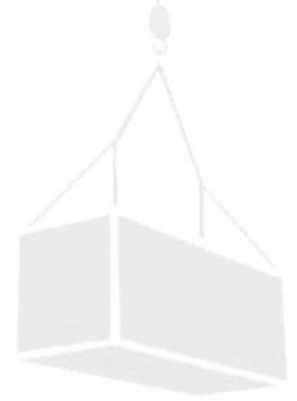




Measure W Allocation Framework

County Administrator
Interim Director, AC Health
Director, AC Health Housing & Homelessness
Director, Social Services Agency
Director, Community Development Agency
Director, General Services Agency

July 30, 2025



Presentation Outline

- External Budget & Policy Impacts
- Measure W background
- Proposed Allocation Framework
- Home Together Fund Overview
- Essential County Services Fund Overview
- Request Action



External Budget & Policy Impacts



State & Federal Budget Update

Implications for Alameda County

■ State Budget Highlights

- **FY25–26 Budget Passed**, with CEQA reform trailer bills (AB 130/SB 131)
- **Round 7 HHAP**: \$500M allocated (effective July 2026)
- **Medi-Cal Cuts Mitigated** through reserves and borrowing

■ Federal Budget Impacts (OBBA-Reconciliation Bill)

- **Medicaid Cuts**: \$930B starting 2027; 3.4M Californians at risk of losing coverage
- **SNAP Reductions**: \$1.2B cut to CA; admin cost shift starts Oct 2026; Alameda Co. faces 15% state share
- **ACA Subsidies Expire**, affecting 2M Californians
- **Planned Parenthood**: \$700M cut; \$305M CA impact
- **CBO**: 17M+ may lose health insurance by 2034

- **\$9.4B House Rescission Bill** passed targets foreign aid, PEPFAR, PBS/NPR, Planned Parenthood



Federal Impacts Timeline

Over time, cuts take effect

Food stamp work requirements	Many adults with children 14 or older must obtain work in order to qualify for aid.	Potentially in 2025
New rules on health insurance	More restrictions to qualify for subsidies and an end to automatic renewal	Starting in 2026
Medicaid work requirements	Many adults with children 14 or older must obtain work in order to qualify for aid.	Dec. 31, 2026 for most states
Medicaid and food stamp funding changes	Reduces the amount of federal funding states can use in support of their programs.	Starting in 2028

By The New York Times

Starting next year, some taxes may fall

Standard deduction	One-time, permanent boost of \$750 (\$1,500 for couples).	Starting in 2025
Additional deduction for seniors	For Americans 65 and older, \$6,000 added to the standard deduction.	Starting in 2025 through 2028
No tax on tips	Deduction capped at \$25,000 and decreases for those making more than \$150,000 a year (\$300,000 for couples).	Starting in 2025 through 2028
No tax on overtime	Deduction capped at \$12,500 and decreases for those making more than \$150,000 a year. (For couples, the deduction is limited to \$25,000 and the income cutoff is \$300,000.)	Starting in 2025 through 2028
Child tax credit	Permanently increased to \$2,200.	Starting in 2025
State and local tax deduction	Raises cap to \$40,000.	Starting in 2025 through 2029

By The New York Times



Measure W Background



Timeline & Voter Approval

- BOS placed on ballot as 10-year, ½ cent sales tax, general revenue measure
- Passed with 50.09% of vote in November 2020
- Tax collection began in July 2021; funds held in escrow.
- Litigation ultimately unsuccessful and Measure upheld by Courts in April 2025

Ballot Language

*“Shall a County of Alameda ordinance be adopted to establish a half percent sales tax for 10 years, to provide **essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services**, providing approximately \$150,000,000 annually, with annual audits and citizen oversight?”*

BOS Direction to Date

December 17, 2024:

One-time \$394.5M designated for Homelessness & Housing Services, upon release of Measure W funds

- \$4.5M one-time funding to support staffing ramp-up
- \$10M to seed a Housing Subsidy Flex Pool
- \$30M to bring online 250 new interim units (RFI issued)
- \$350M to launch Capital Acquisition Fund

Fiscal Year 25/26 Budget direction \$6.5M

- \$4M for food procurement, meal prep, and delivery
- \$0.5M for food recovery
- \$2M for senior services (AAA Providers)

July 22, 2025:

Measure W Immediate Investments

- \$15 M Non-profit Affordable Housing Stabilization Fund
- Evaluate needs and timelines for external impacts and support.



