



# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

Chris Bazar  
Agency Director

Agenda Item\_\_\_\_\_ February 5, 2019

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January 30, 2019

Honorable Board of Supervisors  
Administration Building  
Oakland, California 94612

Dear Board Members:

**SUBJECT: ADOPT FUNDING RESOLUTIONS FOR COMMITMENT OF MEASURE A1 HOUSING BOND RENTAL HOUSING DEVELOPMENT FUND REGIONAL POOL FUNDING TO EIGHTEEN AFFORDABLE HOUSING DEVELOPMENTS LOCATED IN THE CITIES OF ALAMEDA, BERKELEY, HAYWARD, OAKLAND, SAN LEANDRO, AND THE UNINCORPORATED COUNTY**

**RECOMMENDATION:**

Adopt eighteen separate resolutions, listed in Exhibit A, committing funds in the total amount of \$125,215,380 to rental housing developments under the Measure A1 Rental Housing Development Fund Regional Pool Allocation, to enable them to meet the requirements to apply for State funding programs and State and Federal Low Income Housing Tax Credits.

**DISCUSSION/SUMMARY:**

On November 7, 2017 your Board adopted the Measure A1 Implementation Policies for the Measure A1 Rental Housing Development Programs. The total allocation to this fund is \$425 million over the course of the Bond program and includes \$200 million for four Regional Pools and \$225 million for Base City Allocations per established formulas. The guiding principles for Measure A1 investment through this Fund are to produce the largest number of affordable units possible, maximize leverage, select feasible projects that can compete well for State and Federal funding, fund projects at a level to ensure viability for the life of the regulatory period, and ensure Measure A1 Bond funds fill a gap and do not supplant other funding

No funding from the Regional Pools has been committed to date. All of the Measure A1 Rental housing funding commitments previously approved by your Board are from the Base City Allocations of the cities where the projects are located. These Base City Allocation commitments total \$120,729,226. This letter presents recommendations for projects selected through the first Request for Proposals for Regional Pool funding.

Exhibit B shows the funds available to commit to projects in each of the four Measure A1 Rental Housing Development Fund Regional Pools. Exhibit C shows the funds

available in each Regional Pool, the recommended projects and funding amounts, and funds remaining in each Pool if your Board approves the recommendations. Exhibit D contains project summaries for each of the recommended projects.

The Community Development Agency's (CDA) Housing and Community Development Department (HCD) received 25 applications in response to the Request for Proposals for Regional Pool Allocations. Eighteen (18) applications were received for the North County Regional Pool: 2 in Berkeley and 16 in Oakland. Seven (7) applications were received for the Mid County Pool: 3 in Alameda, 2 in Hayward; 1 in San Leandro; and 1 in the Unincorporated County. No applications were received for the South or East County Regional Pools. Funds in those Pools will remain and another RFP will be issued at a to be determined later date. Of the 25 applications received, 18 projects are being recommended for approval.

The Measure A1 Rental Housing Development Fund policies require that 20% of total units in each funding pool be restricted for households with incomes at 20% of Area Median Income (AMI). The policy can be achieved with units designated for households with incomes at or below 20% AMI and/or units with Project-Based Section 8 Vouchers (PBVs) that provide preference to households at or below 20% AMI. The Regional Pool RFP required each project applying to meet this requirement.

The 18 recommended projects will have a total of 1,500 housing units, with 1,477 affordable units which include 443 units (29.5%) restricted to households at 20% AMI. Recommended projects in the North County Regional Pool have a total of 328 units at 20% AMI (33.7% of total units). Recommended projects in the Mid County Regional Pool have a total of 115 units at 20% AMI (21.8% of total units).

Overall, the 18 projects will include 534 units designated for homeless households, 140 units designated for people with disabilities, 19 units for people living with HIV/AIDS, 109 senior units, 89 veteran units, and 702 units for low-income households that are not restricted to a specified target population and so will be available to income-qualified households in general. The projects in the North County Region include 327 homeless units, 84 disabled units, 19 HIV/AIDS units, 34 senior units, 61 veteran units, and 452 non-targeted units for low-income households. The projects in the Mid County Region include 207 homeless units, 56 disabled units, 165 senior units, 28 veteran units, and 250 non-targeted units for low-income households. Note that target population units can sometimes be overlapping, for example there are senior units that are for homeless seniors.

### **SELECTION CRITERIA AND PROCESS:**

*Per the Implementation Policies adopted by your Board, projects for funding from the Regional Pools are selected through competitive Request for Proposals (RFP) processes administered by CDA/HCD.*

*On September 24, 2018, your Board's Health Committee approved the minimum threshold requirements and evaluation criteria to be included in the first RFP for Measure A1 Rental Housing Development Regional Pool funding. The thresholds and ranking criteria were designed to incentivize the development of units for extremely low income households and*

*permanent supportive housing units for the homeless, as well as to select developments that were the most financially feasible and ready to proceed to construction, in order to be competitive for other financing sources such as the State of California's Affordable Housing and Sustainable Communities Program (AHSC), No Place Like Home (NPLH), and the Low Income Housing Tax Credit (LIHTC) Program.*

*On October 1, 2018 HCD released the NOFA and RFP funding per the Implementation Policies adopted by your Board. Applications were due on November 13, 2018. Twenty-five (25) applications were received for Measure A1 Regional Pool funding, totaling \$213,593,105 in funding requests from the Regional Pools.*

*Applications were first assessed to determine whether projects met minimum threshold requirements. All applications met minimum thresholds. After that determination was made, the applications were reviewed by a County Selection Committee composed of three reviewers and assessed against the rating criteria in the RFP. The applications were then ranked by average total score on the rating criteria and placed into ranked order within the Regional Pool in which it was located. Exhibit C shows the four Regional Pools with the recommended projects listed in ranked order within each Pool.*

*Exhibit C contains a table which shows the funding available in each of the four Regional Pools, the recommended projects and funding amounts, and the remaining balance per Pool. As shown on Exhibit C, all funds available in the North County Regional Pool and the Mid-County Regional Pool have been committed, assuming approval by your Board of the recommended applications. An additional seven applications for funding from the North County Pool could not be recommended for funding due to lower ranking and there being no remaining funds; all 7 projects that are not being recommended for awards are located in Oakland.*

*Two (2) projects in the North County Regional Pool had tied scores. Those projects were the last that could be funded with the available funding in the North County Regional Pool and therefore, the recommended funding amounts were pro-rated and both projects are recommended for lower than their requested amounts. The same situation occurred for two projects in the Mid County Regional Pool; the recommended funding amounts were calculated by dividing a pro rata share of the available funding.*

*Notice of Intent letters were sent to applicants on December 28, 2018. The appeal process and schedule were included in the RFP and the Notice of Intent letters. The appeal basis was limited to the points awarded under the evaluation criteria. Appeals could not be based on subjective criteria and needed to contain a complete statement of the reasons and facts for the protest. Appeals also needed to refer to the specific portions of all documents that formed the basis for the appeal. Nine (9) appeals were received by the deadline of January 7, 2019 at 5:00 PM. The appeals were reviewed by the HCD Director, per the process outlined in the RFP. Appeals resulted in adjustments to scores in 8 cases and all developers who appealed at the HCD level were informed of their results. One applicant submitted an additional appeal to the Auditor-Controller. The Auditor's Office of Contract Compliance and Reporting reviewed the appeal and denied it in all respects.*

**FINANCING:**

Department ID 260351 was created for the Measure A1 Rental Housing Development Program. There is no additional Net County Cost as result of this action. Funds recommended under these resolutions are available from the first issuance of the Measure A1 bonds.

**VISION 2026 GOAL:**

The approval of these Resolutions meets the 10x goal pathway of **Eliminate Homelessness** in support of our shared vision of **Thriving and Resilient Populations** and **Safe and Livable Communities**.

Very truly yours,

DocuSigned by:  
  
Chris Bazar, Director  
09261053342947 A...  
Community Development Agency

Attachments:

- Exhibit A: List of Resolutions and Commitment Resolutions
- Exhibit B: Regional Pool Allocations
- Exhibit C: Recommended projects and funding amounts by Regional Pool
- Exhibit D: Project Summaries

cc: Susan Muranishi, County Administrator  
Melissa Wilk, Auditor Controller  
Donna R. Ziegler, County Counsel  
Andrea Weddle, Chief Assistant County Counsel  
Pat O'Connell, County Administrator's Office  
Melanie Atendido, County Administrator's Office  
Sandra Rivera, Community Development Agency



## EXHIBIT A

### LIST OF REGIONAL POOL ALLOCATION RESOLUTIONS FOR ADOPTION

1. Up to \$9,153,038 from the Mid County Regional Pool Allocation for the **Alameda Point Family** project located at 170 Coronado Avenue, Alameda developed by Eden Housing, Inc. for 69 units of affordable housing in Alameda;
2. Up to \$4,685,000 from the North County Regional Pool Allocation for the **Empyrean and Harrison** project located at 344 13<sup>th</sup> St. and 1415 Harrison St., Oakland, developed by Resources for Community Development for 146 units of affordable housing in Oakland;
3. Up to \$6,374,135 from the Mid County Regional Pool Allocation for the **Parrott Street Apartments** developed by Eden Housing, Inc. for 57 units of affordable housing in San Leandro;
4. Up to \$2,498,909 from the North County Regional Pool Allocation for the **Embank Apartments** project developed by Resources for Community Development for 61 units of affordable housing in Oakland;
5. Up to \$16,227,175 from the North County Regional Pool Allocation for the **Fruitvale Transit Village Phase IIB** project developed by BRIDGE Housing Corporation with Unity Council for 179 units of affordable housing in Oakland;
6. Up to \$9,698,000 from the North County Regional Pool Allocation for the **Brooklyn Basin Parcel A1** project developed by MidPen Housing Corporation for 129 units of affordable housing in Oakland;
7. Up to \$5,834,096 from the North County Regional Pool Allocation for the **1601 Oxford** project developed by Satellite Affordable Housing Associates for 34 units of affordable housing in Berkeley;
8. Up to \$7,398,421 from the North County Regional Pool Allocation for the **Coliseum Place** project developed by Resources for Community Development for 58 units of affordable housing in Oakland;
9. Up to \$6,162,839 from the North County Regional Pool Allocation for the **2012 Berkeley Way** project developed by BRIDGE Housing Corporation with Berkeley Food and Housing for 141 units of affordable housing in Berkeley;
10. Up to \$13,766,776 from the North County Regional Pool Allocation for the **NOVA Apartments** project developed by Affirmed Housing Group, Inc. for 56 units of affordable housing in Oakland;

11. Up to \$5,266,428 from the North County Regional Pool Allocation for the **West Grand and Brush** project developed by East Bay Asian Local Development Corporation (EBALDC) for 58 units of affordable housing in Oakland;
12. Up to \$5,370,606 from the North County Regional Pool Allocation for the **2227 INTL** project developed by Satellite Affordable Housing Associates for 76 units of affordable housing in Oakland;
13. Up to \$6,000,000 from the Mid County Regional Pool Allocation for the **Bermuda Gardens** project developed by Mercy Housing California for 79 units of affordable housing in Unincorporated Alameda County – Ashland;
14. Up to \$6,423,414 from the Mid County Regional Pool Allocation for the **Rosefield Village** project developed by the City of Alameda for 90 units of affordable housing in Alameda;
15. Up to \$5,353,400 from the Mid County Regional Pool Allocation for the **Matsya Villa** project developed by EAH Inc. for 56 units of affordable housing in Hayward;
16. Up to \$6,926,828 from the Mid County Regional Pool Allocation for the **1245 McKay Avenue** project developed by Mercy Housing California for 90 units of affordable housing in Alameda;
17. Up to \$4,592,006 from the Mid County Regional Pool Allocation for the **Mission Paradise** project development by EAH Inc. for 75 units of housing in Hayward; and
18. Up to \$3,484,309 from the North County Regional Pool Allocation for the **Fruitvale Studios** project developed by Allied Housing Inc. for 23 units of affordable housing in Oakland.

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO EDEN HOUSING, INC. FOR THE ALAMEDA POINT FAMILY AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF ALAMEDA AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$9,153,038

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Alameda Point Family Affordable Housing Project ("Project"), to be located at 170 Coronado Avenue in Alameda, California and developed by Eden Housing, Inc., meets the requirements of the RFP by proposing to provide affordable rental housing to 69 low-income households, 31 units for homeless and 38 units for lower-income workforce; and

**WHEREAS**, Eden Housing, Inc. has requested the use of up to \$9,153,038 (nine million, one hundred fifty-three thousand, thirty-eight dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Alameda Point Family affordable housing project and the City of Alameda has committed \$7,975,000 in City funding for the Alameda Point Family project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not

to exceed \$9,153,038 to Eden Housing, Inc. or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Alameda Point Family project located within the City of Alameda.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the Mid County Region of the Measure A1 Regional Pool Fund; (d) the successful completion of applicable environmental review; (e) the satisfactory completion of the Measure A1 Regional Pool application; (f) the satisfactory completion of a financial capacity review of Eden Housing, Inc. by the County's Housing and Community Development Department ("HCD"); (g) City of Alameda Council approval of the project; (h) HCD receipt of all financial commitments; (i) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (j) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require and the borrower will agree to provide appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the

Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 72.9% of the affordable units in Alameda Point Family Affordable Housing Project (51 affordable units out of 70 total units), thus expending 51 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and Eden Housing, Inc. or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$9,153,038.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

(CONTINUED ON NEXT PAGE)

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

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President, Board of Supervisors

ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_  
DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO RESOURCES FOR COMMUNITY DEVELOPMENT FOR THE EMPYREAN AND HARRISON AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF OAKLAND AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$4,685,000

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$73 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Empyrean and Harrison Affordable Housing Project ("Project"), to be located at 344 13<sup>th</sup> Street and 1415 Harrison Street in Oakland, California and developed by Resources for Community Development, a California nonprofit public benefit corporation, meets the requirements of the RFP by proposing to provide affordable rental housing to 146 low-income households, 66 units for homeless households, including 13 units for individuals living with AIDS/HIV, 74 units for lower-income workforce, 59 units for homeless households with special needs and disabilities, and 66 units at 20% of Area Median Income; and

**WHEREAS**, Resources for Community Development has requested the use of up to \$4,685,000 (four million, six hundred eighty-five thousand dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Empyrean and Harrison Affordable Housing Project and the City of Oakland has committed \$10,809,326 in City funding for the Empyrean and Harrison Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$4,685,000 to Resources for Community Development or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Empyrean and Harrison project located within the City of Oakland.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of Resources for Community Development by the County's Housing and Community Development Department ("HCD"); (f) City of Oakland Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible



alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 20.4% of the affordable units in Empyrean and Harrison Affordable Housing Project (30 affordable units out of 147 total units), thus expending 30 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and Resources for Community Development or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$4,685,000.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

\_\_\_\_\_  
President, Board of Supervisors

ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_  
DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

DocuSigned by:  
BY: Heather Littlejohn  
Heather Littlejohn  
Deputy County Counsel



**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT LOAN TO EDEN HOUSING, INC. FOR THE PARROTT STREET APARTMENTS AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF SAN LEANDRO AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$6,374,135

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Parrott Street Apartments Affordable Housing Project ("Project"), to be located at 1604 & 1642 San Leandro Boulevard in San Leandro, California and developed by Eden Housing, Inc., meets the requirements of the RFP by proposing to provide affordable rental housing to 57 low-income households, including 39 units for chronically homeless individuals, (25 units for veterans, 14 units for people with disabilities and at risk of chronic homelessness,) 3 non-homeless veteran units, 19 lower income workforce units, and 4 units at 20% of Area Median Income and 25 units at 30% Area Median Income with Section 811 Project Rental Assistance (PRA) vouchers and Veterans Affairs Supportive Housing (VASH) vouchers; and

