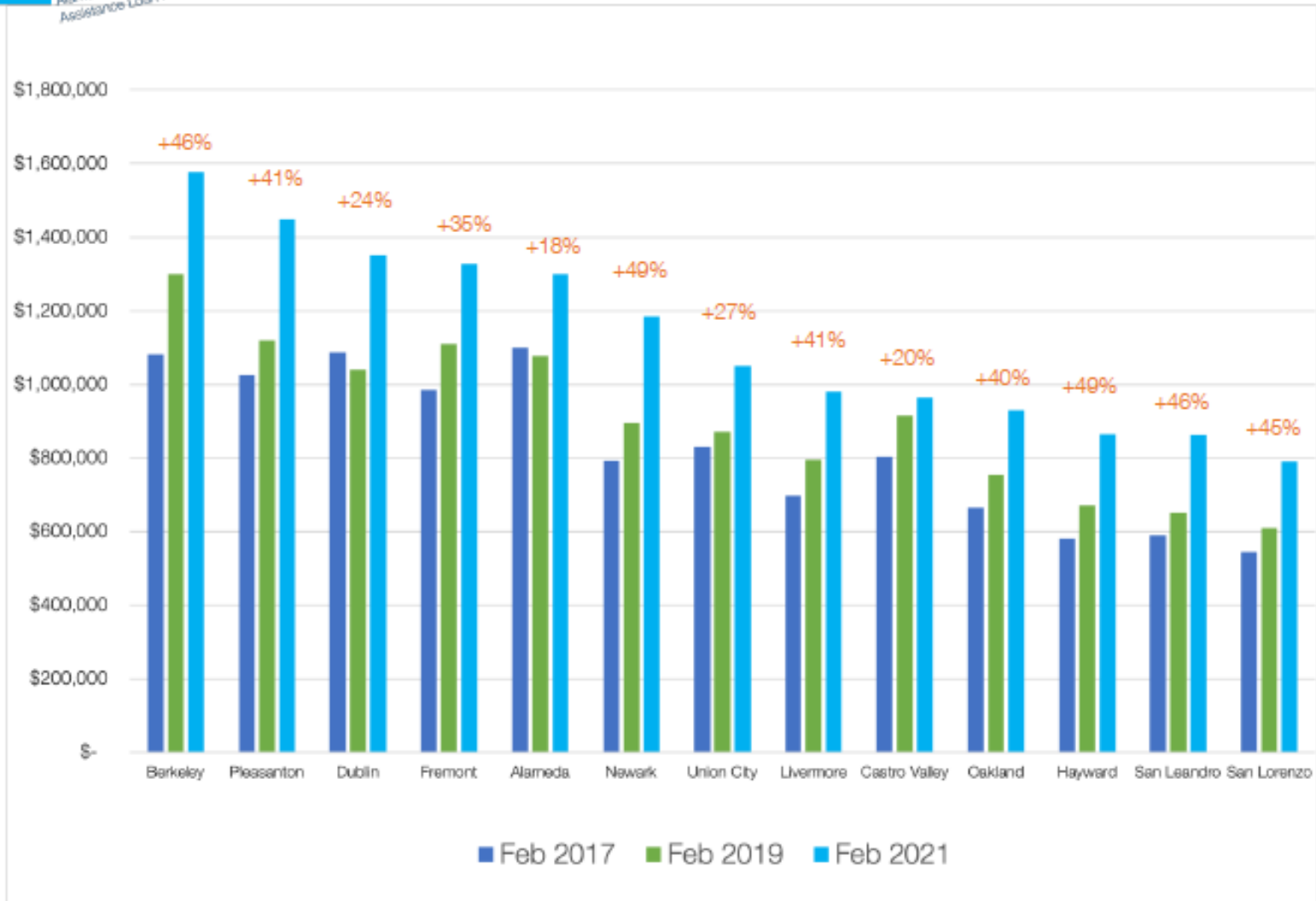


Home Purchase Prices to Date

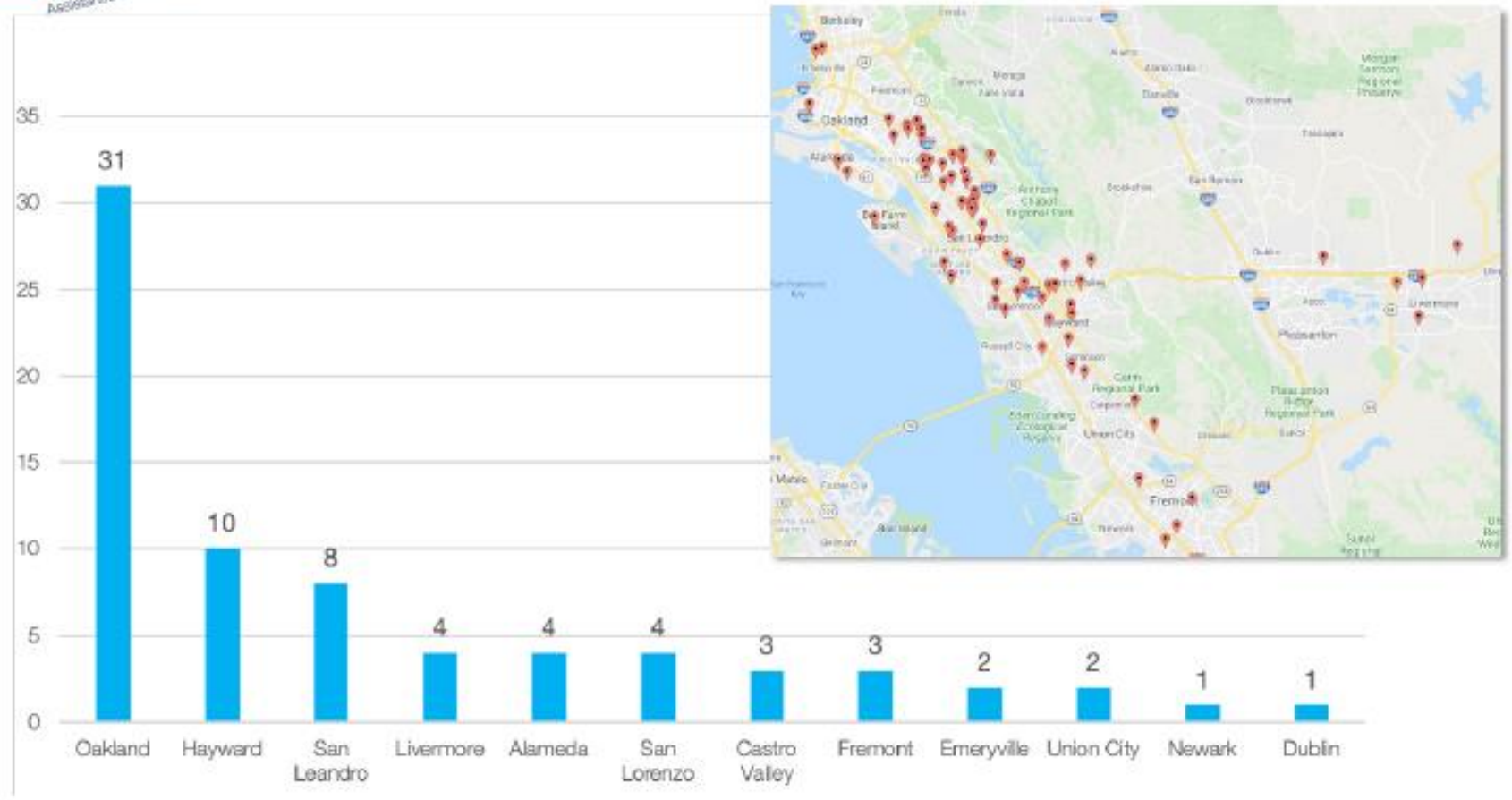
Purchase Prices	Condo	Single-Family
Lowest (BMR)	\$290,029	\$475,000
Lowest (Market Rate)	\$345,000	\$420,000
Median	\$455,000	\$542,500
Highest	\$695,000	\$860,000

Program launched March 2019;
Data as of March 2021

Growth in the Median Sales Price 2017 to 2021*



Locations of Purchased Homes*



* No purchases yet in Albany, Berkeley, Piedmont, and Pleasanton.



Changes to Key Drivers of Affordability

Affordability Comparison	120% Area Median Income		100% Area Median Income	
	2017	2020	2017	2020
Income Limit for Household Size of 4	\$ 125,289	\$ 143,050	\$ 97,400	\$ 119,200
% of Income Allowed for Housing Costs	35%	35%	35%	35%
Gross Income Available for Housing Costs	\$ 43,851	\$ 50,068	\$ 34,090	\$ 41,720
Less Property Taxes	9,650	12,719	7,416	10,525
Less Property Insurance	1,680	1,680	1,680	1,680
Funds Remaining for Debt Service (Annual)	32,521	35,668	24,994	29,515
Funds Remaining for Debt Service (Monthly)	2,710	2,972	2,083	2,460
Interest Rate Assumption	4.50%	3.00%	4.50%	3.00%
Mortgage Term (Fixed)	30 years	30 years	30 years	30 years
Affordable 1st Mortgage	\$ 534,872	\$ 705,011	\$ 411,068	\$ 583,387
Purchase Price (Assumes Buyer Down Payment of 3%)	\$ 551,414	\$ 726,815	\$ 423,761	\$ 601,430
Additional buying power attributed to lower interest rates only		\$ 82,027		\$ 63,041
Additional buying power attributed to higher AMI only		\$ 81,283		\$ 99,767
		\$ 163,310		\$ 162,808
Combined impact of Lower Interest Rates and Higher AMI Limit		\$ 175,401		\$ 177,649