Proposed Allocation Framework



Measure W Principles to Advance Vision 2036

Equity at the Center

Advance Vision 2036 & Countywide Plans

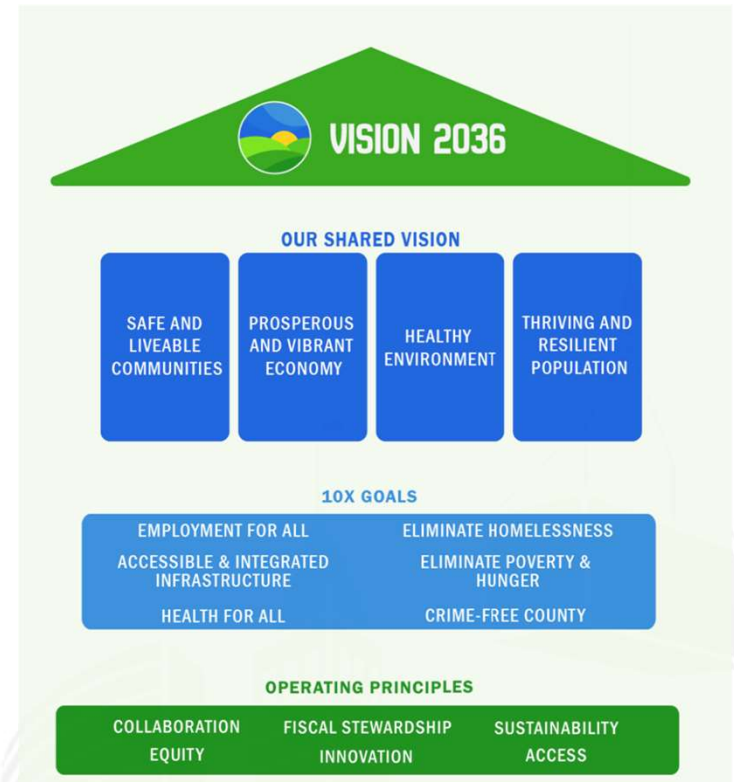
Invest in What Works

Reduce Silos & Leverage Existing Infrastructure

Results Based Accountability & Transparency

Leverage Every Dollar

Responsible Fiscal Stewardship



Measure W Guiding Principles

Equity at the Center	<ul style="list-style-type: none">• Put communities most affected by homelessness, poverty, and structural inequity first• Use an equity lens in funding decisions to close racial, economic, and geographic gaps• Ensure affected community members are at the table from planning through accountability
Advance Vision 2036 & Countywide Plans	<ul style="list-style-type: none">• Ensure homelessness investments advance Home Together Plan• Encourage cities to adopt local implementation plans aligned with countywide strategies
Invest in What Works	<ul style="list-style-type: none">• Fund strategies backed by data, proven programs, or strong theories of change• Deploy through existing County infrastructure and in accordance with BOS procurement policies
Reduce Silos & Leverage Existing Infrastructure	<ul style="list-style-type: none">• Foster partnerships across County agencies, cities, service providers, housing authorities, etc.• Support integrated approaches across housing, health, social services, and justice systems• Invest in data infrastructure to plan, coordinate, learn, improve, and stay transparent
Support Results Based Accountability & Transparency	<ul style="list-style-type: none">• Set clear goals and performance metrics for contracts, consistent with County's Vision 2036 and RBA framework• Leverage the Measure A/C Citizens Oversight Committee to comply with ordinance "lookback" requirements• Publish dashboards, reports on outcomes, and regularly report to BOS
Leverage Every Dollar	<ul style="list-style-type: none">• Fill gaps rather than fund first; exhaust other eligible sources before Measure W; utilize most restrictive source first• Prioritize proposals that bring federal, state, city, philanthropic, or private co-funding• Use Measure W as a catalyst to unlock or match other funds
Responsible Fiscal Stewardship	<ul style="list-style-type: none">• Maintain a prudent reserve for economic swings and service continuity• Focus one-time funds on one-time needs (e.g., property acquisition, shelter upgrades, capital improvements)• Require sustainability plans for ongoing operations funded