**WHEREAS**, Eden Housing, Inc. has requested the use of up to \$6,374,135 (six million, three hundred seventy-four thousand, one hundred thirty-five dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Parrott Street Apartments affordable housing project and the City of San Leandro has committed \$1,000,000 in City funding for the Parrott Street Apartments Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$6,374,135 to Eden Housing, Inc. or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Parrott Street Apartments project located within the City of San Leandro.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the Mid County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of Eden Housing, Inc. by the County's Housing and Community Development Department ("HCD"); (f) City of San Leandro Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for

encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 100% of the affordable units in Parrott Street Apartments Affordable Housing Project (57 affordable units out of 57 total affordable units), thus expending 57 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and Eden Housing, Inc. or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$6,374,135.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

(CONTINUED ON NEXT PAGE)

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

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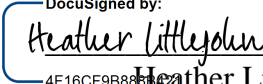
President, Board of Supervisors

ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

4F16CF9B88B1C21

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO RESOURCES FOR COMMUNITY DEVELOPMENT FOR THE EMBARK APARTMENTS AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF OAKLAND AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$2,498,909

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Embark Apartments Affordable Housing Project ("Project"), to be located at 2126 Martin Luther King Jr. Way in Oakland, California and developed by Resources for Community Development, a California nonprofit public benefit corporation, meets the requirements of the RFP by proposing to provide affordable rental housing to 61 low-income veteran households, including 16 units for chronically homeless veterans, 31 units for homeless veteran households and 7 units for veterans with disabilities and at risk of chronic homelessness; and

**WHEREAS**, Resources for Community Development has requested the use of up to \$2,498,909 (two million, four hundred ninety-eight thousand, nine hundred nine dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Embark Apartments Affordable Housing Project and the City of Oakland has committed in City funding \$4,734,200 for the Embark Apartments Affordable Housing Project.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$2,498,909 to Resources for Community Development or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Embark Apartments project located within the City of Oakland.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of Resource for Community Development by the County's Housing and Community Development Department ("HCD"); (f) City of Oakland Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for



encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 59.7% of the affordable units in Embark Apartments Affordable Housing Project (37 affordable units out of 62 total units), thus expending 37 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and Resources for Community Development or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$2,498,909.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

---

President, Board of Supervisors


ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO BRIDGE HOUSING CORPORATION WITH UNITY COUNCIL FOR THE FRUITVALE TRANSIT VILLAGE PHASE IIB AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF OAKLAND AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$16,227,175

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Fruitvale Transit Village Phase IIB Affordable Housing Project ("Project"), to be located at E. 12<sup>th</sup> Street and 35<sup>th</sup> Avenue in Oakland, California and developed by BRIDGE Housing Corporation with Unity Council, meets the requirements of the RFP by proposing to provide affordable rental housing to 179 low-income households, including 46 units for chronically homeless individuals, 133 units for lower-income workforce, and 46 units at 20% of Area Median Income with Section-8 Project Based Vouchers subsidy; and

**WHEREAS**, BRIDGE Housing Corporation with Unity Council has requested the use of up to \$16,227,175 (sixteen million, two hundred twenty-seven thousand, one hundred seventy-five dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Fruitvale Transit Village Phase IIB Affordable Housing Project and the City of Oakland has committed \$17,298,000 in City funding for the Fruitvale Transit Village Phase IIB Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$16,227,175 to BRIDGE Housing Corporation with Unity Council or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Fruitvale Transit Village Phase IIB project located within the City of Oakland.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of BRIDGE Housing Corporation and Unity Council by the County's Housing and Community Development Department ("HCD"); (f) City of Oakland Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible

alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 39.8% of the affordable units in Fruitvale Transit Village Phase IIB Affordable Housing Project (72 affordable units out of 181 total units), thus expending 72 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and BRIDGE Housing Corporation or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$16,227,175.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

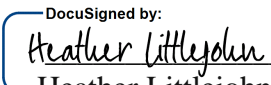
\_\_\_\_\_  
President, Board of Supervisors

ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO MIDPEN HOUSING CORPORATION FOR THE BROOKLYN BASIN PARCEL A1 AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF OAKLAND AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$9,698,000

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Brooklyn Basin Parcel A1 Affordable Housing Project ("Project"), to be located at 101 10<sup>th</sup> Avenue in Oakland, California and developed by MidPen Housing Corporation meets the requirements of the RFP by proposing to provide affordable rental housing to 129 low-income households, including 26 units for chronically homeless individuals; 26 units at 20% of Area Median Income, 26 units at 30% of Area Median Income with Section-8 Project Based Vouchers, and 77 units at 60% of Area Median Income; and

**WHEREAS**, MidPen Housing Corporation has requested the use of up to \$9,698,000 (nine million, six hundred ninety-eight thousand dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Brooklyn Basin Parcel A1 affordable housing project and the City of Oakland has committed \$32,919,700 for the project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$9,698,000 to MidPen Housing Corporation or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Brooklyn Basin Parcel A1 project located within the City of Oakland.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of MidPen Housing Corporation by the county's Housing and Community Development Department ("HCD"); (f) City of Oakland Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible

alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 40.0% of the affordable units in Brooklyn Basin Parcel A1 Affordable Housing Project (52 affordable units out of 130 total units), thus expending 52 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and MidPen Housing Corporation or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$9,698,000.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

(CONTINUED TO NEXT PAGE)

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

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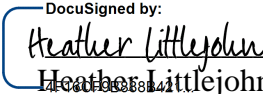
President, Board of Supervisors

ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_  
DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel



**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO SATELLITE AFFORDABLE HOUSING ASSOCIATES (SAHA) FOR THE 1601 OXFORD AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF BERKELEY AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$5,834,096

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the 1601 Oxford Affordable Housing Project ("Project"), to be located at 1601 Oxford in Berkeley, California and developed by Satellite Affordable Housing Associates (SAHA) meets the requirements of the RFP by proposing to provide affordable rental housing to 34 low-income households, including 7 units targeted towards homeless populations, 7 units at 20% of Area Median Income, and 5 units at 30% of Area Median Income; and

**WHEREAS**, SAHA has requested the use of up to \$5,834,096 (five million, eight hundred thirty four thousand, ninety-six dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the 1601 Oxford Street Affordable Housing Project and the City of Berkeley has committed \$6,025,000 in City funding for the 1601 Oxford Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$5,834,096 to SAHA or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the 1601 Oxford project located within the City of Berkeley.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of SAHA by the County's Housing and Community Development Department ("HCD"); (f) City of Berkeley Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 97.1% of the affordable units in 1601 Oxford Affordable Housing Project (34 affordable units out of 35 total units), thus expending 34 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and SAHA or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$5,834,096.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

\_\_\_\_\_  
President, Board of Supervisors

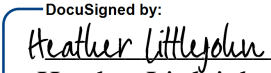
ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMENANT FINANCING LOAN TO RESOURCES FOR COMMUNITY DEVELOPMENT FOR THE COLISEUM PLACE AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF OAKLAND AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$7,398,421

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Coliseum Place Affordable Housing Project ("Project"), to be located at 905 72<sup>nd</sup> Avenue in Oakland, California and developed by Resources for Community Development, a California nonprofit public benefit corporation, meets the requirements of the RFP by proposing to provide affordable rental housing to 58 low-income households, including 12 units serving Homeless Populations and 6 units serving people living with AIDS/HIV, 12 units at 20% of Area Median Income, and 13 units at 30% of Area Median Income; and

**WHEREAS**, Resources for Community Development has requested the use of up to \$7,398,421 (seven million, three hundred ninety-eight thousand, four hundred twenty-one dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Coliseum Place Affordable Housing Project and the City of Oakland has committed \$8,701,300 in City funding for the Coliseum Place Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$7,398,421 to Resources for Community Development or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Coliseum Place project located within the City of Oakland.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of Resources for Community Development by the county's Housing and Community Development Department ("HCD"); (f) City of Oakland Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible

alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 98.3% of the affordable units in Coliseum Place Affordable Housing Project (58 affordable units out of 59 total units), thus expending 58 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and Resources for Community Development or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$7,398,421.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

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President, Board of Supervisors


ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO BRIDGE HOUSING CORPORATION WITH BERKELEY FOOD AND HOUSING PROJECT, INC. FOR THE 2012 BERKELEY WAY AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF BERKELEY AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$6,162,839

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the 2012 Berkeley Way Affordable Housing Project ("Project"), to be located at 2012 Berkeley Way in Berkeley, California and developed by BRIDGE Housing Corporation with Berkeley Food and Housing Project, Inc. meets the requirements of the RFP by proposing to provide affordable rental housing to 141 low-income households, including 53 units targeted towards homeless populations and 53 units at 20% of Area Median Income, as well as 44 temporary beds, comprised of 32 shelter beds for homeless adult men and 12 transitional housing beds for homeless veterans; and

**WHEREAS**, BRIDGE Housing Corporation with Berkeley Food and Housing Project, Inc. has requested the use of up to \$6,162,839 (six million one hundred sixty two thousand eight hundred thirty nine dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds as well as \$13,525,338 allocated through Berkeley's Measure A1 Base City Allocation, and authorized by a separate resolution, for the 2012 Berkeley Way Affordable Housing Project, and the City of Berkeley has committed \$37,277,548 in City funding for the 2012 Berkeley Way Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$6,162,839 to BRIDGE Housing Corporation with Berkeley Food and Housing Project, Inc. or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the 2012 Berkeley Way project located within the City of Berkeley.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of BRIDGE Housing Corporation and Berkeley Food and Housing Project, Inc. by the County's Housing and Community Development Department ("HCD"); (f) City of Berkeley Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require and the borrower will agree to provide appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.



**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 7.** The County will restrict the affordability of 99.3% of the affordable units in 2012 Berkeley Way Affordable Housing Project (141 affordable units out of 142 total permanent units), thus expending 141 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and BRIDGE Housing Corporation or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$6,162,839.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

(CONTINUED ON NEXT PAGE)

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:


\_\_\_\_\_  
President, Board of Supervisors

ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_  
DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO AFFIRMED HOUSING GROUP, INC. FOR THE NOVA APARTMENTS AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF OAKLAND AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$13,766,776

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Nova Apartments Affordable Housing Project ("Project"), to be located at 445 30<sup>th</sup> Street in Oakland, California and developed by Affirmed Housing Group, Inc. meets the requirements of the RFP by proposing to provide affordable rental housing to 56 low-income households, including 56 units for homeless individuals at 20% of Area Median Income; and

**WHEREAS**, Affirmed Housing Group, Inc. has requested the use of up to \$13,766,776 (thirteen million, seven hundred sixty-six thousand, seven hundred seventy-six dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Nova Apartments Affordable Housing Project and the City of Oakland has committed \$4,946,205 in City funding for the Nova Apartments Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a loan in an amount not to exceed

\$13,766,776 to Affirmed Housing Group, Inc. or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Nova Apartments project located within the City of Oakland.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of Affirmed Housing Group, Inc. by the County's Housing and Community Development Department ("HCD"); (f) City of Oakland Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the

Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 98.2% of the affordable units in Nova Apartments Affordable Housing Project (56 affordable units out of 57 total units), thus expending 56 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and Affirmed Housing Group, Inc. or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$13,766,776.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

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President, Board of Supervisors

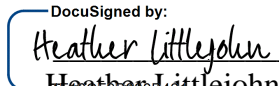
ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION (EBALDC) FOR THE WEST GRAND & BRUSH AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF OAKLAND AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$5,266,428

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the West Grand & Brush Affordable Housing Project ("Project"), to be located at 2201 Brush Street in Oakland, California and developed by East Bay Asian Local Development Corporation (EBALDC) meets the requirements of the RFP by proposing to provide affordable rental housing to 58 low-income households, including 28 units targeted towards homeless populations and 28 units at 20% of Area Median Income and 4 units at 30% Area Median Income; and

**WHEREAS**, EBALDC has been recommended the use of up to \$5,266,428 (Five million, two hundred sixty-six thousand, four hundred twenty-eight dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the West Grand & Brush Affordable Housing Project and the City of Oakland has committed \$1,700,000 in City funding for the West Grand & Brush Affordable Housing Project.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$5,266,428 to EBALDC or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the West Grand & Brush project located within the City of Oakland.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of EBALDC by the county's Housing and Community Development Department ("HCD"); (f) City of Oakland Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, completed NEPA documentation that has been approved by the City. The borrower will also submit as evidence of NEPA review completion, an Authority to Use Grant Funds (AUGF) letter awarded to the project by HUD in connection with its Project Based Vouchers allocation from the Oakland Housing Authority.

**Section 5.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 6.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 7.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 8.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 9.** The County will restrict the affordability of 98.3% of the affordable units in West Grand & Brush Affordable Housing Project (58 affordable units out of 59 total units), thus expending 58 units of the County's 8,500 units of Article 34 authority.

**Section 10.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and EBALDC or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$5,266,428.

**Section 11.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

(CONTINUED ON NEXT PAGE)



The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

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President, Board of Supervisors

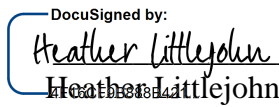
ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_  
DEPUTY

APPROVED AS TO FORM:

DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO SATELLITE AFFORDABLE HOUSING ASSOCIATES (SAHA) FOR THE 2227 INTL AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF OAKLAND AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$5,370,606

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the 2227 INTL Affordable Housing Project ("Project"), to be located at 2227-2257 International Boulevard in Oakland, California and developed by Satellite AHA Development, Inc. meets the requirements of the RFP by proposing to provide affordable rental housing to 76 low-income households, including 15 units targeted towards homeless populations at 20% of Area Median Income, 16 units at 30% of Area Median Income, 23 units at 50% of Area Median Income, and 22 units at 60% of Area Median Income; and

**WHEREAS**, SAHA has been recommended the use of up to \$5,370,606 (five million, three hundred seventy thousand, six hundred six dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the 2227 INTL Affordable Housing Project and the City of Oakland has committed \$3,500,000 in City funding for the 2227-2257 International Blvd Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$5,370,606 to SAHA or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the 2227 INTL project located within the City of Oakland.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the North County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of SAHA by the County's Housing and Community Development Department ("HCD"); (f) City of Oakland Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions,

but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 76.6% of the affordable units in 2227 INTL Affordable Housing Project (59 affordable units out of 77 total units), thus expending 59 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and SAHA or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$5,370,606.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

\_\_\_\_\_  
President, Board of Supervisors

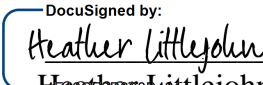
ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO MERCY HOUSING CALIFORNIA FOR THE BERMUDA GARDENS AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN UNINCORPORATED ALAMEDA COUNTY AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$6,000,000

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Bermuda Gardens Affordable Housing Project ("Project"), to be located at 1475 167<sup>th</sup> Avenue in Unincorporated Alameda County and developed by Mercy Housing California 83, L.P. meets the requirements of the RFP by proposing to provide affordable rental housing to 79 low-income households, including 20 units targeted towards homeless populations, 16 units at 20% of Area Median Income, and 4 units at 30% of Area Median Income; and

**WHEREAS**, Mercy Housing California has requested the use of up to \$6,000,000 (six million dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Bermuda Gardens Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$6,000,000 to Mercy Housing California or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Bermuda Gardens project located within Unincorporated Alameda County.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the Mid County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of Mercy Housing California by the county's Housing and Community Development Department ("HCD"); (f) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the

Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 98.8% of the affordable units in Bermuda Gardens Affordable Housing Project (79 affordable units out of 80 total units), thus expending 79 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and Mercy Housing California or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$6,000,000.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

\_\_\_\_\_  
President, Board of Supervisors

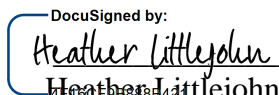
ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO THE CITY OF ALAMEDA FOR THE ROSEFIELD VILLAGE AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF ALAMEDA AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$6,423,414

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Rosefield Village Affordable Housing Project ("Project"), to be located at 727 Buena Vista Avenue in the City of Alameda, California and developed by the City of Alameda meets the requirements of the RFP by proposing to provide affordable rental housing to 90 low-income households, including 18 units at 20% of Area Median Income and 10 units at 30% of Area Median Income; and

**WHEREAS**, the City of Alameda has requested the use of up to \$6,423,414 (six million, four hundred twenty-three thousand, four hundred fourteen dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Rosefield Village Affordable Housing Project and the City of Alameda Housing Authority has committed \$24,006,680 in City funding for the Rosefield Village Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not



to exceed \$6,423,414 to the City of Alameda or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Rosefield Village project located within the City of Alameda.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the Mid Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of the City of Alameda by the County's Housing and Community Development Department ("HCD"); (f) City of Alameda Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the

Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 93.4% of the affordable units in Rosefield Village Affordable Housing Project (85 affordable units out of 91 total units), thus expending 85 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and the City of Alameda or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$6,423,414.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

\_\_\_\_\_  
President, Board of Supervisors

ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_  
DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

DocuSigned by:  
BY: Heather Littlejohn  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO EAH INC. FOR THE MATSYA VILLA AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF HAYWARD AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$5,353,400

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Matsya Villa Affordable Housing Project ("Project"), to be located at 22647 2<sup>nd</sup> Street in Hayward, California and developed by EAH Inc. meets the requirements of the RFP by proposing to provide affordable rental housing to 56 low-income households, including 12 units for homeless individuals, and 12 units at 20% of Area Median Income and 4 units at 30% of Area Median Income; and

**WHEREAS**, EAH Inc. has requested the use of up to \$5,353,400 (five million, three hundred fifty-three thousand, four hundred dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Matsya Villa Affordable Housing Project and the City of Hayward has committed \$2,000,000 in City funding for the Matsya Villa Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$5,353,400 to EAH Inc. or to an affiliate entity created for the purpose of developing

this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Matsya Villa project located within the City of Hayward.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the Mid Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of EAH Inc. by the County's Housing and Community Development Department ("HCD"); (f) City of Hayward Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best

interests of the County.

**Section 8.** The County will restrict the affordability of 98.2% of the affordable units in Matsya Villa Affordable Housing Project (56 affordable units out of 57 total units), thus expending 56 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and EAH Inc. or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$5,353,400.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

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President, Board of Supervisors

ATTEST:


ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:

DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO MERCY HOUSING CALIFORNIA FOR THE 1245 MCKAY AVENUE AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF ALAMEDA AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$6,926,828

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the 1245 McKay Avenue Affordable Housing Project ("Project"), to be located at 1245 McKay Avenue in the City of Alameda, California and developed by Mercy Housing California 83, L.P. meets the requirements of the RFP by proposing to provide affordable rental housing to 90 low-income homeless households, including 36 units at 20% of Area Median Income, 36 units at 30% Area Median Income, and 18 units at 50% of Area Median Income; and

**WHEREAS**, Mercy Housing California has been recommended the use of up to \$6,926,828 (six million, nine hundred twenty-six thousand, eight hundred twenty-eight dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the 1245 McKay Avenue Affordable Housing Project and the City of Alameda has committed \$150,000 in City funding for the 1245 McKay Avenue Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$6,926,828 to Mercy Housing California or to an affiliate entity created for the purpose of developing this project and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the 1245 McKay Avenue project located within the City of Alameda.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the Mid County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of Mercy Housing California by the County's Housing and Community Development Department ("HCD"); (f) City of Alameda Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions,

but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 98.9% of the affordable units in 1245 McKay Avenue Affordable Housing Project (90 affordable units out of 91 total units), thus expending 90 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and Mercy Housing California or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$6,926,828.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

---

President, Board of Supervisors

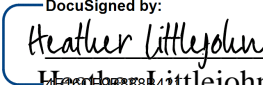
ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel



**RESOLUTION NO. R-2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO EAH INC. FOR THE MISSION PARADISE AFFORDABLE HOUSING PROJECT TO BE LOCATED WITHIN THE CITY OF HAYWARD AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$4,592,006

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Mission Paradise Affordable Housing Project ("Project"), to be located at 28000 Mission Boulevard in Hayward, California and developed by EAH Inc. meets the requirements of the RFP by proposing to provide affordable rental housing to 75 low-income households, including 15 units for homeless individuals, and 15 units at 20% of Area Median Income; and

**WHEREAS**, EAH Inc. has been recommended the use of up to \$4,592,006 (four million, five hundred ninety-two thousand, six dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Mission Paradise Affordable Housing Project and the City of Hayward has committed \$2,500,000 in City funding for the Mission Paradise Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$4,592,006 to EAH Inc. or to an affiliate entity created for the purpose of developing this project

and qualifying for Federal Low-Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Mission Paradise project located within the City of Hayward.

**Section 2.** Loan funds shall be apportioned from the total amount allocated to the region where the Project is located in the Measure A1 Regional Pool, and disbursement of funds shall be contingent upon (a) the issuance of one or more series of Measure A1 bonds, (b) the availability of sufficient Measure A1 bond fund proceeds, including the availability of sufficient funds allocated to the Mid County Region of the Measure A1 Regional Pool Fund; (c) the successful completion of applicable environmental review; (d) the satisfactory completion of the Measure A1 Regional Pool application; (e) the satisfactory completion of a financial capacity review of EAH Inc. by the County's Housing and Community Development Department ("HCD"); (f) City of Hayward Council approval of the project; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized and is available for the Project; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the county and the project.

**Section 4.** As a condition of the loan, the County will require, and the borrower will agree to provide, appropriate restrictions on project occupancy, rent levels and operations that will be recorded against Project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient, within her discretion, within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the Project property to a lien for encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination, is not reasonably available, (b) the County's investment in the Project in the event of default is reasonably protected, and (c) subordination is in the best

interests of the County.

**Section 8.** The County will restrict the affordability of 53.9% of the affordable units in Mission Paradise Affordable Housing Project (41 affordable units out of 76 total units), thus expending 41 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors prior to funding the loan for authorization of the contract between the County and EAH Inc. or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$4,592,006.

**Section 10.** The Board hereby authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution, the Affordable Housing Program, and the basic purpose of Measure A1.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

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President, Board of Supervisors

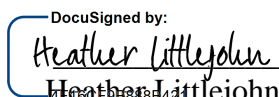
ATTEST:

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD

By: \_\_\_\_\_

DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

**RESOLUTION NO. 2019-\_\_**

A RESOLUTION AUTHORIZING A PERMANENT FINANCING LOAN TO ALLIED HOUSING INC. FOR THE FRUITVALE STUDIOS AS MEASURE A1 RENTAL HOUSING DEVELOPMENT BOND FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$3,484,309

**WHEREAS**, on November 8, 2016, the voters in the County of Alameda passed the Measure A1 Affordable Housing Bond, which provides for the issuance of up to \$580 million in general obligation bonds for affordable housing programs countywide; and

**WHEREAS**, Article XXXIV of the Constitution of the State of California ("Article 34") provides that no low-rent housing project shall be developed, constructed, or acquired in any manner by any state public body until a majority of the qualified electors of the county in which it is proposed to develop, construct, or acquire the project, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election; and

**WHEREAS**, passage of the Measure A1 Affordable Housing Bond also constituted the approval required by Article 34, authorizing up to 8,500 affordable rental housing units; and

**WHEREAS**, the Board of Supervisors adopted an Affordable Housing Program on June 28, 2016, when the Board acted to place Measure A1 on the Ballot; and

**WHEREAS**, on October 1, 2018, a Notice of Funding Availability (NOFA) and Request for Proposals for the Regional Pool and Base City Allocations was launched to apportion \$75 million of the first tranche of the A1 Bond using a competitive, regional allocation process that evaluated each project by the goals established by the Board of Supervisors; and

**WHEREAS**, upon review, the Fruitvale Studios Affordable Housing Project ("Project"), to be located at 2600 International Blvd in Oakland, California and developed by Allied Housing Inc., a California nonprofit public benefit corporation, meets the requirements of the RFP by proposing to provide affordable rental housing to 23 low-income households, including 12 units serving Homeless Populations; and

**WHEREAS**, Allied Housing Inc. has requested the use of up to \$3,484,309 (three million, four hundred eighty-four thousand, three hundred nine dollars) of Measure A1 Rental Housing Development Program funds allocated through the Regional Pool Funds for the Fruitvale Studios Affordable Housing Project and the City of Oakland has committed \$2,312,000 in City funding for the Fruitvale Studios Affordable Housing Project;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby authorizes a permanent loan in an amount not to exceed \$3,484,309 to Allied Housing, Inc. or to an affiliate entity approved by the Housing Director or her designee, to be used for the Fruitvale Studios Affordable Housing Project.

**Section 2.** Loan funds shall be apportioned from the total amount the Board allocates to the City of Oakland under the Measure A1 Rental Housing Development Fund, and shall be contingent upon (a) the issuance of bonds, (b) the availability of sufficient funds allocated to the City of Oakland within the Measure A1 Rental Housing Development Fund; (c) the completion of applicable environmental review; (d) the completion of the Measure A1 Rental Housing application; (e) the completion of a financial capacity review of Allied Housing, Inc. by the County's Housing and Community Development (HCD) Department; (f) City Council approval of the Project and of the amount of the City match; (g) HCD receipt of all financial commitments; (h) determination by HCD of whether County Article 34 authority must be utilized; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

**Section 3.** This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Alameda County Housing Director in her discretion and as established in the Measure A1 Rental Housing Development policies and procedures, published in October, 2017, with repayment to the County from surplus cash flow from the Project and other available funds during the term of the loan in accordance with Measure A1 Implementation Policies for the Rental Housing Development Fund, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the project.

**Section 4.** As a condition of the loan, the County will require that appropriate restrictions on project occupancy, rent levels and operations be recorded against project improvements.

**Section 5.** The loan shall be secured by a deed of trust recorded on the project real property and improvements.

**Section 6.** Loan funds shall be reserved for a period of no more than 24 months from the date of this resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full project funding or provided other assurances of adequate project funding that the Housing Director or her designee deems sufficient within her discretion within the reservation period.

**Section 7.** The Board authorizes the Housing Director or her designee to subordinate the priority of any of the County's recorded interests in the project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the project, if the Housing Director or her designee determines that (a) an economically feasible

alternative method of financing the project on substantially comparable terms and conditions but without subordination is not reasonably available, (b) the County's investment in the project in the event of default is reasonably protected, and (c) subordination is in the best interests of the County.

**Section 8.** The County will restrict the affordability of 95.8% of the affordable units in Fruitvale Studios Affordable Housing Project (23 affordable units out of 24 total units), thus expending 23 units of the County's 8,500 units of Article 34 authority.

**Section 9.** This Project will return to the Board of Supervisors for authorization of a contract with Allied Housing, Inc. or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$3,484,309 prior to funding the loan.

**Section 10.** The Board authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loans, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

The foregoing Resolution was passed and adopted by the Board of Supervisors of Alameda County, State of California on February 5, 2019 by the following vote:

Ayes:

Noes:

Excused:

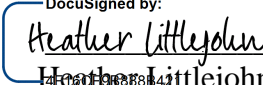
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PRESIDENT, BOARD OF SUPERVISORS

**ATTEST:**  
ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD OF SUPERVISORS OF  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

APPROVED AS TO FORM:  
DONNA R. ZIEGLER, COUNTY COUNSEL

BY:  \_\_\_\_\_  
Heather Littlejohn  
Deputy County Counsel

## EXHIBIT B

ALAMEDA COUNTY MEASURE A1 RENTAL HOUSING DEVELOPMENT FUND			
REGIONAL POOLS - FUNDING AMOUNTS AND BALANCE AVAILABLE			
Measure A1 Regional Pool	Total Allocation by Regional Pool	Held for County Bond Issuance/ Program Delivery Costs (10%)	Available to Commit
North County (Albany, Berkeley, Emeryville, Oakland, and Piedmont)	\$89,325,065	\$8,932,507	\$80,392,559
Mid County (Alameda, Hayward, San Leandro, and Unincorporated County)	\$49,803,134	\$4,980,313	\$44,822,821
East County (Dublin, Livermore, and Pleasanton)	\$27,332,372	\$2,733,237	\$24,599,135
South County (Fremont, Newark, and Union City)	\$33,539,429	\$3,353,943	\$30,185,486
<b>Alameda County Total</b>	<b>\$200,000,000</b>	<b>\$20,000,000</b>	<b>\$180,000,000</b>
<i>Alameda County Housing and Community Development Department, January 2019.</i>			

## **EXHIBIT D**

Project Summaries

Measure A1

Regional Pool Allocations



## **Project Summaries**

Below are short summaries of recommended projects per region. Following the short summaries are more extensive summaries of each project.

### **North County Regional Pool Recommended Projects**

#### **Empyrean and Harrison**

Empyrean and Harrison project, being developed by Resources for Community Development, is a 147-unit project (146 affordable and 1 manager unit) in two buildings located at 344 13<sup>th</sup> St. and 1415 Harrison St. in Oakland. Sixty-six units (44.9%) will be available for chronically homeless households with incomes at or below 20% of Area Median Income (AMI), seven units are for other homeless households and 13 units are designated for people living with HIV/AIDS. The City of Oakland has committed \$9,130,326 in financing and the project has an award of Project Based Section 8 and the state's Multi-Family Housing Program (MHP) funds. Other than this request, this project has secured all of its financing.

#### **Embark Apartments**

The Embark Apartments, being developed by Resources for Community Development, is a 62 unit (61 affordable and 1 manager unit) affordable veteran's housing development located at 2126 Martin Luther King Jr. Way, Oakland. Thirteen (13) units (21%) will be restricted to households with incomes at or below 20% AMI and 18 units for households with incomes at or below 30% AMI. Fifty-four (54) units will be designated for homeless households. The Oakland Housing Authority has committed Project-Based Section 8 and the State of California committed \$7,146,464 from the Veterans Homeless Housing Program (VHHP). This project has a previous commitment of \$2,700,000 in Base City funds from the City of Oakland's allocation. Other than this request, the developer has secured all its financing.

#### **Fruitvale Transit Village Phase IIB**

The Fruitvale Transit Village Phase IIB, developed by BRIDGE Housing and the Unity Council is 181 unit (179 affordable and 2 manager units) project of affordable housing located adjacent to the Fruitvale BART station in Oakland. Forty-six units (25%) will be available to homeless households with incomes at below 20% AMI. The City of Oakland has committed \$17,298,000 in financing.

#### **Brooklyn Basin Parcel A1**

The Brooklyn Basin Parcel A1 project, developed by MidPen Housing Corporation, is 130 unit (129 affordable and 1 manager unit) of affordable housing located at 101 10<sup>th</sup> Avenue in Oakland. The project will contain 26 units for chronically homeless households with incomes at or below 20% of AMI (20%) and 26 units at 30% of AMI. The City of Oakland committed funds in the amount of \$12,442,000. The Oakland Housing Authority committed Project-Based Section 8.