Changes to Policy

3. Modification to income ratio requirements to ensure AC Boost can help Section 8 homeownership voucher holders find success in Alameda County.

- Waive AC Boost's 25% front-end ratio requirement for buyers who are Section 8 homeownership voucher recipients.



Changes to Process

1. Increase marketing & outreach to Latinx, American Indian and Pacific Islander buyers.
2. Provide applicants with more time and more support to complete their application.
3. Provide more support to applicants when choosing a Participating Lender.
4. Update the marketing and outreach plan to reflect the impact of COVID on outreach practices.
5. Continue, post-pandemic, to offer workshops by Zoom to accommodate the schedules of a diverse applicant pool and to minimize childcare-related barriers.
6. Provide approved buyers with additional time to get into a contract for a home.



Funding Cycle 2 Next Steps

- Pre-Application anticipated to launch in mid-June and will be open for 45 days
- Lottery anticipated in mid-August
- First application workshop anticipate in September
- Sign up for our Stay Connected newsletter to receive updates - www.hellohousing.org/stay_connected



Buyer Testimonial

“Owning a home in Oakland always seemed impossible. Thanks to the AC Boost program I was able to afford a home in the Oakland community where I teach. I can see my family creating loving memories in this home, spending holidays and birthdays together. Owning my own home is really a dream come true.”

-Zakiya Brooks, OUSD kindergarten teacher



Buyer Testimonial

"I was lucky to find a great job out of college. I made my student loan payments every month and paid down the rest of my debt. Even though I managed to save a decent amount towards a down payment, it was never enough to buy a home in the Bay Area. Like many others, I waited for prices to drop, but they only kept going up! Eventually I just gave up. Luckily, AC Boost came along and opened the door for people like me to own a home. I'm now confident that I'll be able to build wealth and stability for me and my son."

-Oscar, public agency employee



The Team

Hello Housing's AC Boost team is based at 1970 Broadway in Oakland (now working from home due to COVID-19).



Sarah Shimmin
Senior Program
Manager



Paxcelli Flores
Program Associate



Florence Szeto
Loan Underwriting and
Closing Specialist

If you have any questions or suggestions, please email our team at ACBoost@hellohousing.org or call (510) 500-8840.

Measure A1 Annual Report 2

June 2018-July 2019

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Jennifer Pearce,

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

May 27, 2021



Alameda County
Community Development Agency
Housing and Community Development

Measure A1 Reporting
Period 2 Highlights

July 2018 through June
2019

Measure A1 Oversight
Committee meeting

May 27, 2021



ALAMEDA COUNTY
Community Development Agency

Accomplishments FY18-19

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July 1, 2018 - June 30, 2019

- Supported 17 new multi-family affordable rental projects
 - 1,309 total affordable units
 - 514 prioritized for 20% AMI
- Launch of Regional Pool funding
- 15 rental development projects closed construction financing
- Launched AC Boost and Renew AC
- 5 new HCD staff hires
- 3 key systems – Elations, City Data Services and workforce monitoring

Report Outline

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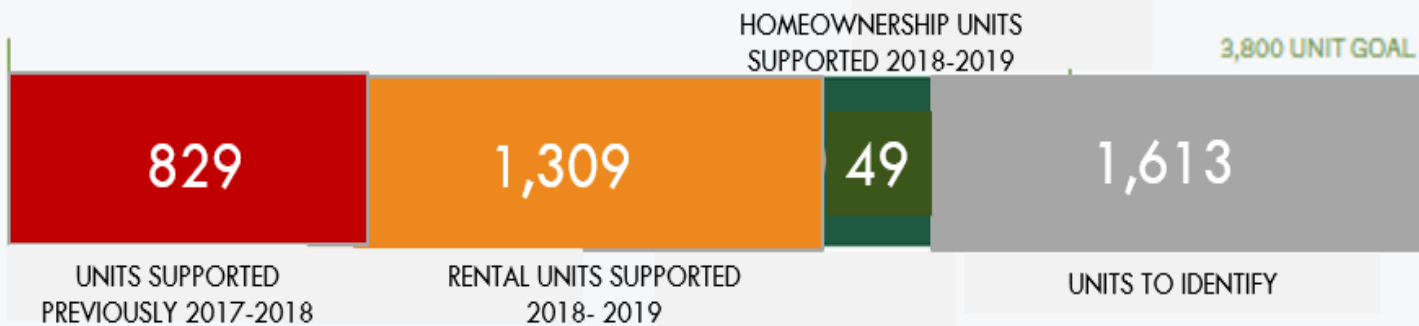
- Executive Summary
- Why Measure A1
- History of Housing in the Bay Area
 - Foundations of Housing Discrimination
- Rental Programs Made Possible by Measure A1
- Homeownership Programs Made Possible by Measure A1
- Administration