Proposed Priorities

■ Home Together Fund

- To advance Home Together Plan, adopted by your Board in May of 2022 and endorsed by the Continuum of Care and cities within the County
- Administered by AC Health, Housing & Homelessness

■ Essential County Services Fund

- To advance other essential Alameda County program and services priorities identified by the Board
- Administered by the corresponding County agency/department

■ Prudent Reserve

- Establish a Prudent Reserve of \$170 million from one-time accrued funds as an interest-bearing designation
- Interest earnings should be accessed first and only if the actual year-end accrued Measure W receipts are below budget



MW requests so far

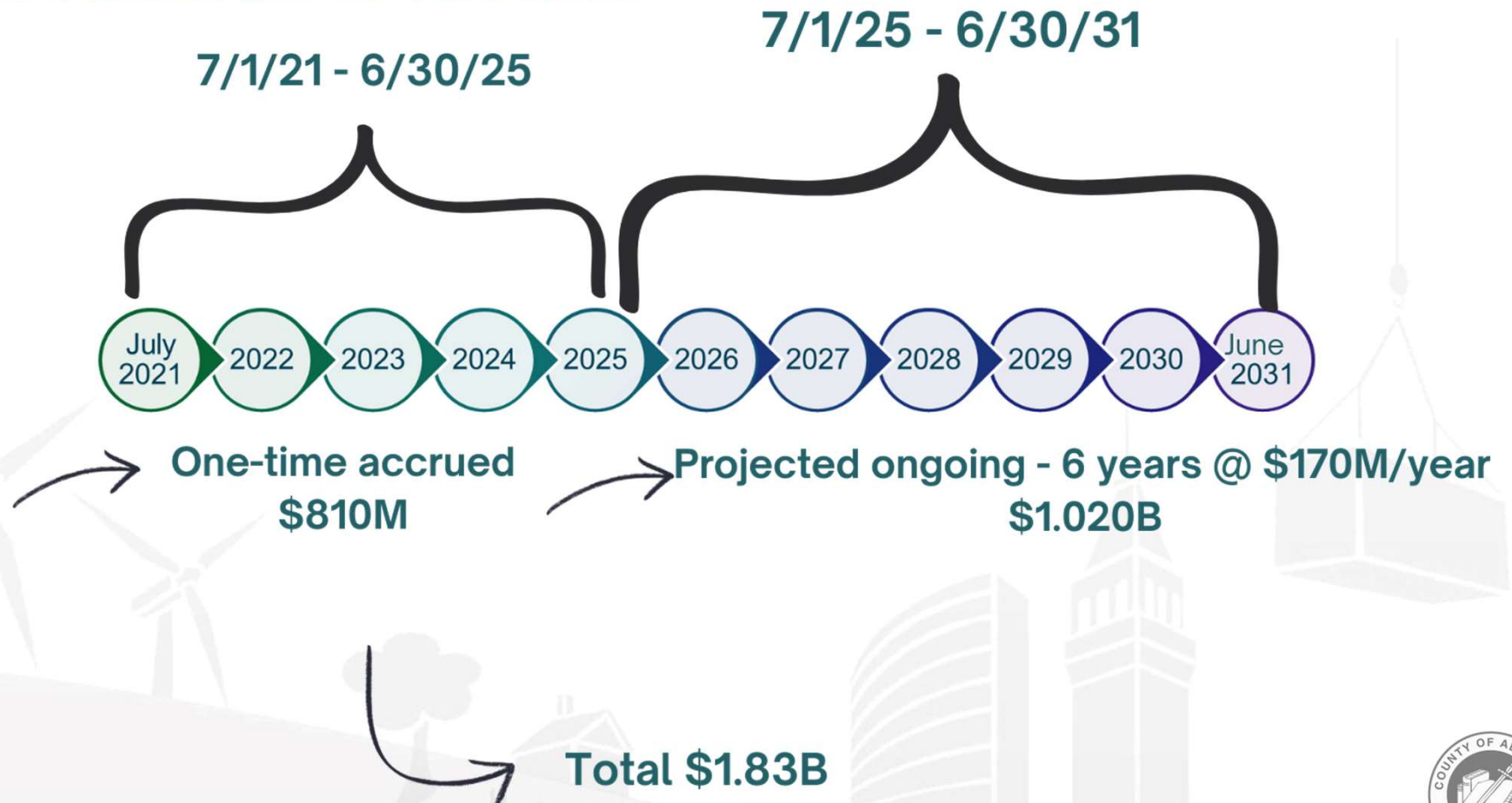
	MW Request	Description	Notes	Needs additional analysis	HTF	ESF	One-time	Annual
SSA Emergency Shelter Rate Increase	\$16M-25M per year	Increasing bed night rate to reflect operating cost	Included in HT Fund planning		x			\$ 20,000,000
NonProfit Affordable Housing	\$15M one time	EBALDC and coalition ask; \$15M emergency rent stabilization;	One-time included in HT Fund planning		x		15,000,000	\$
	\$25M ongoing	EBALDC and coalition ask; \$25M/year operational reserves and building maintenance	Need to evaluate further for HSF vs ESF, and consider alongside similar landlord request	x				\$ 25,000,000
EBHRA	\$100M one-time;	\$100M one-time for small housing providers back rent from moratorium		x			\$ 100,000,000	
