



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

AGENDA \_\_\_ March 8, 2016

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February 23, 2016

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Honorable Board of Supervisors  
Alameda County Administration Building  
Oakland, CA 94612

Dear Board Members:

**SUBJECT: APPROVAL OF PROCESS AND TIMELINE FOR POSSIBLE  
GENERAL OBLIGATION HOUSING BOND MEASURE**

**RECOMMENDATION:**

It is recommended that your Board approve the process and timeline for a possible General Obligation Housing Bond measure.

**DISCUSSION/SUMMARY:**

Since the 2007-2009 recession, housing has become less affordable in Alameda County. The combination of falling wages for middle-income earners and rising rents and home prices due to a significant housing shortage have raised concerns about housing affordability.

While Alameda County is experiencing economic and employment growth, wages have not kept pace and, as a result, many residents cannot afford to buy or rent a home in their community. Overpayment of rent is common across all cities in the County. Forty-six percent (46%) of all renter households countywide pay more than 30% of their income in rent, and 55,000 extremely low income and very low income renters pay more than 50% of their household incomes for housing costs.

Due to the countywide housing crisis, at the request of your Board, the Community Development Agency's Housing and Community Development Department has made presentations at two meetings of the Board of Supervisors' Transportation and Planning Committee (November 2015 and January 2016), to inform the Supervisors and educate the public on the scope of the problem.

At the February 8, 2016 Board of Supervisors Retreat, in consideration of its legal authority to place a County bond on the November 2016 General Election ballot, the Board reviewed the current county housing crisis and needs, and decided to explore the opportunities of a County General Obligation Housing Bond measure for the November 2016 ballot.

The Board tasked the members of its Health Committee to lead a series of work sessions to determine the viability of a County General Obligation Housing Bond and to recommend a set of processes and timeline for the potential measure. The first work session was held on March 2, 2016. The Health Committee members will conduct five

additional work sessions to discuss relevant housing bond matters, including but not limited to financing, projects, programs, services, community engagement, and public education. The work sessions will have multiple purposes, including:

- To review the viability of a countywide General Obligation Housing Bond and to ensure that the County is organized and equipped with knowledge regarding a possible housing bond that addresses the current County housing needs;
- To discuss and consider policy and programmatic proposals for a possible General Obligation Housing Bond;
- To provide an opportunity for the Board to engage and solicit input and participation from the public and other interested stakeholders for potential policy proposals and desired programmatic use of a possible housing bond.
- To make a recommendation on the language and authorizing resolution for a possible General Obligation Housing Bond measure.

The attached documents outline the process and timeline for the Board of Supervisors to consider placing a General Obligation Housing Bond on the ballot. The process begins with a stakeholder engagement process and includes town hall meetings in all of the Supervisorial Districts. The target date for the Board of Supervisors to consider authorizing a General Obligation Housing Bond is June 14, 2016.

#### FINANCING:

There is no additional Net County Cost for consideration of the General Obligation Housing Bond measure at this time. Staffing resources will be provided in-kind from various County departments and costs associated with outreach for town hall meetings will be funded from existing accounts and allocations. Costs associated with necessary professional services, such as Bond Counsel and Financial Advisors, are being determined and possible funding sources are being explored as part of this process. If a determination is made that additional Net County Cost is necessary, a request will return to your Board for consideration.

Very Truly Yours,



Chris Bazar, Director  
Community Development Agency

cc: Susan Muranishi, County Administrator  
Steve Manning, Auditor-Controller  
Donna R. Ziegler, County Counsel  
Naomi Hsu, County Administrator's Office  
Andrea Weddle, Office of the County Counsel  
U.B. Singh, CDA Finance Director

## Proposed Process and Schedule for a 2016 County Housing Bond

### BACKGROUND:

Since the 2007-2009 Great Recession, housing has become less affordable. Housing has become extremely expensive that many households are forced to make serious tradeoffs in order to afford living in California. The combination of both falling wages for middle-income earners and rising home prices due to significant housing shortage have raised concerns about housing affordability.