A1 Units through July 2019

2,187 of 3,800

UNITS SUPPORTED WITH MEASURE A1 FUNDS

JANUARY 2017 – JUNE 2019



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

3,800 units estimated based on \$150,000 per unit investment

Rental Development
Through July 2019

Base City
18 existing projects
Supported 5 projects

Regional Pool
Supported 12 new projects
Supported 5 projects
previously supported with
Base City

15 projects closed
construction financing

18 Rental
Projects from
1st Report –
All Base City

**5 Base City
Projects
Supported**

**18 Regional
Pool Projects
Supported**

Report 1

Report 2

Alameda Point Family
Aurora Apartments
Camino 23
Casa Arabella
Chestnut Square
Coliseum Connections
Coliseum Place
Corsair Flats
Embarc Apartments
Estrella Vista
Everett Commons
Grayson Apartments
Kottinger II
La Vereda
Monarch Homes
Oakland & The World
Parrott Street
Sunflower Hill

**95th & International
Bell Street Gardens
Berkeley Way
City Center Apartments
Rosefield Village**

**1245 McKay
Alameda Point Family*
Ancora Place
Berkeley Way*
Bermuda Gardens
Coliseum Place*
Embarc*
Empyrean & Harrison
Foon Lok West
Fruitvale Studios
Fruitvale Transit
Jordan Court
Matsya Village
Mission Paradise
NOVA Apartmentens
Parrott Street*
Rosefield Village*
West Grand & Brush**

* Projects supported with A1 funds previously

Units Prioritized – FY18-19



Prioritized Population	Units
Homeless	600
Disabled – Physical, Mental, Developmental	97
HIV/AIDS	14
Re-Entry from Incarceration	0
Senior	34
Veteran	12
Transition Aged Youth	0
Low-Income Workforce	483
Families	0

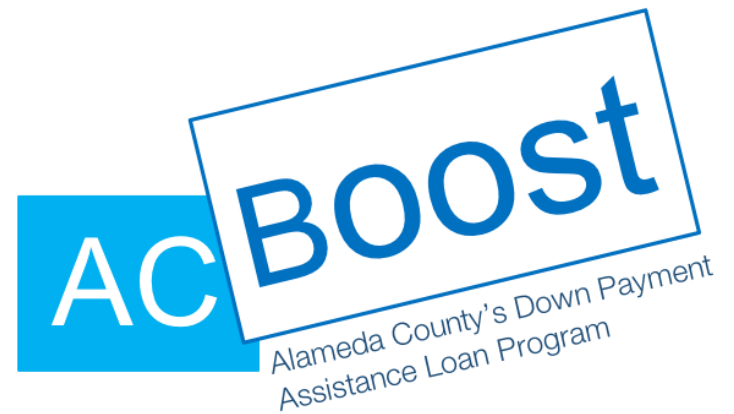
AC Boost (DALP) - FY18-19



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Reporting Period Outcomes

- 67 applications received, 46 approved
- **25 approved applicants purchased homes**
- \$3.2 million supported applicants from reporting period



Renew AC (HPLP) - FY18-19



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Reporting Period Outcomes

- 188 applications received
- 21 completed application
- 3 applications approved for work



Second Measure A1 Annual Report



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- Draft Report – text and graphics draft– May
- OC discussion meeting
May 27
- Report Presentation and Endorsement – June 24
OC meeting



We all belong in Alameda County



Measure A1 Annual Report 2

Questions?

Measure A1 Oversight
Committee meeting

March 25, 2021



ALAMEDA COUNTY
Community Development Agency

Alameda County
Community Development Agency
Housing and Community Development

Ndidi Okwelogu, Chairperson

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May 27, 2021

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

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

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

Recess

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May 27, 2021

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

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

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

November 2016 Election

Measure A1 Funding by Program