## EXHIBIT D

### **1601 Oxford**

The 1601 Oxford project, developed by Satellite Senior Housing Associates, 35 unit (34 affordable and 1 manager unit) project of affordable senior housing located at 1601 Oxford Street in Berkeley. Seven units (20%) will be for chronically homeless households with incomes at or below 20% AMI and 5 units will be for households at or below 30% AMI. The City of Berkeley committed \$6,025,000 in funding. All Souls Episcopal Church has committed the land.

### **Coliseum Place**

The Coliseum Place project, developed by Resources for Community Development, is a 59 unit (58 affordable and 1 manager unit) project of affordable housing located at 905 72<sup>nd</sup> Avenue in Oakland. All of the units will be for very low-income households (at or below 50% AMI) with 12 units (20%) for chronically homeless households at 20% AMI, 13 units are at 30% AMI, and 6 units set-aside for people with HIV/AIDS. The City of Oakland committed \$1.6 Million. This project has a previous commitment of \$4,400,000 in Base City funds from the City of Oakland's allocation. The developer has secured State Affordable Housing and Sustainable Communities (AHSC) funding.

### **2012 Berkeley Way**

The 2012 Berkeley Way project, jointly developed by BRIDGE Housing and Berkeley Food and Housing Project, is a 142-unit (141 affordable and 1 manager unit), 44 temporary bed affordable housing development located at 2012 Berkeley Way in Berkeley. Fifty-three units (37%) will be permanent supportive housing units for homeless households with incomes at or below 20% AMI. This project has a previous commitment of \$13,525,338 in Base City funds from the City of Berkeley's allocation. The City of Berkeley has donated the land valued at \$8,520,000 for the project and has committed and additional \$28,757,548 for a total of \$37,277,548.

### **NOVA Apartments**

The NOVA Apartments project, developed by Affirmed Housing Group, is 57 unit (56 affordable and 1 manager unit) project of affordable housing in Oakland. All 56 units (98%) are for chronically homeless households with incomes at or below 20% AMI. The City of Oakland has committed \$1,600,000 in funding. Oakland Housing Authority has committed Project-Based Section 8 subsidies.

### **Fruitvale Studios**

The Fruitvale Studios project, developed by Allied Housing, is 24 unit (23 affordable and 1 manager unit) project of affordable housing located at 2600 International Boulevard, Oakland. The project will provide 12 units for homeless people. These 12 units (50%) will be available for households with incomes at or below 20% of AMI (6 restricted at that level and 6 with rental assistance and preference for 20% AMI households). The City of Oakland committed \$2,312,000.

### **West Grand and Brush**

The West Grand and Brush, Phase 1 project, developed by East Bay Asian Local Development Corporation (EBALDC), is 59 unit (58 units and 1 manager unit) project of affordable housing located at 2201 Brush Street, Oakland. The project will house 28 chronically homeless people with incomes at or below 20% of AMI (47%). The City of Oakland has committed \$1,700,000.

**2227 International Blvd**

The 2227 International Blvd project developed by Satellite Senior Housing Associates, is 77 unit (76 affordable and 1 manager unit) project of affordable housing located at 2227 – 2257 International Blvd. in Oakland. Fifteen units will be set aside for homeless households with incomes at or below 20% of AMI (20%). The City of Oakland committed \$3.5 million.

**Mid County Regional Pool Recommended Projects**

**Alameda Point Family**

The Alameda Point Family project, developed by Eden Housing, is a 70 unit (69 affordable and 1 manager unit) project of affordable housing located at 170 Coronado Avenue in the City of Alameda. Thirty-one units will be available for chronically homeless households, 14 for households with incomes at or below 20% AMI (20%) and an additional 17 for households with incomes at or below 30% AMI. This project has a previous commitment of \$2,000,000 in Base City funds from the City of Alameda's allocation. The City of Alameda has committed to \$1,500,000 and a land donation valued at \$6,782,706.

**Parrott Street Apartments**

The Parrott Street Apartments, developed by Eden Housing, is a 62 unit (57 affordable units total at or below 60% AMI, 4 units below 80% of AMI, and 1 manager unit) project of affordable housing located at 1604 & 1642 San Leandro Boulevard, San Leandro. Thirty-nine units (63%) will be available for households with incomes at or below 20% of AMI (4 restricted at that level and 35 with rental assistance and preference for 20% AMI households). The project will contain 39 homeless units, representing 63% of the total units, including 28 units for homeless veterans. This project has a previous commitment of \$4,000,000 in Base City funds from the City of San Leandro's allocation. The City of San Leandro has committed \$1 million.

**Bermuda Gardens**

The Bermuda Gardens project, developed by Mercy Housing, California, is an 80 unit (79 affordable and 1 manager unit) project of affordable housing located at 1475 167<sup>th</sup> Avenue in the Unincorporated Ashland Area. Twenty (20) units are set aside for homeless households. Sixteen (16) units (20%) will be available for households with incomes at or below 20% AMI and 4 units will be available for households with incomes at or below 30% AMI.

**Rosefield Village**

The Rosefield Village project, developed by the City of Alameda, is 91 unit (90 affordable and 1 manager unit) project of affordable housing located at 727 Buena Vista Avenue in Alameda. The target population is lower income workforce. The development will have 18 units (20%) for households at or below 20% AMI and 10 units for households with incomes at or below 30% AMI. This project has a previous commitment of \$1,670,000 in Base City funds from the City of Alameda's allocation. The City of Alameda has committed \$24,006,680.

## EXHIBIT D

### **Matsya Villa**

The Matsya Villa project, developed by EAH Inc., is 57 unit (56 affordable and 1 manager unit) project of affordable housing located at 22647 2<sup>nd</sup> Street, Hayward in Hayward. Twelve units (21%) will house homeless households with mental disabilities with incomes at or below 20% of AMI; 4 units will be for households with incomes at or below 30% AMI; The City of Hayward committed \$2 million in funding.

### **Mission Paradise**

The Mission Paradise project, developed by EAH Inc., is 76 unit (75 affordable and 1 manager unit) project of affordable housing located at 28000 Mission Boulevard in Hayward. Fifteen units (20%) will be set-aside for homeless seniors with incomes at or below 20% AMI. The City of Hayward committed funding of \$2.5 million.

### **1245 McKay Avenue**

The 1245 McKay Avenue project, developed by Mercy Housing California is 91 unit (90 affordable and 1 manager unit) project of affordable housing located at 1245 McKay Avenue in Alameda. Ninety units (90) will be permanent supportive units for chronically homeless senior households. Thirty-six (36) units (39.6%) will be available for homeless households with incomes at or below 20% AMI and 36 of the units will be available for households with incomes at or below 30% AMI. The City of Alameda committed \$ 150,000 to the project.

**EXHIBIT D**

PROJECT NAME		Empyrean and Harrison			
Project Address		344 13 <sup>th</sup> St. and 1415 Harrison St., Oakland, CA 94621			
Measure A1 Region		North County			
Project Developer		Resources for Community Development			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		Acquisition/Rehabilitation of two buildings to conserve and rehabilitate housing for people living with AIDS/HIV, homeless households, special needs households with mental disabilities or substance abuse, and lower income workforce.			
Total Project Units and Sizes		147 total; 146 affordable; 1 resident manager's unit 135 Studios; 12 1-br (Resident Manager's unit is 1-br)			
General Income Levels Served		93% affordable to households at or below 60% Area Median Income (AMI). 7% affordable to households at or below 80% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
66 units (44.90% of total)	0 units	66 chronically homeless; 59 special needs; 7 homeless workforce; 13 people living with AIDS/HIV; 74 lower income workforce	66 units for chronically homeless; 59 for homeless with special needs, mental disabilities, physical disabilities and/or chronic homelessness will have Shelter Plus Care committed; 7 PBV for homeless	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units	30 TOTAL (20.4% of total)  15 at 20% AMI 15 at 60% AMI

<b>Measure A1 Request/Type As % of Total Development Cost</b>	\$4,685,000– North County Regional Pool 6.02% of Total Development Costs
<b>Proposed Match Amount and Detail</b>	\$ 10,809,326 The proposed match exceeds the required minimum of \$639,284 (value of planning and building fees less impact fees). The City of Oakland has provided \$9.1 million in funding to the project. Oakland Housing Authority has committed 54 Section 8 Project Based Vouchers to the project (22 PBV to Harrison and 32 PBV to Empyrean). The PBV vouchers will leverage \$1,679,000 in permanent loan debt. Alameda County has provided subsidy in the form of Shelter Plus Care and a Moving to Work Local Housing Assistant Program Operating Agreement.
<b>Project Planning Approvals and Environmental Review Clearances</b>	Acquisition/rehab has approved use permits due to changes to historic buildings, received September 2017. CEQA and NEPA reviews and environmental clearances have been completed. CEQA completed in September 2017 and NEPA completed in May 2018.
<b>Project Accessibility</b>	26 units are accessible, exceeding Section 504 requirement of 11 units. Eighteen (18) units will be accessible for people with physical disabilities and eight (8) units with auditory/visual disabilities. Eighteen (18) units will be adaptable. Not all units will be "Visitable" and not all units will have universal design features.
<b>Project Green Building Features</b>	Project contains two GPR scores for each building. Empyrean building received Silver Level with a GPR score of 89. Harrison building received a GPR score of 40.
<b>Project Amenities and Neighborhood Access</b>	Amenities provided at the project: Computer Lab, Centralized laundry, community kitchen space, broad-band infrastructure installed throughout the project, and designated support services offices. Project is within .35 miles of the Old Oakland Farmers Market. Lifelong Health Center is .41 miles from the project to be able to provide services. 12 <sup>th</sup> St BART station is .16 miles from the project for public transportation. Lincoln Square Park is with .15 miles to provide access to public parks.
<b>Resident Services &amp; Supportive Services Provision</b>	LifeLong Medical Care (LMC) has been providing supportive services for both the Harrison and Empyrean buildings. LMC has been providing supportive services for Empyrean since 2017 with 0.5 FTE Service Coordinator. LMC has also been providing supportive services for Harrison for over 20 years. 2.0 FTE Case Manager and 0.8 FTE Social Worker will be

	provided at Harrison. Currently Harrison provides permanent affordable housing for homeless households and households with special needs like individuals living with HIV/AIDS, mental illness, disabled, and/or chronic substance abusers. LMC will provide Mental health services, Primary care services, service coordination, group education regarding health and wellness, and community building.
<b>Developer Capacity/Experience</b>	Resources for Community Development (RCD) is a Tier 1 developer. RCD was founded in 1984 and has established over 2,200 affordable housing units serving 4,500+ residents throughout Northern California. RCD's Executive Director has been with the organization for over 20 years and has helped to transform the organization from a small special needs affordable housing developer to a high-capacity developer serving 4,000 residents across 3 counties.

**EXHIBIT D**

PROJECT NAME		Embark Apartments			
Project Address		2126 Martin Luther King Jr. Way, Oakland, CA 94621			
Measure A1 Region		North County			
Project Developer		Resources for Community Development			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction providing housing for veterans, special needs veterans, and chronically homeless households.			
Total Project Units and Sizes		62 total; 61 affordable; 1 resident manager's unit 1 Studio; 57 1-br; 4 2-br (Resident manager's unit is 1-br)			
General Income Levels Served		100% affordable to households at or below 50% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
13 units (21% of total)	18 units (29% of total)	61 Veterans (16-chronically homeless; 31 homeless veterans; 7 people with disabilities and at risk of chronic homelessness) Total of 54 Veterans units being for homeless	13 units for chronically homeless; 7 units restricted to Homeless clients with disabilities	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units.	37 TOTAL (59.7% of total)  13 at 20% AMI 18 at 30% AMI 6 at 50% AMI
Measure A1 Request/Type As % of Total Development Cost		\$2,500,000 – North County Regional Pool 6.4% of Total Development Costs			
Proposed Match Amount and Detail		\$4,734,200  The proposed match meets the required minimum of \$432,859 (value of planning and building fees less impact fees). The land for the project was donated by the Roman			



	Catholic Bishop of Oakland and sold to the developer at below market rate; the value of the land is appraised at \$1,250,000 and sold to developer for \$825,000. The Section 8 Project-Based & VASH vouchers leverage \$4,309,200 as well as leveraging HCD VHHP \$7,146,464 in permanent loan debt.
<b>Project Planning Approvals and Environmental Review Clearances</b>	Received discretionary planning approvals and environmental clearances in March 2016
<b>Project Accessibility</b>	6 units will be ADA WC accessible, 3 units will be for clients with Visual/Auditory disabilities for total 9 accessible units, exceeding 6 required per Section 504; 53 adaptable units; All units will be "Visitable" and have universal design features
<b>Project Green Building Features</b>	Project had a GPR score of 139. Project will use sustainable flooring and low VOC paint throughout the building. Project will also have sustainable green features and renewable technologies on site. It also plans to participate in the Indoor Air Program to mitigate effects of nearby freeway.
<b>Project Amenities and Neighborhood Access</b>	Project is located within .04 miles of the VA Out Patient clinic that would serve the veteran population at the site. Project is also within 1/3 mile from the 19 <sup>th</sup> St. BART station and .04 miles from AC transit bus lines. Project is .25 miles from the 25 <sup>th</sup> Street Mini Park as well as Henry J. Kaiser Memorial Park and Fox Square.
<b>Resident Services &amp; Supportive Services Provision</b>	The project will have 31 supportive housing units and 30 non-supportive housing Veteran's Housing and Homeless Prevention Program (VHHP) units. The 31 supportive housing units will include case management support for the 27 VASH units and 4 non-VA eligible units for extremely low income households will receive supportive services from Abode Services. There will be 1.0 FTE Resident Services Coordinator that will be provided for the non-VASH veterans and 0.5 FTE VA Case Manager for the VASH households. Services that will be provided will be financial literacy training, life skills training, health and wellness training, and other case management services.
<b>Developer Capacity/Experience</b>	Resources for Community Development (RCD) is a Tier 1 developer. RCD was established in 1984 and has developed affordable housing in the County of Alameda for over 30 years. They have developed more than 2,200 units of housing for families, seniors, special needs, and formerly homeless residents with 300 units in predevelopment.

	provided at Harrison. Currently Harrison provides permanent affordable housing for homeless households and households with special needs like individuals living with HIV/AIDS, mental illness, disabled, and/or chronic substance abusers. LMC will provide Mental health services, Primary care services, service coordination, group education regarding health and wellness, and community building.
<b>Developer Capacity/Experience</b>	Resources for Community Development (RCD) is a Tier 1 developer. RCD was founded in 1984 and has established over 2,200 affordable housing units serving 4,500+ residents throughout Northern California. RCD's Executive Director has been with the organization for over 20 years and has helped to transform the organization from a small special needs affordable housing developer to a high-capacity developer serving 4,000 residents across 3 counties.