While Alameda County and the larger Bay Area region are experiencing economic and employment growth, wages and salary growth have not kept up and residents cannot afford to buy or rent a home in their own communities. Housing has become the biggest cost in a household budget. Overpayment of rent for renters is common across all cities in the County, wherein 46% of all renter households pay more than 30% of their income in rent. There are also 55,000 extremely low income (ELI)<sup>1</sup> and very low income (VLI)<sup>2</sup> renters with severe rent burden that pay more than 50% of their household incomes in rent. In Alameda County alone, there is a 58,680 unit shortfall for affordable homes to extremely low and very low-income households.<sup>3</sup> Of the 10 projected fastest growing professions, only 4 are considered “moderate” or “above moderate” income job categories, where people earn enough to afford to live in the County. The other 6 growing professions will still be “very low” or “extremely low” income jobs.

Due to the county-wide housing crisis, the County’s Housing and Community Development Department (HCD) of the Community Development Agency (CDA) has made presentations to the Board of Supervisors’ Transportation and Planning Committee November 2015 and January 2016 meetings, to inform the Supervisors and educate the public on the scope of the problem. At the February 9, 2016 Board of Supervisors Retreat, in consideration of its legal authority to place a County bond on the November 2016 General Elections, the Board reviewed the current county housing crisis and needs, and decided to explore the opportunities of a County General Obligation Bond for housing for the November 2016 ballot.

### WORK SESSION PLAN:

The Board tasked the members of its Health Committee to lead a series of work sessions to determine the viability of a County housing bond and to recommend a set of processes and timeline for the potential measure. The Health Committee members (Supervisors Wilma Chan and Keith Carson) will conduct these work sessions to discuss relevant housing bond matters, including but not limited to financing, projects, programs, services, community engagement, and public education. The work sessions will have multiple purposes, including:

- To review the viability of a county-wide General Obligation bond for housing and to ensure that the County is organized and equipped with knowledge regarding a housing bond that addresses the current County housing needs.
- To discuss and consider housing bond policy and programmatic proposals.

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<sup>1</sup> Extremely Low Income (ELI) Households are defined as those earning between 0 to 30% of AMI.

<sup>2</sup> Very Low Income Households (VLI) are defined as those earning between 31 to 50% of AMI. While, Low Income Households are defined as those earning at or below 80% of AMI.

<sup>3</sup> California Housing Partnership Study. 2014.

## Proposed Plan for Work Session on November 2016 Housing Bond

- To provide an opportunity for the Board to engage and solicit input and participation from the public and other interested stakeholders for potential policy proposals and desired programmatic use of the bond.
- To make a recommendation on the housing bond measure language and authorizing resolution.
- It is goal of the work sessions to present the final housing bond measure language and authorizing resolution to be voted on by the full Board of Supervisors at its meeting on June 14, 2016, in advance of the elections filing deadline to place a County measure on the November 2016 ballot.

There will be 6 Work Sessions, starting in March and concluding in early June. Sessions will be held on the following dates:

- **Session 1 – March 2** – 1221 Oak St., #536, Board Conference Room at 2:00 pm
- **Session 2 – March 28** – 1221 Oak St., #536, Board Chambers at 9:30 am
- **Session 3 – April 11** – 1221 Oak St., #536, Board Chambers at 3:00 pm
- **Session 4 – April 25** – 1221 Oak St., #536, Board Chambers at 9:30 am
- **Session 5 – May 16** – 1221 Oak St., #536, Board Chambers at 9:30 am
- **Session 6 – June 6** – 1401 Lakeside Drive, GSA Conference Room 1107 (11<sup>th</sup> Floor) at 9:30 am

Each session will be 1 to 1.5 hours and will be publicly noticed. PowerPoint presentations will be prepared for each session with research provided by HCD staff, outside experts (consultants, financial advisors, and bond counsel), County Counsel and other relevant County departments, as needed.

