



## ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

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Agenda Item \_\_\_\_\_ December 6, 2022

November 22, 2022

Honorable Board of Supervisors  
Administration Building  
1221 Oak Street, Suite 536  
Oakland, California 94612

Dear Board Members:

**SUBJECT: APPROVE PROCUREMENT CONTRACT NO. 24734 WITH BELL STREET GARDENS, L.P. IN FEDERAL HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS FOR THE BELL STREET GARDENS APARTMENT HOUSING PROJECT IN FREMONT**

**RECOMMENDATIONS:**

- A. Approve Procurement Contract No. 24734 with Bell Street Gardens, L.P. (Principal: Daniel Sawislak; Location: Berkeley), a California limited liability partnership created by Resources for Community Development, a nonprofit housing developer, to develop the Bell Street Gardens Apartments, an affordable housing project located in Fremont; for the term 12/06/2022 - 12/06/2026 in the amount of \$2,760,841 from County HOME Investment Partnerships funds;
- B. Delegate Authority to the Community Development Agency Interim Director, or her designee, to execute Bell Street Gardens, L.P. Contract, subject to review and approval as to form by County Counsel, and submit a copy of the executed contract to the Clerk of the Board for filing;
- C. Authorize the Community Development Agency Interim Director, or her designee, to authorize payments in accordance with adopted policies to the approved contract's Limited Partner (LP) escrow for loan closing and allow for the execution of escrow instructions and loan documents to aid in completing construction finance closing for the approved rental housing project; and
- D. Authorize the Auditor-Controller to make the related budget adjustments.

**DISCUSSION/SUMMARY:**

Your Board previously approved a procurement contract (No. 23036) with Bell Street Gardens, L.P. on December 14, 2021 (Item No. 22) to commit \$18,559,625 in Measure A1 Bond funds from the County through the City of Fremont's base allocation A1 funds to the Bell Street Gardens project. The action before your Board today will supplement the County's previously approved Measure A1 funding to assist in filling an unanticipated financing gap that the project has experienced with funding provided

through the federal HOME Program administered by the Housing and Community Development Department (HCD). HCD is the lead agency for the Alameda County HOME Consortium and a recipient of federal HOME funds on behalf of the HOME Consortium, which consists of all the jurisdictions in Alameda County, except for the cities of Berkeley and Oakland.

Bell Street Gardens, a project developed by Resources for Community Development (RCD) in the City of Fremont, located at 38889 Bell Street, is a 128-unit adaptive reuse/new construction multi-family project that will provide permanent affordable housing for extremely low-income to low-income households, including 2 managers' units. Seventeen units will be dedicated to households experiencing homelessness, 31 units for people with disabilities eligible under the U.S. Department of Housing and Urban Development (HUD) Section 811 Program, and 78 units for lower-income workforce households. Households will be referred to the homeless-designated units through the County's Coordinated Entry System (CCES), HomeStretch.

The County will restrict all 126 affordable units with a regulatory agreement dedicating a total of 37 units for households with incomes at or below 20% of Area Median Income (AMI), 11 units for households at or below 30% AMI, 61 units for households at or below 50% AMI, and 17 units for households at or below 60% AMI. Project amenities include two community rooms, a property manager's office, supportive services space, laundry facilities, bike storage, parking, and landscaped courtyards. Abode Services, a nonprofit services provider based in Fremont, will provide services coordination and planning for the homeless-designated units. East Bay Innovations, a nonprofit services provider based in San Leandro, will provide services to the 31 units in the project serving persons with disabilities through the HUD 811 Project Rental Assistance Demonstration Program which is providing operating support for the project. General services coordination and referral for all residents in the property will be provided through RCD's Services program. The project site is within walking distance of several neighborhood amenities, including public transportation, a pharmacy, community park, schools, the Tri-City Health Center, and a grocery store.

Bell Street Gardens has total development costs of approximately \$105 million. In addition to the County's funding contributions, the State of California Housing and Community Development Department (State HCD) awarded approximately \$44.4 million in California Housing Accelerator (Accelerator) Tier 1 funds and \$20 million in Multifamily Housing Program (MHP) funding. The City of Fremont has invested \$13,295,000.

RCD applied for HOME funds through the County's Request for Proposal (RFP) this fall to help close an estimated financing gap of approximately \$6.76 million resulting from significant project cost increases experienced this year primarily from inflation, higher construction costs, interest costs, and insurance costs. The approximate \$2.76 million in additional County funds through the HOME Program will help close this financing gap.

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

*On August 29, 2022, HCD issued an RFP for affordable housing development funding in the Alameda County HOME Consortium jurisdictions and in the Alameda County Urban County through the use of HOME Community Housing Development Organization funds (CHDO), HOME Urban County funds, and HOME American Rescue Plan Act funds (ARPA). The RFP*

*was distributed to organizations and individuals signed up to receive funding announcements through HCD's "e-Subscriptions" listservs for Funding Opportunities, Affordable Housing Developers and Owners, and Homeless and Special Needs Housing, and to all the Alameda County HOME Consortium jurisdictions. Applications were due September 23, 2022. The County received six applications for HOME CHDO, Urban County, and HOME ARPA funds. Other projects which are recommended for funding will come to your Board separately for approval.*

*The Bell Street project scored highest among the submitted CHDO applications, and the HOME Consortium Technical Advisory Committee (HTAC) and the Housing and Community Development Advisory Committee (HCDAC) recommended awarding a total of \$2,760,841 to Bell Street Gardens.*

*The Auditor Controller's Office of Contract Compliance has reviewed and issued Federal Funds Grant Waiver No. F2193 for this contract, expiring December 6, 2026.*

**FINANCING:**

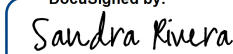
Funding for this contract comes from HOME CHDO (\$1,060,605) and HOME ARPA (\$1,700,236). A budget adjustment is requested to increase appropriations for \$2,760,841 in CDA's FY 2022-23 Budget per the attached financial recommendations.

There is no Net County Cost as a result of this action.

**VISION 2026 GOAL:**

The approval of this procurement contract meets the 10X goal pathway of **Eliminate Homelessness** in support of our shared visions of **Thriving and Resilient Populations** and **Safe and Livable Communities**.

Very truly yours,

DocuSigned by:  


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Sandra Rivera, Interim Director  
Community Development Agency

cc: Susan S. Muranishi, County Administrator  
Donna R. Ziegler, County Counsel  
Melissa Wilk, Auditor-Controller  
Laura Lloyd, County Administrator's Office  
Heather Littlejohn Goodman, Office of the County Counsel  
Lucy Romo, Community Development Agency

BY:2023

FUND:10000

The use of Designations, as follows:

NAME OF DESIGNATION	ORG	AMOUNT

The increase (decrease) in anticipated revenue, as follows:

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
260305	458900			\$2,760,841
ORG TOTAL				\$2,760,841

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL ANTICIPATED REVENUE

\$2,760,841

The increase (decrease) in appropriations, as follows:

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
260305	610000			\$2,760,841
ORG TOTAL				\$2,760,841

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL APPROPRIATION

\$2,760,841