**EXHIBIT D**

PROJECT NAME		Fruitvale Transit Village Phase IIB			
Project Address		E. 12 <sup>th</sup> Street and 35 <sup>th</sup> Oakland , CA 94601			
Measure A1 Region		North County			
Project Developer		Bridge Housing and Spanish Speaking Unity Council			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction of lower income workforce affordable housing as the third and final component of the Fruitvale Transit Village, a transit-oriented development near the Fruitvale BART Station.			
Total Project Units and Sizes		181 total; 179 affordable; 2 resident managers' units 28 studios; 71 1-br; 54 2-br; 28 3-br (Resident managers' units are 2-brs)			
General Income Levels Served		100% affordable to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
46 units (25% of total)	0 units	Lower income workforce; housing for chronically homeless	25% of project units (46 units) are for chronically homeless at 20% AMI. HCSA has submitted letter of interest in providing operating subsidy from flex subsidy pool.	Will commit to use CES & Housing First for Chronic Homeless Units.	72 TOTAL (39.8% of total)  46 at 20% AMI 26 at 50% AMI
Measure A1 Request/Type As % of Total Development Cost		\$16,227,175 – North County Regional Pool 12.52% of Total Development Costs			
Proposed Match Amount and Detail		\$17,298,000 The proposed match of \$17,298,000 exceeds the required minimum of \$2,398,960 (value of planning and building fees). On December 18, 2017, the City of Oakland approved			

	financing of \$5,229,000. The Project Based Vouchers from the Oakland Housing Authority leverage \$12,069,000 in permanent loan debt.
<b>Project Planning Approvals and Environmental Review Clearances</b>	Received final discretionary planning approvals and environmental clearances on November 28, 2018.
<b>Project Accessibility</b>	The project will include a minimum of 12 fully accessible units for persons with physical disabilities, including all of the different unit types from Studio to 3BR, as well as a minimum of 5 additional "communication" units (exceeding the minimum requirement by more than 20%). All units are served by elevators and are visitable with zero-step entries, wide interior doors and are single-level units. All the remaining units are adaptable per the standards of the California Building Code. The design for accessibility/adaptability includes not only the unit elements but understanding the accessibility and paths through each unit when they are fully furnished.
<b>Project Green Building Features</b>	GreenPoint Rated score of 111.5
<b>Project Amenities and Neighborhood Access</b>	The project is directly adjacent to the Fruitvale BART station, which also serves as a stop for multiple AC Transit routes. One block to the west is the commercial center for Fruitvale Transit Village which includes banks, restaurants and a farmers market, and only one block to the north is International Boulevard a major commercial corridor in the regional. There is a large supermarket within one mile of the Project. The Project is within walking distance of the Cesar Chavez soccer fields the Carmen Flores Recreation Center and the Josie de la Cruz Park.
<b>Resident Services &amp; Supportive Services Provision</b>	Services at the Project will be delivered by Abode. Abode has been a provider of services to those who are homeless and at risk of homelessness for 25 years. The developer and Abode has entered into a Memorandum of Understanding (MOU) for extensive services at the Property.
<b>Developer Capacity/Experience</b>	BRIDGE is a Tier 1 developer. Since 1983, BRIDGE has developed more than 14,000 housing units and 350,000 square feet of retail/commercial space in over 105 properties valued at more than \$3.5 billion. They have expertise in mixed-use transit-oriented projects. Unity Council developed Phase 1 Fruitvale Transit Village which added market rate and affordable units, retail and office space and has partnered with another nonprofit (East Bay Asian Local Development Corporation) for Phase IIA (94 affordable units) of which is currently under construction.

**EXHIBIT D**

PROJECT NAME		Brooklyn Basin Parcel A1			
Project Address		101 10 <sup>th</sup> Avenue, Oakland, CA 94606			
Measure A1 Region		North County			
Project Developer		MidPen Housing Corporation			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction providing housing for lower income workforce and formerly homeless households. Project is part of a larger Master development plan.			
Total Project Units and Sizes		130 total; 129 affordable; 1 resident manager's unit 47 1-br; 36 2-br; 47 3-br (Resident manager's unit is 2-br)			
General Income Levels Served		100% affordable to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
26 units (20% of total)	26 units (20% of total)	26 chronically homeless; 103 lower income workforce;	26 units for chronically homeless;	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units;	52 TOTAL (40% of total)  26 at 20% AMI 26 at 30% AMI
Measure A1 Request/Type As % of Total Development Cost		\$9,698,000 – North County Regional Pool 9.01% of Total Development Costs			
Proposed Match Amount and Detail		\$32,919,700 The proposed match exceeds the required minimum of \$1,540,000 (value of planning and building fees less impact fees). The City of Oakland has committed \$12,442,000 towards the project and has established a below market ground lease at nominal rent through the Master Housing Agreement. Oakland Housing Authority purchased a 50% interest in the land from the City of Oakland in October 2017 and City of Oakland earned \$10 million in proceeds from the sale, \$5 million has been dedicated to the project.			

	The Section 8 Project Based Vouchers leverage \$10,727,700 in permanent loan debt.
<b>Project Planning Approvals and Environmental Review Clearances</b>	Project received its planning approvals in June 2006. Completed CEQA EIR recertification in January 2009. NEPA review was completed and approved by Oakland Housing Authority in September 2017.
<b>Project Accessibility</b>	19 units are accessible: Thirteen (13) units ADA accessible, Six (6) units with Auditory/Visual disabilities. All units are adaptable units and will have universal design features. Accessible units will exceed Section 504 requirements by 20%.
<b>Project Green Building Features</b>	Project scored a LEED score of 50 and received a Silver level rating.
<b>Project Amenities and Neighborhood Access</b>	Project amenities will include a Community Room, Computer Lab, Broad-Band Infrastructure installed throughout the project, Centralized Laundry, Community Kitchen Space, Designated Support Services Offices, and Play lot. Project is located .72 miles from Lucky's Supermarket. Services for the project are located .4 miles away and are the Vietnamese American Community Center and San Antonio Community Health Center. MetWest and La Escuelita elementary public schools are also located within .5 miles of the project. AC transit bus route is also .32 miles from the project. Local parks like Clinton Square Park and Lake Merritt Channel Park are within .5 miles of the project.
<b>Resident Services &amp; Supportive Services Provision</b>	MidPen Services will provide resident and supportive services for the project. 1.25 FTE Family Services Coordinator will be provided for the project. Family Services Coordinator will provide needs assessments for the residents and create and maintain partnerships with external organizations. Services like Independent living and life skills, computer learning, employment and pre-employment preparation, benefits acquisition, health and wellness, and financial literacy and asset management will be provided. After school program will also be created and staffed by MidPen Services staff for youth and working age adults at the property.
<b>Developer Capacity/Experience</b>	MidPen Housing Corporation is a Tier 1 developer. MidPen has a 45 year history of developing high-quality affordable housing communities, managing those communities, and providing services to residents. They have received numerous local, regional, and national awards for the quality of their housing developments. MidPen has

	developed or rehabilitated 8,000 affordable homes serving families, seniors, and special needs communities across 11 counties.
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**EXHIBIT D**

PROJECT NAME		1601 Oxford			
Project Address		1601 Oxford Street, Berkeley, CA 94709			
Measure A1 Region		North County			
Project Developer		Satellite Affordable Housing Associates			
Joint Venture or Partnering with Community- or Faith-Based Organization		Joint Venture with All Souls Episcopal Parish (ASEP) owner of the property. ASEP is contributing a land asset to the development project.			
Type of Project		New Construction			
Total Project Units and Sizes		35 total; 34 affordable; 1 resident manager's unit 34 studio 1 2-br (Manager's unit)			
General Income Levels Served		100% affordable to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
7 units (20% of total)	5 units (15% of total)	7 homeless seniors and 12 homeless seniors with disabilities and at risk of chronic homelessness	7 units @20% AMI for chronically homeless	Will commit to use CES & Housing First for 12 Chronic Homeless and Homeless Units; Applying for NPLH capital and operating reserve	34 TOTAL (97.1% of total)  7 at 20% AMI 5 at 30% AMI 11 at 50% AMI 11 at 60% AMI
Measure A1 Request/Type As % of Total Development Cost		\$5,834,096 – North County Regional Pool 23.52% of Total Development Costs			
Proposed Match Amount and Detail		\$6,025,000 The proposed match exceeds the required minimum of \$201,647 (value of planning and building fees). The City of Berkeley approved loans of \$6,025,000.			
Project Planning Approvals and Environmental Review Clearances		Received discretionary planning approvals and environmental clearances in December 2018			
Project Accessibility		Six units are accessible: four units for senior with physical disabilities and two (2) units with auditory or visual			



	disabilities. Thirty-one (31) are adaptable universal design features. All units will be visitable. They will use universal design. All units will be adaptable. Accessible units will exceed Section 504 requirements by 20%.
<b>Project Green Building Features</b>	Gold Level with a GreenPoint Rated score of 128.
<b>Project Amenities and Neighborhood Access</b>	<p>Healthy Groceries are close by with Safeway Community Markets and Safeway are very close at .144 miles and .225 miles. The weekly Shattuck Farmers' Market is .249 miles.</p> <p>Public Transit: AC Transit Bus Stops are .002 miles and .123 miles. The Downtown Berkeley Bart Station is .598 miles.</p> <p>Live Oak Park is 0.335 miles; two branches of the Public Library are .659 miles and .729 miles. Alta Bates Summit Medical Center is .975 miles and Walgreens Pharmacy is .010 miles. The North Berkeley Senior Center is - .455 miles.</p>
<b>Resident Services &amp; Supportive Services Provision</b>	SAHA has committed to providing operating funds for services for at least 20 years, at a level sufficient to meet the requirements of capital funding commitments and resident needs. If awarded NPLH funds, intensive case management and wraparound services for formerly chronically homeless residents will be required. SAHA will work with organizations like the Alameda County Health Care Services Agency (Behavioral Health) and Continuum of Care, whom we have previous relationships with, to expand its existing contracts and in-kind partnership to fund these wraparound services.
<b>Developer Capacity/Experience</b>	Satellite Affordable Housing Associates is a Tier 1 developer. Satellite Housing (Satellite) was founded in 1966. Affordable Housing Associates (AHA) was founded in 1993. In July 2012, the Boards of Satellite and AHA voted unanimously to create Satellite Affordable Housing Associates, to create a more impactful organization and a model for affordable housing development that can serve our communities well into the future. On December 12, 2012, SAHA came into legal existence with 170 talented staff, 22 development projects in the pipeline and 56 properties under management.

**EXHIBIT D**

PROJECT NAME		Coliseum Place			
Project Address		905 72 <sup>nd</sup> Avenue, Oakland CA 94621			
Measure A1 Region		North County			
Project Developer		Resources for Community Development			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction development providing housing for chronically homeless households, people living with HIV/AIDS, and low-income families.			
Total Project Units and Sizes		59 total; 58 affordable; 1 resident manager's unit 11 1-br; 28 2-br; 20 3-br (Resident manager's unit is 2-br)			
General Income Levels Served		100% affordable to households at or below 50% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
12 units (20% of total)	13 units (22% of total)	12 chronically homeless; 6 People living with AIDS/HIV; 40 Family	12 units for chronically homeless; 6 units for HOPWA-eligible households; 37 Section 8 Project-Based Vouchers ranging from 20-50% AMI	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units;	58 TOTAL (98.3% of total)  12 at 20% AMI 13 at 30% AMI 6 at 45% AMI 27 at 50% AMI
Measure A1 Request/Type As % of Total Development Cost		\$7,398,421 – North County Regional Pool 13.94% of Total Development Costs			
Proposed Match Amount and Detail		\$8,701,300 The proposed match exceeds the required minimum of \$1,048,888 (value of planning and building fees less impact fees). The City of Oakland has awarded \$1.6 million to Coliseum place in their 2017 NOFA. Oakland Housing			

	Authority has awarded the project 37 Section 8 Project Based Vouchers leveraging \$7,101,300 in permanent loan debt.
<b>Project Planning Approvals and Environmental Review Clearances</b>	Coliseum Place received its discretionary planning approvals and CEQA exemption in October 2015. The project received Authority to Use Grant Funds for NEPA clearance with a Finding of No Significant Impact on October 17, 2017.
<b>Project Accessibility</b>	15 units will be fully accessible, 1-1 bedroom and 2-2 bedrooms will be A/V accessible units for 18 total accessible units, exceeding the 5 required per Section 504; 44 units will be adaptable; All units in the project will be "Visitable" and feature universal design features.
<b>Project Green Building Features</b>	Project has a GPR score of 140. Project will look to explore opportunities at achieving Zero Net Energy and water re-use opportunities.
<b>Project Amenities and Neighborhood Access</b>	Project will provide site amenities like Community Room, Centralized laundry, and Community Kitchen Space. Project is also located within .3 miles of community parks and extremely close to Coliseum BART station as well as AC transit hub.
<b>Resident Services &amp; Supportive Services Provision</b>	On-site Resident Services Manager will be provided for the project. They will be providing resident services like housing retention skills, health & wellness skills, and economic stability as well as job/education skills services. Service provider also has experience in providing services for HIV/AIDS clients, seniors, and special needs clients.
<b>Developer Capacity/Experience</b>	Developer is a Tier 1 developer. Lead Project Manager has completed 2 similar projects as well as shown capacity to work on up to 3 projects. Development that has been assembled for the project appears Capable and able to complete the project on time and on budget.

EXHIBIT D

PROJECT NAME		2012 Berkeley Way			
Project Address		2012 Berkeley Way, Berkeley, CA 94704			
Measure A1 Region		North County			
Project Developer		Bridge Housing and Berkeley Food and Housing Project			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction of permanent affordable workforce/family housing, Permanent Supportive Housing, Interim/Crisis Housing for vets and homeless men, and multi-service facility through joint development by BRIDGE Housing and Berkeley Food and Housing Project.			
Total Project Units and Sizes		142 Total Units, 141 affordable and 1 resident manager's unit: Lower Income workforce – 89 total units Perm Supportive Housing – 53 total units 44 Temporary Beds (12 for homeless veterans and 32 beds for homeless men) Of 142 housing units: 87 studios, 35 1-br, 20 2-br (Resident manager's unit is 2-br)			
General Income Levels Served		100% affordable to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
53 units (37% of total 142 units)	0 units	Lower Income Workforce; Chronically homeless and people with mental disabilities; veterans	53 permanent supportive housing units for homeless at 20% AMI or less.	The Development team has committed to use CES & Housing First for Chronic Homeless and Homeless Units. They will Apply for NPLH and BHCS flex subsidy.	141 Units (99.3% of total)  53 at 20% AMI 54 at 50% AMI 34 at 60% AMI
Measure A1 Request/Type As % of Total Development Cost		\$6,162,839 – North County Regional Pool. \$13,525,338 – Base City Allocation, City of Berkeley. Total: \$19,688,277 (16% of Total Development Costs)			
Proposed Match Amount and Detail		\$37,277,548. The proposed match exceeds the required minimum of \$4,681,274 (value of planning and building			

	fees). The City of Berkeley approved financing in the amount of \$28,757,548 and land valued at \$8,520,000.
<b>Project Planning Approvals and Environmental Review Clearances</b>	Received approval pursuant to SB 35 for ministerial planning approval on December 21, 2018; SB35 ministerial review does not require CEQA.
<b>Project Accessibility</b>	15 units are accessible for people with physical disabilities and 7 units accessible for people with auditory or visual disabilities. 127 units are adaptable. Designed to not only meet ADA and CA Building Code accessibility requirements, the building also provides the following key Accessibility and Universal design features include: clear building organization entries and circulation to support way-finding and leave room for error. Access to a variety of public transit options. Simple way-finding aides including using legible fonts, visibility from multiple and high contrast finishes including special colored internal finishes at elevator lobbies and entries.
<b>Project Green Building Features</b>	Berkeley Way has a GreenPoint Rated Score of 128.
<b>Project Amenities and Neighborhood Access</b>	BART is between .01 and .02 miles from the site. Transit buses if .2 miles from the site. Local Parks, local YMCA, Downtown Public Library and the North Berkeley Senior Center are all within walking distance. There are a variety of choices for groceries including Safeway Trader Joes Berkeley food Pantry and the Downtown Farmers Market that occurs every Saturday. Berkeley High School and an elementary school (Arts Magnet and Whittier are both .3 miles away).
<b>Resident Services &amp; Supportive Services Provision</b>	This development has three (3) components. One is affordable lower income workforce housing for families. All-Star Academics will provide on-site resident services; another component is Permanent Supportive Housing with Berkeley Food and Housing Project providing on-site supportive and resident services; the third component is a shelter with 44 beds for men and veterans - BFHP will provide on-site property management and on-site supportive and resident services.
<b>Developer Capacity/Experience</b>	Bridge Housing is a Tier 1 developer. In 1983, BRIDGE was formed from a major anonymous grant given to the San Francisco Foundation to spearhead new solutions to the worsening shortage of affordable housing. Since 1983, BRIDGE has developed more than 14,000 housing units and 350,000 square feet of retail/commercial space in over 105 properties valued at more than \$3.5 billion. Bridge has particular expertise in mixed-use transit-oriented projects.