In addition to the Work Sessions above, updates will be provided to the entire Board of Supervisors for discussion and feedback approximately monthly between March and June 2016.

## PROPOSED PROCESS OVERVIEW AND SCHEDULE

The proposed process between now and the end of May 2016 to develop the bond proposal is divided into three phases:

- **March 2 – April 8 – Stakeholder Process**  
During this time period a County-facilitated stakeholder process will be conducted to discuss county housing needs, receive input and feedback on desired programs, and engage other interested parties.
- **April 10 – May 22 – Draft Bond Program**  
During this time period policy and programmatic proposals will be discussed with stakeholders, city housing staff and officials, County housing staff, and Supervisors to develop a proposed program for use of housing bond revenues.
- **May 2 – May 22 – Supervisorial District Town Hall Meetings**  
During this phase, it is proposed that each Alameda County Supervisor host at least one district town hall meeting to inform and educate constituents about the housing bond, and to gauge support and garner feedback.

After discussion at the March 2<sup>nd</sup> Work Session and subsequent input from the full Board of Supervisors, a more detailed plan and schedule will be developed.

## ALAMEDA COUNTY HOUSING BOND – NOVEMBER 2016 PROPOSED TIMELINE

DATE/TIME FRAME	ITEM/TASK	NOTES
Feb 9	BOS Retreat – Housing Bond Poll Results Presentation	
<b>March 2 – April 8 → Stakeholder Process</b>		
March 2	<b>Work Session 1</b> – Housing Bond	
March 8	BOS Regular Meeting	
March 9	Stakeholder Process BEGINS	
March 17	County Convening of Housing Community Stakeholders	
March 22	<b>BOS Retreat</b> – Housing Bond Work Session Update	
March 28	<b>Work Session 2</b> – Housing Bond (during Health Committee)	
April 8	Stakeholder Process ENDS	
<b>April 10 – May 22 → Draft Bond Language</b>		
April 11	<b>Work Session 3</b> – Housing Bond	
April 19	<b>BOS Retreat</b> – Housing Bond Work Session Update	
<b>May 2 – May 22 → Supervisorial District Townhalls</b>		
April 25	<b>Work Session 4</b> – Housing Bond (during Health Committee)	
May 2	BOS District Community Outreach & Townhalls START	
May 16	<b>Work Session 5</b> – Housing Bond	

<b>May 17</b>	<b>BOS Retreat</b> – Housing Bond Work Session Update	
<b>May 22</b>	BOS District Townhalls END	
<b>May 31</b>	DUE - Get Board letter and reso, with final text measure to Clerk for BOS Agenda & Meeting on June 14	
<b>June 6</b>	<b>Work Session 6</b> – Housing Bond	
<b>June 14</b>	BOS Regular Meeting / Retreat – (adopt resolution to consolidate election with presidential and ordering bond + tax measure on the ballot)  BOS Retreat - Housing Bond Update?	<b>**TARGET BOS MEETING</b>  <b>*** 2 weeks before this – get Board letter and reso, with final text measure to Clerk for BOS agenda</b>
<b>June 14</b>	DUE - Get Board letter and reso, with final text measure to Clerk for BOS Agenda & Meeting on June 28 (alternative meeting for vote)	
<b>FINAL DATE TO PUT MEASURE ON NOV. BALLOT</b>		
<b>August 2</b>	LAST DAY FOR BOS TO VOTE ON BALLOT LANGUAGE & AUTHORIZING RESO	<b>***Absolute last day for BOS vote</b>
<b>August 12</b>	LAST DAY FOR BOS TO PLACE COUNTY MEASURE ON NOV BALLOT LAST DAY to submit impartial analysis	88 days before election (E-88 deadline)
	Immediately after submission deadline is for impartial analysis, arguments for, and against -- Public Examination period for ballot measures	
<b>August 15</b>	Public BOS Order calling for a bond election in newspaper	For at least 4 weeks prior to election
<b>August 17</b>	LAST DAY to withdraw or amend a measure submitted	83 days before election