EXHIBIT D

PROJECT NAME		NOVA Apartments			
Project Address		445 30 <sup>th</sup> Street Oakland , CA 94601			
Measure A1 Region		North County			
Project Developer		Affirmed Housing Group, Inc.			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction of permanent supportive housing for chronically homeless individuals			
Total Project Units and Sizes		57 total; 56 affordable; 1 resident manager's unit 32 studios; 24 1-br (Resident manager's unit is 1-br)			
General Income Levels Served		100% affordable to households at or below 20% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
56 units (98% of total)	0 units	Chronically homeless	56 units for Permanent Supportive Housing ("PSH"), targeting Individuals earning up to 20% of AMI	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units.	56 TOTAL (98.2% of total)  56 at 20% AMI
Measure A1 Request/Type As % of Total Development Cost		\$13,766,776 – North County Regional Pool 37.45% of Total Development Costs			
Proposed Match Amount and Detail		\$4,976,205 The proposed match of \$4,976,205 exceeds the required minimum of \$1,566,000 (value of planning and building fees less impact fees). On December 11, 2018, the City of Oakland approved financing of \$1,600,000. The Project Based Voucher from the Oakland Housing Authority leverage \$3,376,205 in permanent loan debt.			
Project Planning Approvals and Environmental Review Clearances		Received discretionary planning approvals and environmental clearances in March, 2018. Project received			

	NEPA clearance and HUD Authority to Use Grant Funds in December 2018.
<b>Project Accessibility</b>	The residential units will be designed so they are accessible and adaptable. This will include accessibility sections for all common areas. In addition, a minimum 5% of units will comply with the accessible/adaptable features, per UFAS section 504 and minimum 2% of units will comply with the auditory/visual requirements, per UFAS section 504. NOVA will exceed the minimum requirements of the CBC accessibility, Chapters 11A/11B by 20% (a total of 6-units to be provided). Lastly, the project would be 100% visitable and fully utilizing Universal Design Principles, per Alameda County's Appendix E.
<b>Project Green Building Features</b>	GreenPoint Rated 111 (Gold)
<b>Project Amenities and Neighborhood Access</b>	The project is within walking distance (1/4 mile) of medical facilities (Alta Bates Summit Medical Center), grocery stores (Grocery Outlet and Sprouts), and a pharmacy (Walgreens). These nearby services will enhance the marketability of the property. The AC Transit system offers several bus lines within 1/4 mile of the project. MacArthur Bart Station is ½ mile from the project.
<b>Resident Services &amp; Supportive Services Provision</b>	This component of the Project will accommodate supportive service activities, including on-site workshops, group sessions, life skills, job training, informal gatherings and one-on-one meetings. Lifelong Medical Care with 40 years of experience will be lead service provider and will provide extensive onsite services and will allow residents' access to additional offsite services not available at the project site. Lifelong will offer individualized service plans including, but not limited to physical and mental health, substance use, money management, income, education, work, daily living skills, recreation, social/family issues and spiritual growth. Up to four case managers will work on-site in the PSH component of the Project.
<b>Developer Capacity/Experience</b>	Affirmed Housing Group, Inc. is a Tier 1 developer. They have developed 15 affordable housing developments that in the past 10 years.

PROJECT NAME		Fruitvale Studios			
Project Address		2600 International Blvd. Oakland, CA 94601			
Measure A1 Region		North County			
Project Developer		Allied Housing, Inc.			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		Rehabilitation			
Total Project Units and Sizes		24 total; 23 affordable and one resident manager’s unit 24 studio			
General Income Levels Served		100% affordable to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County’s Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	% Units at or below 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
6 units (20% of total) plus 6 units with PBS8 totaling 12 units	5 units between 20% AMI and 30% AMI	23 out of 24 units @ or below 60% AMI.	20% (6 units); chronically homeless.	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units.	23 TOTAL (95.8% of total)  6 at 20% AMI 5 at 30% AMI 1 at 40% AMI 11 at 60% AMI



<b>Measure A1 Request/Type As % of Total Development Cost</b>	\$3,484,309– Regional Pool 40% of TDC
<b>Proposed Match Amount and Detail</b>	\$2,312,000 The proposed match of \$2,312,000 exceeds the required minimum of \$67,146 (value of planning and building fees). On November 11, 2018, the City of Oakland approved financing of \$2,312,000.
<b>Project Planning Approvals and Environmental Review Clearances</b>	This project is a rehab and does not need the discretionary planning approvals required of new construction. CEQA and NEPA clearances were complete by 12/1/18.
<b>Project Accessibility</b>	The Fruitvale Studios project will involve the rehab of an existing three-story, 90 year-old building that is not currently accessible because the building is not equipped with an elevator and has first floor units above the ground floor. A large portion of the rehab scope of work will include accessibility improvements to bring the building into compliance with Section 504 as much as is feasibly possible. The improvements will include the complete renovation of two units for accessibility for people with physical disabilities and one unit to be accessible for people with auditory and visual disabilities, as defined by the Uniform Federal Accessibility Standards (UFAS). We will also construct an ADA ramp at the building's rear entrance leading to the first-floor common hall.
<b>Project Green Building Features</b>	This is rehab of an existing older building and has a GreenPoint Rating of 19.
<b>Project Amenities and Neighborhood Access</b>	The property is in proximity to shops, cafes, libraries, grocery stores, and parks and important social resources. There is a bus station at the building's door step with service to Fruitvale Bart Station and San Francisco. Several important neighborhood-serving organizations have offices located in proximity to Fruitvale Studios and will be important assets for supporting the health and wellbeing of future formerly homeless residents. One organization, Street Level Health, is located ½ mile from the property. The Unity Council, located 0.6 miles away at the Fruitvale Transit Village, supports many important resources in the community such as the Fruitvale Neighborhood Career Center, and the Fruitvale-San Antonio Senior Center. The Fruitvale Bart Station within 15 minutes walking distance (0.7miles). The closest full-scale grocery store and full-service pharmacy (FoodMaxx) is within 0.5 mile walking distance. The Fruitvale Farmer's Market, open two days a

	<p>week, is located 0.6 mile away from the property. Two neighborhood grocery stores are in the area, La Economica and Jalisco Market, which serve daily grocery products. The property has a community park nearby (0.5 miles: Josie de la Cruz Park.</p>
<b>Resident Services &amp; Supportive Services Provision</b>	<p>Abode is an affiliate of Allied Housing and will provide the Supportive Services to the 24 residents including a mental health social worker. Abode will use the Housing First model and will include recovery support and hard reduction. The developer will apply for NPLH operating subsidy for 11 units.</p>
<b>Developer Capacity/Experience</b>	<p>Allied Housing is a Tier 1 developer. They have completed eight (8) projects (both new construction and rehab) in the last 10 years.</p>

**EXHIBIT D**

PROJECT NAME		West Grand and Brush			
Project Address		2201 Brush Street, Oakland, CA 94612			
Measure A1 Region		North County			
Project Developer		East Bay Asian Local Development Corporation (EBALDC)			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction development providing housing for chronically homeless households and low income workforce.			
Total Project Units and Sizes		59 total; 58 affordable; 1 resident manager's unit 24 Studios; 5 1-br; 15 2-br; 15 3-br (Resident Manager's unit is 3-br)			
General Income Levels Served		100% affordable to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
28 units (47% of total)	4 units (7% of total)	28 chronically homeless; 28 lower income workforce	28 units for chronically homeless	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units	58 TOTAL (98.3% of total)  27 at 20% AMI 8 at 30% AMI 1 at 40% AMI 4 at 50% AMI 18 at 60% AMI
Measure A1 Request/Type As % of Total Development Cost		\$11,610,606 – North County Regional Pool 26.68% of Total Development Costs			
Proposed Match Amount and Detail		\$1,700,000 The proposed match exceeds the required minimum of \$455,192 (value of planning and building fees less impact fees). The City of Oakland has committed \$1.7 million in Measure KK funds for the project.			
Project Planning Approvals and Environmental Review Clearances		Project received its planning approvals and CEQA clearance in December 2017. NEPA clearance is being pursued and has been delayed due to some scope revisions regarding noise			

	mitigation efforts for the project. NEPA clearance is due to the County by outside date of 2/8/19.
<b>Project Accessibility</b>	Total of 9 units will be accessible in the project; 6 units will be ADA WC accessible, 3 units will be provided for auditory/visual disabilities, exceeding Section 504 requirement of 5 units. 59 units will be adaptable, "Visitable", and have universal design features.
<b>Project Green Building Features</b>	The project had a LEED score of 66 and will be pursuing gold certification. The buildings landscape will use hydro-zoning for more efficient irrigation, use of a sealed combustion furnace & combustion water heater, and MERV 13 filter to filter outdoor air.
<b>Project Amenities and Neighborhood Access</b>	Project will provide on-site amenities like a Community room, computer lab, centralized laundry, and community kitchen space. The project is located within .8 miles of 4 supportive service providers Serenity House, A Friendly Place, St. Vincent De Paul Community Center & Cilomobo Community Center. There are six bus stops located .2 miles of the project as well as being located near 3 public parks, 25 <sup>th</sup> Street Mini Park, Henry J. Kaiser Memorial Park, and Marston Campbell park.
<b>Resident Services &amp; Supportive Services Provision</b>	The project will have Abode Services providing the supportive services for residents. 2.0 FTE Case Managers, 0.5 FTE Service Coordinator, 0.3 FTE Services Staff Supervision will be provided for the project. Resources that will be provided for residents will be job training, medical and dental services, as well as linkages to resources. They will also employ the PATH companion to help formerly homeless residents transition into housing.
<b>Developer Capacity/Experience</b>	East Bay Asian Local Development Corporation (EBALDC) is a Tier 1 developer. It has been a non-profit for 43 years and serving the City of Oakland. EBALDC has developed 2,209 affordable homes in 17 developments throughout the city. They currently have 123 full time staff throughout the entire organization and have 9 full time and 1 part time staff in their Real Estate Development department.

**EXHIBIT D**

PROJECT NAME		2227 International			
Project Address		2227 – 2257 International Blvd., Oakland, CA 94606			
Measure A1 Region		North County			
Project Developer		Satellite Affordable Housing Associates (SAHA)			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction development targeting low income families and providing permanent supportive housing for chronically homeless.			
Total Project Units and Sizes		77 total; 76 affordable; 1 resident manager’s unit 6 Studios; 24 1-br; 27 2-br; 20 3-br (Resident Manager’s unit is 3-br)			
General Income Levels Served		100% affordable to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County’s Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Units between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
15 units (20% of total)	16 units (21% of total)	15 chronically homeless; 61 Family units	15 units for chronically homeless	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units, if awarded NPLH funds;	59 TOTAL (76.6% of total)  15 at 20% AMI 16 at 30% AMI 20 at 50% AMI 8 at 60% AMI
Measure A1 Request/Type As % of Total Development Cost		\$11,840,282 – North County Regional Pool 19.97% of Total Development Costs			
Proposed Match Amount and Detail		\$3,500,000 The proposed match exceeds the required minimum of \$209,842 (value of planning and building fees less impact fees). The project received funding commitment for \$3.5 million in site acquisition funds from City of Oakland Measure KK.			
Project Planning Approvals and Environmental Review Clearances		Project has submitted planning and zoning application for CEQA to the City of Oakland.			
Project Accessibility		Project will provide 8 bedroom ADA WC accessible, 4 bedroom units will provide Visual/Auditory accessibility for			

	total of 12 accessible units, exceeding the 6 required per Section 504 by 100%; 69 adaptable units; All units will be "Visitable" and have universal design features.
<b>Project Green Building Features</b>	Project received a GPR score of 112. Project will provide resource efficient landscape, large stature trees, zero-VOC interior walls & ceiling painting, and energy star dishwashers.
<b>Project Amenities and Neighborhood Access</b>	Project will be serving a majority of low income families with access to public elementary and middle schools which are within .2 and .5 miles. AC Transit bus lines are within .092 miles of the project. Project is within .3 miles of Garfield Municipal Playground & Garfield Park.
<b>Resident Services &amp; Supportive Services Provision</b>	1.0 FTE Resident Services Coordinator (RSC) will be provided by SAHA for all the households at the project. Life skills counseling/training, employment skills development, food assistance, and assessment and service plan will be provided for all residents. If No Place Like Home funds are awarded to the project, 15 units will receive supportive services for homeless residents with serious mental health diagnosis through the County Coordinated Entry system.
<b>Developer Capacity/Experience</b>	Satellite Affordable Housing Associates (SAHA) is a Tier 1 developer. Satellite Housing was founded in 1966 and Affordable Housing Associates was founded in 1993. In July 2012, the boards of both organizations voted unanimously to create SAHA in order to create a more impactful organization and a model for affordable housing development. SAHA has developed into an organization with 170 staff, 22 development projects in their pipeline, and 56 properties under management.

**EXHIBIT D**

PROJECT NAME		Alameda Point Family			
Project Address		170 Coronado Avenue, Alameda			
Measure A1 Region		Mid County			
Project Developer		Eden Housing, Inc.			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction; development of Site A at former Alameda Naval Air Base for family/workforce affordable housing			
Total Project Units and Sizes		70 total; 69 affordable; 1 resident manager's unit 14 studios; 37 1-brs; 19 2-brs (Resident manager's unit is 2-br)			
General Income Levels Served		100% affordable to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Unit between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
14 units (20% of total)	20 units (29% of total)	14 units for homeless, 17 Section 811 units for disabled in skilled nursing facilities (functionally homeless); 38 lower income workforce	14 units (9 for chronic homeless; 5 for other homeless) plus 17 Section 811 units for total 31 homeless	Will commit to use CES & Housing First for Chronic Homeless and Homeless Units; Applying for NPLH capital and operating reserve	51 TOTAL (72.9% of total)  14 at 20% AMI 20 at 30% AMI 16 at 50% AMI 1 at 60% AMI
Measure A1 Request/Type As % of Total Development Cost		\$9,153,038 – Mid County Regional Pool 17.54% of Total Development Costs			
Proposed Match Amount and Detail		\$7,975,000 The proposed match exceeds the required minimum of \$72,242 (value of planning and building fees less impact fees). Match includes \$6,475,000 value of parcel to be ground leased at nominal value and \$1.5 million in master developer funds contributed to the city and held in escrow for project.			

<b>Project Planning Approvals and Environmental Review Clearances</b>	Received discretionary planning approvals and environmental clearances in March 2016
<b>Project Accessibility</b>	Project providing 47 mobility accessible units and 3 for persons with visual/auditory disabilities, vastly exceeding 6 units required per Section 504. Six units are accessible: Remaining project units are adaptable. 100% units are visitable, and project has universal design features.
<b>Project Green Building Features</b>	Platinum Level with a GreenPoint Rated score of 140.
<b>Project Amenities and Neighborhood Access</b>	Project amenities include community room, resident and support services offices, computer lab, central laundry, play lot, and outdoor landscaped seating areas. Project is located within one mile of Safeway Store; within .5 miles of Ruby Bridges Elementary school and .7 miles of Encinal Junior & Senior High School, and within .4 miles of Alameda Community Learning Center; Alameda Head Start is within 1 mile and project located within .5 miles of supportive services Operation Dignity & Alameda Point Collaborative. Project is within .3 miles of the AC Transit 96 Bus line and will have access the ferry terminal once it is up and running; Project is located within .6 miles to Bayport Park and the Main St. Soccer field.
<b>Resident Services &amp; Supportive Services Provision</b>	Eden's internal services division, Eden Housing Resident Services, Inc. (EHRSI) will provide and coordinate services for the residents through 0.5 FTE service coordinator, 168 hours of adult education, health and skill building classes, and 1 FTE case manager. Services include case management, job counseling and placement, life skills training, parenting classes, children's programs, benefits acquisition, mental health services and substance recovery. East Bay Innovations (EBI) will also provide tenants using Section 811 vouchers with services including support with housing retention, benefits assistance, medication management, behavior management, budgeting and money management, building support networks. Eden and EBI have entered into MOU for said service provision.
<b>Developer Capacity/Experience</b>	Eden Housing is a Tier 1 developer. One of the oldest and most experienced affordable developers in California, Eden has developed, acquired, or rehabilitated more than 10,000 affordable units and provides housing to over 22,000 low income residents. Several projects have been completed similar to the proposed project including 801 Alma, a 50-unit affordable family rental in Palo Alto, Wexford Way and Carlow Court Apartments in Dublin, which includes for sale market rate homes, 180 affordable family rental units, and 50-senior units. The lead project manager has worked on two similar projects and will also have a supervising project manager for added support on the project.



**EXHIBIT D**

PROJECT NAME		Parrott Street Apartments			
Project Address		1604 & 1642 San Leandro Boulevard, San Leandro			
Measure A1 Region		Mid County			
Project Developer		Eden Housing, Inc.			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New Construction transit-oriented development (TOD) with 62 units of affordable workforce housing and homeless housing for veterans and people with disabilities, in downtown San Leandro across from the San Leandro BART Station. Requires demolition of existing four-plex. Tenants of those units will be given preference for unit in new development.			
Total Project Units and Sizes		62 total; 57 affordable; 1 resident manager's unit 26 studios; 18 1-br; 18 2-br (Resident manager's unit is a 2-br)			
General Income Levels Served		57 affordable units to households at or below 80% Area Median Income (AMI); 4 units above 80% AMI.			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Unit between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
Project providing 39 units through VASH and 811 to serve Hhs at or below 20% AMI (63% of total)	25 units (40% of total), included in count of 39 units	Veterans, Homeless, People with developmental and/or physical disabilities	28 units for homeless vets. 28 units have VHHP and 25 units also have VASH vouchers; 14 units for people w/disabilities with 811 vouchers	Will commit to use CES & Housing First for all homeless units; NorCal VA will accept local CES to refer households for VASH units. Cannot use CES for 811 referrals per program requirements.	57 TOTAL (91.9% of total)  4 at 20% AMI 25 at 30% AMI 14 at 50% AMI 14 at 60% AMI
Measure A1 Request/Type As % of Total Development Cost		\$6,374,135 – Mid County Regional Pool 17.17% of Total Development Costs			

	Project previously awarded \$4 million in City of San Leandro Base Allocation in Round B
<b>Proposed Match Amount and Detail</b>	<p>\$1,000,000</p> <p>The proposed match exceeds the required minimum of \$465,000 (value of planning and building fees less impact fees). Match includes \$1,000,000 commitment of funds from the City of San Leandro.</p>
<b>Project Planning Approvals and Environmental Review Clearances</b>	Received discretionary planning approvals in September 2018 and CEQA clearance in January 2018. Developer must submit NEPA clearance by no later than 2/8/19 to HCD.
<b>Project Accessibility</b>	Project providing 8 accessible units (5 for people with physical disabilities and 3 for people with auditory or visual disabilities), exceeding the 6 accessible units required per Section 504 by 20%. Remaining project units are adaptable. 100% units are visitable, and project has universal design features.
<b>Project Green Building Features</b>	Project achieves a GreenPoint Rated score of 125 (Gold).
<b>Project Amenities and Neighborhood Access</b>	<p>Project amenities include community room, resident and support services offices, computer lab, central laundry, play lot, community garden/planter beds, and outdoor landscaped seating areas. Project is located in close proximity to downtown retail and services, the public library and City Hall. Project is located within ¼ mile of Safeway Store and Downtown San Leandro Farmers' Market. Project is 0.1 mile from the San Leandro BART Station and nearest AC Transit bus stop. Project is within 1/3 mile of Thrasher Park. Several licensed day care providers are within ½ mile, and Woodrow Wilson Elementary and John Muir Middle School are within ½ mile. San Leandro High School is within one mile. For individuals with disabilities, the East Bay Innovations office is 0.7 miles from the project site, Deaf Community Center is 0.55 miles from the site, and the Regional Center is within 1/3 mile. The San Leandro Community Center is one mile away.</p>
<b>Resident Services &amp; Supportive Services Provision</b>	<p>Eden's internal services division, Eden Housing Resident Services, Inc. (EHRSI) will provide and coordinate services for the residents through a 0.11 FTE service provider. Operation Dignity is the lead service provider for the veterans units and will provide a 1 FTE case manager and a 0.03 FTE program supervisor. Services include case management, support with housing retention, benefits advocacy and navigation, medication management, support with health related appointments, behavior managements, budgeting and money management. NorCal</p>

	VA will provide a 1.00 FTE case manager for households with VASH vouchers. East Bay Innovations will serve as the Tenant Referral Organization (TRO) for the households living in the 811 units. The application included executed MOUs between Eden and Operation Dignity and EBI.
<b>Developer Capacity/Experience</b>	Eden Housing is a Tier 1 developer. One of the oldest and most experienced affordable developers in California, Eden has developed, acquired, or rehabilitated more than 10,000 affordable units and provides housing to over 22,000 low income residents. Several projects have been completed similar to the proposed project including Alta Mira, an 87-unit family project in Hayward, Wexford Way, a 130-unit family project in Dublin, and Valor Crossing, a 65-unit family/veterans project in Dublin. The lead project manager has worked on similar projects and will also have a supervising project manager for added support on the project.

**EXHIBIT D**

PROJECT NAME		Bermuda Gardens			
Project Address		1475 167 <sup>th</sup> Avenue, Unincorporated County-Ashland			
Measure A1 Region		Mid County			
Project Developer		Mercy Housing California			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		Substantial rehabilitation of existing Bermuda Gardens Apartments to extend affordability term and provide affordable housing for families and disabled persons including those exiting institutionalized care who otherwise lack housing and are functionally homeless.			
Total Project Units and Sizes		80 total; 79 affordable; 1 resident manager's unit 67 1-br; 13 2-br (Resident manager's unit is a 1-br)			
General Income Levels Served		79 affordable units to households at or below 60% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Unit between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
16 units (20% of total)	4 units (6% of total)	Homeless with physical and developmental disabilities; lower income workforce	20 units with Section 811. Project Rental Assistance – functionally homeless at 20% AMI due to lack of housing after exit from institutionalized care facilities	Project did not commit to using CES due to Section 811 PRA contract; did not commit to implementing Housing First	79 TOTAL (98.9% of total)  16 at 20% AMI 4 at 30% AMI 59 at 60% AMI
Measure A1 Request/Type As % of Total Development Cost		\$6,000,000 – Regional Pool 15.48% of TDC			
Proposed Match Amount and Detail		\$2,220,800 The proposed match exceeds the required minimum of \$109,715 (value of planning and building fees less impact fees). Match includes \$350,000 in County Affordable			

	Housing Trust Funds and \$1,870,800 in leveraged debt from the commitment of Section 811 Project Rental Assistance.
<b>Project Planning Approvals and Environmental Review Clearances</b>	Project will not require discretionary planning approvals (will be administratively approved) and as such, is not subject to CEQA. Federal NEPA clearance was received in connection with earlier HOME and CDBG funding which has been accepted by CalHFA for use of the Section 811 operating subsidy granted to the project.
<b>Project Accessibility</b>	Project providing 8 accessible units (6 for people with physical disabilities and 2 for people with auditory or visual disabilities), exceeding the 6 accessible units required per Section 504 by 20%. The developer was not able to commit to the remainder units being adaptable and due to the lack of elevator the building cannot be classified as visitable nor qualify for universal design. The developer indicated they will look for opportunities to improve the project's adaptability/accessibility during rehabilitation.
<b>Project Green Building Features</b>	Project achieves a GreenPoint Rated score of 118 for Existing Multifamily Housing.
<b>Project Amenities and Neighborhood Access</b>	Project amenities include community room, resident and support services offices, central laundry, community kitchen, play lot, and outdoor landscaped seating areas. Numerous services and amenities exist for the project populations. Within ¼ mile are Supermarket La Raza, Ashland Community Center and Park, AC Transit bus lines, and Kaiser Post-Acute Care; within ½ mile are Edendale Middle School and REACH Ashland Youth Center; within 1 mile are Eden Medical Center, Colonial Acres Elementary School, Eden Japanese Community Center, San Lorenzo High School, Ashland Free Medical Clinic.
<b>Resident Services &amp; Supportive Services Provision</b>	General resident support services will be provided by Mercy Housing through a 1.0 FTE Resident Services Coordinator who will be responsible for linking residents to services, food bank referral, providing health and wellness programming, housing retention and eviction prevention coaching and education. Mercy has entered an MOU with East Bay Innovations to provide services for the Supportive Housing Section 811 residents as the "Tenant Referral Organization" under the 811 contract. EBI's services through a 0.75 FTE staff person initially include resident referrals to the units, obtaining reasonable accommodations and assisting tenants with move-in procedures, then post-move-in counseling on housing

	retention and direct client-based services to the 811 tenants.
<b>Developer Capacity/Experience</b>	<p>Mercy Housing is a Tier 1 developer. They have developed and managed over 50 properties in the Bay Area over 35 years, and overall have completed 10,000 affordable rental units for families, seniors and people with special needs, including 44 senior housing projects and 20 supportive housing projects. They have 4,500 units in the pipeline and 31 development staff members. The assigned project manager is Mercy's Regional Director of Portfolio Syndication. He has over 20 years of affordable housing experience to shepherd both rehab and new construction projects from feasibility through operations; more recently he has completed a 115-unit rehabilitation at Eden House Apartments, a 75-unit rehabilitation project in Sacramento, and 80-unit new construction family/special needs project in Woodland.</p>

**EXHIBIT D**

PROJECT NAME		Rosefield Village			
Project Address		727 Buena Vista Avenue, Alameda			
Measure A1 Region		Mid County			
Project Developer		Housing Authority of City of Alameda and its nonprofit housing affiliate, Island City Development			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		Redevelopment of Rosefield Village property including 78 new construction units and 13 rehabilitated units as workforce/family affordable housing			
Total Project Units and Sizes		91 total; 90 affordable; 1 resident manager's unit 7 studios; 35 1-br; 26 2-br; 22 3-br; 1 4-br (Resident Manager's unit is 2-br)			
General Income Levels Served		100% affordable to households at or below 80% Area Median Income (AMI); 9 units are at 80% AMI, of which 4 are proposed as HCD-restricted units (no more than 5% of the total proposed HCD units)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Unit between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
18 units (20% of total)	10 units (11% of total)	Lower income workforce	No units are targeted for homeless	Not applicable	85 TOTAL (93.4% of total)  18 at 20% AMI 10 at 30% AMI 24 at 50% AMI 29 at 60% AMI 4 at 80% AMI
Measure A1 Request/Type As % of Total Development Cost			\$6,423,414 – Mid County Regional Pool 9.99% of Total Development Costs Project previously awarded \$1,670,000 in Alameda Base Allocation in Round D		
Proposed Match Amount and Detail			\$24,006,680 The proposed match far exceeds the required minimum of \$422,830 (value of planning and building fees less impact fees). Match includes a \$241,680 HOME commitment from		

	the City, the Housing Authority's land and loan contribution, and funding from the Alameda County Unified School District former redevelopment funds that flow through the City.
<b>Project Planning Approvals and Environmental Review Clearances</b>	Received discretionary planning approvals in September 2018 and CEQA in July 2018. Project NEPA has been prepared and developer must submit NEPA clearance by no later than 2/8/19 to HCD.
<b>Project Accessibility</b>	Project providing 25 accessible units (23 for people with physical disabilities and 2 for people with auditory or visual disabilities), significantly exceeding the 9 accessible units required per Section 504. Remaining project units are adaptable. 100% units are visitable, and project has universal design features.
<b>Project Green Building Features</b>	New construction units achieve GreenPoint Rated score of 118 (Gold); rehabilitated units achieve GPR score of 80 units.
<b>Project Amenities and Neighborhood Access</b>	Project amenities include community room, property manager's office, resident service offices and designated support service offices, computer lab, central laundry, community kitchen, play lot, and outdoor seating areas. Infill site with ready access to transportation, retail, and services. 1/2 mile from Lucky Grocery and weekly Alameda Farmers' Market, and less than ¼ mile to Grocery Outlet (neighborhood outlet). Within ½ mile of AC Transit stop. Project will provide free or discounted transit passes to residents. Project is within .2 miles of Jean Sweney Park and within ½ mile of Washington Park. Schools include College of Alameda (within 1/3 mile), Island High School and Woodstock Child Development Center (within ½ mile), The Academy of Alameda, Ruby Bridges Elementary School, and Paden Elementary (within 1 mile).
<b>Resident Services &amp; Supportive Services Provision</b>	Resident services will be provided by Life Skills Training and Educational Programs, Inc. (LifeSTEPS), a California 501c3 that serves over 90,000 residents in over 320 low-income family, senior and SRO communities throughout California. Rosefield Village will provide service-enriched housing. LifeSTEPS will provide a 0.75 FTE on-site case manager who will provide case management and individual service plans for the 20% AMI residents, and service coordination, educational classes, social events and resource development for all residents. A 0.25 FTE after-school coordinator will provide programs for the school age children at the property 5 days per week, 2 hours per day. The Housing



	Authority has entered into an MOU with LifeSTEPS for the service coordination.
<b>Developer Capacity/Experience</b>	The City of Alameda Housing Authority Island City Development affiliate is a Tier 1 developer. The development team has completed several projects in recent years (Stargell Commons, a 32-unit family project; DelMonte Senior, a 31-unit senior development; Poco Way Apartments, a 130-unit rehabilitation; and Eagle Avenue). The development team has significant experience, each member with 15 years' experience in tax credit and affordable housing development and they have collectively built new or rehabilitated over 3,000 units.

## EXHIBIT D

<b>PROJECT NAME</b>		Matsya Villa			
<b>Project Address</b>		22647 2 <sup>nd</sup> Street, Hayward			
<b>Measure A1 Region</b>		Mid County			
<b>Project Developer</b>		EAH, Inc.			
<b>Joint Venture or Partnering with Community- or Faith-Based Organization</b>		n/a			
<b>Type of Project</b>		New construction development of affordable rental workforce family housing in downtown Hayward			
<b>Total Project Units and Sizes</b>		57 total; 56 affordable; 1 resident manager's unit 11 1-br; 28 2-br; 18 3-br (Resident Manager's unit is 2-br)			
<b>General Income Levels Served</b>		100% affordable to households at or below 80% Area Median Income (AMI); 2 units are at 80% AMI and proposed as HCD-restricted units (no more than 4% of the total proposed HCD units)			
<b>Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First</b>					
<b>% Units at or below 20% AMI</b>	<b>Additional % of Units between 20% AMI and 30% AMI</b>	<b>A1 Target Populations</b>	<b>Targeting of 20% AMI Units to Homeless</b>	<b>CES &amp; Housing First</b>	<b>Proposed HCD Units</b>
12 units (21% of total)	4 units (7% of total)	Lower income workforce; homeless people with mental disabilities	12 units at 20% AMI for homeless	Project will commit to CES and Housing First for homeless units	56 TOTAL (98.2% of total)  12 at 20% AMI 4 at 30% AMI 20 at 50% AMI 18 at 60% AMI 2 at 80% AMI
<b>Measure A1 Request/Type As % of Total Development Cost</b>		\$5,356,370 – Mid County Regional Pool (if awarded, must be reduced by \$2,970 to \$5,353,400 to meet A1 subsidy limits for proposed number of HCD-restricted units) 13.6% of Total Development Costs			
<b>Proposed Match Amount and Detail</b>		\$2,000,000 The proposed match exceeds the required minimum of \$500,000 (value of planning and building fees less impact fees). Match includes a commitment of \$2,000,000 in City of Hayward Affordable Housing Funds approved in October 2018.			

<b>Project Planning Approvals and Environmental Review Clearances</b>	Received discretionary planning approvals and CEQA clearance in July 2017. Project does not include federal funds; thus no NEPA requirement.
<b>Project Accessibility</b>	Project providing 6 accessible units (4 for people with physical disabilities and 2 for people with auditory or visual disabilities), exceeding the 5 accessible units required per Section 504 by 20%. Remaining project units are adaptable. 100% units are visitable, and project has universal design features.
<b>Project Green Building Features</b>	Project achieves a GreenPoint Rated score of 112 (Gold).
<b>Project Amenities and Neighborhood Access</b>	Project amenities include community room, property manager's office, resident service offices and designated support service offices, central laundry, community kitchen, play lot, community garden/planter beds, and outdoor seating areas. Infill site in downtown Hayward is walkable to retail and services. Within ½ mile of Lucky and Safeway; within ¼ mile of CVS Pharmacy and Hayward Memorial Hospital; within ½ mile of Bret Harte Middle School and Hayward High School; within 1.5 mile of Burbank Elementary and Winton Middle School; within 1/3 mile of Hayward Japanese Gardens and Bret Harte Park. Hayward BART is 5 blocks from site and AC Transit lines 28/94 is right at the site.
<b>Resident Services &amp; Supportive Services Provision</b>	Resident services will be provided by Life Skills Training and Educational Programs, Inc. (LifeSTEPS), a California 501c3 that serves over 90,000 residents in over 320 low-income family, senior and SRO communities throughout California. LifeSTEPS will provide a 0.40 FTE on-site case manager who will provide case management and individual service plans for the 20% AMI residents using a Housing First model. LifeSTEPS will have a 0.50 FTE resource coordinator to address service needs of remaining units, including workshops, events, and referral to community resources. The coordinator will lead after-school programs for school-age youth living at Matsya. The EAH Housing Technology Program Manager will assist the resource coordinator to develop curriculum for the computer learning center. EAH has entered into an MOU with LifeSTEPS for the service coordination.
<b>Developer Capacity/Experience</b>	EAH is a Tier One developer. It is one of the oldest and most experienced nonprofit housing management and development organizations in the western United States. EAH has developed and acquired over 7,700 units of affordable housing in 95 properties. In the past 10 years,

	<b>EAH has developed several new construction affordable family-type projects comparable to Matsya Villa. The development team includes seasoned staff with long track records of success in project management.</b>
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**EXHIBIT D**

PROJECT NAME		Mission Paradise			
Project Address		28000 Mission Boulevard, Hayward			
Measure A1 Region		Mid County			
Project Developer		EAH, Inc.			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		New construction development of affordable housing for seniors age 55+ with 15 units for homeless seniors experiencing mental illness in South Hayward			
Total Project Units and Sizes		76 total; 75 affordable; 1 resident manager's unit 65 1-br; 11 2-br (Resident Manager's unit is 2-br)			
General Income Levels Served		100% affordable to households at or below 80% Area Median Income (AMI); 3 units are at 80% AMI and proposed as HCD-restricted units (no more than 4% of the total proposed HCD units)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Unit between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
15 units (20% of total)	None	Seniors and homeless seniors	15 units at 20% AMI for homeless seniors	Project will commit to CES and Housing First for homeless units	75 TOTAL (98.7% of total)  15 at 20% AMI 7 at 40% AMI 26 at 50% AMI 24 at 60% AMI 3 at 80% AMI
Measure A1 Request/Type As % of Total Development Cost		\$9,275,901 – Mid County Regional Pool 21.47% of Total Development Costs			
Proposed Match Amount and Detail		\$2,500,000 The proposed match exceeds the required minimum of \$600,000 (value of planning and building fees less impact fees). Match includes a commitment of \$2,500,000 in City of Hayward funds comprised of local Affordable Housing Funds, HOME and CDBG, approved in October 2018.			

<b>Project Planning Approvals and Environmental Review Clearances</b>	Received discretionary planning approvals and CEQA clearance in February 2018. NEPA clearance (required for the federal HOME & CDBG funds) must be submitted to HCD by 2/8/19.
<b>Project Accessibility</b>	Project providing 8 accessible units (5 for people with physical disabilities and 3 for people with auditory or visual disabilities), exceeding the 6 accessible units required per Section 504 by 20%. Remaining project units are adaptable. 100% units are visitable, and project has universal design features.
<b>Project Green Building Features</b>	Project achieves a GreenPoint Rated score of 113 (Gold).
<b>Project Amenities and Neighborhood Access</b>	Project amenities include community room, property manager's office, resident service offices and designated support service offices, central laundry, community kitchen, play lot, community garden/planter beds, and outdoor seating areas. Project is within 1/3 mile of the South Hayward BART Station and a small grocery store. Within ½ mile is a full size grocery store Walgreens Pharmacy. Within 1 mile are several parks and one park is just east of the property (Garin Regional Park). There are two AC Transit lines within ¼ mile of the project site, and both connect to downtown Hayward and its BART Station.
<b>Resident Services &amp; Supportive Services Provision</b>	Supportive services for the residents will be provided by Life Skills Training and Educational Programs, Inc. (LifeSTEPS), a California 501c3 that serves over 90,000 residents in over 320 low-income family, senior and SRO communities throughout California. LifeSTEPS will provide a 0.60 FTE on-site case manager who will provide case management and individual service plans for the 15 units reserved for special needs seniors. Case management may include referrals and linkages to primary health, behavioral health, substance abuse services, legal services, benefits counseling and advocacy, medication management, life skills training, and tenant rights and responsibilities. EAH Housing will hire a resource coordinator at 0.50 FTE to provide services coordination for remaining residents and to provide community-building activities. The RC will coordinate workshops, events, and referrals to allow residents to age in place. The EAH Housing Technology Program Manager will assist the resource coordinator to develop curriculum for the computer learning center. EAH has entered into an MOU with LifeSTEPS for the service coordination.
<b>Developer Capacity/Experience</b>	EAH is a Tier One developer. It is one of the oldest and most experienced nonprofit housing management and

	<p>development organizations in the western United States. EAH has developed and acquired over 7,700 units of affordable housing in 95 properties. In the past 10 years, EAH has developed several new construction affordable projects comparable in scope and scale to Mission Senior Paradise. The development team includes seasoned staff with long track records of success in project management.</p>
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**EXHIBIT D**

PROJECT NAME		1245 McKay Avenue			
Project Address		1245 McKay Avenue, Alameda			
Measure A1 Region		Mid County			
Project Developer		Mercy Housing California			
Joint Venture or Partnering with Community- or Faith-Based Organization		n/a			
Type of Project		Adaptive Reuse of four existing buildings to develop senior permanent supportive housing, medical respite, primary care, and resource center for homeless population.			
Total Project Units and Sizes		91 total; 90 affordable; 1 resident manager's unit 90 studios 1 2-br (resident manager's unit)			
General Income Levels Served		100% affordable to households at or below 30% Area Median Income (AMI)			
Measure A1 Target Populations, targeting to Extremely Low Income Households, and use of County's Coordinated Entry System (Home Stretch) and Housing First					
% Units at or below 20% AMI	Additional % of Unit between 20% AMI and 30% AMI	A1 Target Populations	Targeting of 20% AMI Units to Homeless	CES & Housing First	Proposed HCD Units
36 units (40% of total)	36 units (40% of total)	90 permanent supportive housing units for chronically homeless senior households; 5 of the total for physically disabled	36 units at 20% AMI for homeless	Will commit to use CES & Housing First for all 90 units	90 TOTAL (98.9% of total)  36 at 20% AMI 36 at 30% AMI 18 at 50% AMI
Measure A1 Request/Type As % of Total Development Cost		\$13,992,264 – Mid County Regional Pool 26.2% of Total Development Costs			
Proposed Match Amount and Detail		\$150,000 The proposed match equals the required minimum of \$149,513 (value of planning and building fees less impact fees). Match includes \$50,000 in general fund monies plus \$100,000 in FY19 CDBG.			
Project Planning Approvals and Environmental Review Clearances		Received discretionary planning approvals and CEQA environmental clearances on December 18, 2018. Project received its NEPA approval in November 2018. Approval			



	included removal of the site's Government Overlay (G-Overlay) on the Administrative Professional zoning designation to allow for the supportive housing use.
<b>Project Accessibility</b>	Project providing at least 50% of project units as mobility accessible; 4 units will be provided for people with auditory or visual disabilities), significantly exceeding the 6 accessible units required per Section 504. Remaining project units are adaptable. 100% units are visitable, and project has universal design features.
<b>Project Green Building Features</b>	Gold Level with a GreenPoint Rated score of 111.
<b>Project Amenities and Neighborhood Access</b>	Project amenities include community room, property manager, resident services, and support services offices, central laundry, community kitchen, and community garden. Project is within 1/3 mile of Bonfare Market open daily and Alameda Farmers' Market; Robert W. Crown Memorial Beach is less than 500 feet from project while several parks are located within 1 mile. Alameda Hospital is within 2 miles; Walgreen's pharmacy is within 1 mile. Project is within 1/3 mile of nearest AC Transit bus stop. Supportive housing part of larger campus which will have Medical Respite Center with 50 beds for those exiting East Bay hospitals, Primary Care Clinic, and Resource Center. The Mastick Senior Center is within 1 mile and hosts many programs for seniors related to health, education and recreation.
<b>Resident Services &amp; Supportive Services Provision</b>	Alameda Point Collaborative (APC) will coordinate case management for the supportive housing residents as well as the Medical Respite Center programs with the operator, Federally Qualified Health Center (FQHC) and outside service providers such as hospice and Centers for Elders Independence. Services will be aimed at enabling medically frail and homeless individuals ages 55 and older to age in place in a service enriched, consumer-focused and wellness-oriented community. APC will integrate case management, on-site primary care, in-home supportive services and end-of-life care. FQHC will integrate medical and behavioral health care. Alameda County Health Care Services Agency will fund services and operating support for 20 years, including the \$540,000 annual budget for 20 years which includes 1 FTE to supervise case managers, 4 FTE case managers, 1 FTE to coordinate community-building activities, plus other positions (transportation, tenant recreation).

<p><b>Developer Capacity/Experience</b></p>	<p>Mercy Housing is a Tier 1 developer. They have developed and managed over 50 properties in the Bay Area over 35 years, and overall have completed 10,000 affordable rental units for families, seniors and people with special needs, including 44 senior housing projects and 20 supportive housing projects. They have 4,500 units in the pipeline and 31 development staff members. The assigned project manager has over 15 years of development experience and has worked on comparable projects. Mercy is working with Alameda Point Collaborative (APC) to provide the support services on the site. Mercy Housing and APC will form a limited partnership with Mercy as general partner and APC as co-general partner. APC was formed in 1999 out of a collaboration of 20 agencies and nonprofits to transform the Naval Air Station into a resource to alleviate homelessness.</p>
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## EXHIBIT C

Measure A1 Rental Housing Development Program - Regional Pool Allocation North County Regional Pool			
Total Project Funds Available			\$80,392,559
Project Name	Recommended Measure A1 Regional Pool Funding	Project Ranking within Pool	REMAINING BALANCE
Empyrean and Harrison	\$4,685,000	1	\$75,707,559
Embark Apartments	\$2,498,909	2	\$73,208,650
Fruitvale Transit Village Phase IIB	\$16,227,175	3	\$56,981,475
Brooklyn Basin Parcel A1	\$9,698,000	4	\$47,283,475
1601 Oxford Street	\$5,834,096	5	\$41,449,379
Coliseum Place	\$7,398,421	6	\$34,050,958
2012 Berkeley Way	\$6,162,839	7	\$27,888,119
NOVA Apartments	\$13,766,776	8	\$14,121,343
Fruitvale Studios	\$3,484,309	9	\$10,637,034
West Grand & Brush, Phase 1*	\$5,266,428	Tied for 10th	\$5,370,606
2227 International Blvd. *	\$5,370,606	Tied for 10th	\$0
Balance of Remaining Funds			\$0
* Projects that are recommended for less than total funds requested, due to tied score and limit of available funds.			

Measure A1 Rental Housing Development Program - Regional Pool Allocation Mid County Regional Pool			
Total Project Funds Available:			\$ 44,822,821
Project Name	Recommended Measure A1 Regional Pool Funding	Project Ranking within Pool	REMAINING BALANCE
Alameda Point Family	\$9,153,038	1	\$35,669,783
Parrott Street Apartments	\$6,374,135	2	\$29,295,648
Bermuda Gardens	\$6,000,000	3	\$23,295,648
Rosefield Village	\$6,423,414	4	\$16,872,234
Matsya Villa	\$5,353,400	5	\$11,518,834
1245 McKay/Alameda Supportive Housing/Respite Center*	\$6,926,828	Tied for 6th	\$4,592,006
Mission Paradise*	\$4,592,006	Tied for 6th	\$0
Balance of Remaining Funds:			\$0
* Projects that are recommended for less than total funds requested, due to tied score and limit of available funds.			

## EXHIBIT C

Measure A1 Rental Housing Development Program - Regional Pool Allocation East County Regional Pool			
Total Project Funds Available:			\$24,599,135
Project Name	Recommended Measure A1 Regional Pool Funding	Project Ranking within Pool	REMAINING BALANCE
Balance of Remaining Funds:			\$24,599,135
Note: No projects were submitted for this Measure A1 Regional Pool Allocation under the RFP dated 10/01/2018.			

Measure A1 Rental Housing Development Program - Regional Pool Allocation South County Regional Pool			
Total Project Funds Available:			\$30,185,486
Project Name	Recommended Measure A1 Regional Pool Funding	Project Ranking within Pool	REMAINING BALANCE
Balance of Remaining Funds:			\$30,185,486
Note: No projects were submitted for this Measure A1 Regional Pool Allocation under the RFP dated 10/01/2018.			