	\$75M ongoing	\$50M/year for housing preservation and landlord supports; \$25M/yr ERAP emergency rental assistance		x				\$ 75,000,000
Food procurement, meals, recovery	\$4.5M	FY25/26 budget direction	ES Fund via SSA, one-time			x	4,500,000	\$
Senior services AAA	\$2M	FY25/26 budget direction	ES Fund via SSA, one-time			x	2,000,000	\$
BH Collaborative	\$20M for 3 yrs	BHSA transition bridge, connected to the FQHC/UCLP ask—including the \$20M in numbers rather than \$26M	Direction to Health to develop plan (ESF + other)	x		x		\$ 20,000,000
CHCN clinics	\$90M	Impacts of federal and state policy changes, starting CY 26 and 27	Direction to Health to develop plan (ESF + other)	x		x		\$ 90,000,000
ROOTS Community Health	\$5.8M/year	Street health (\$430K), clinic(\$677K), housing&employment (\$4.77K)-	Aligns with HT plan (except street health—contract already exists—excluding from column J), housing project should be submitted w/ city	x		x		\$ 5,400,000
LGBTQ Community Center	\$20M over 5yrs (only \$15M itemized)	\$5M housing	\$5.4M aligns with HT Fund plan	x	x			\$ 5,400,000
		\$5M HIV, \$1M MH, \$1M youth/older adults, \$3M gender affirming care	ES Fund for \$10M remainder + direction to Health	x		x		\$ 10,000,000
HealthPAC impacts	\$150M+	Medicaid eligibility changes; Provider impacts; AAH paid \$340M for 88k Mcal expansion pop in CY2024	Direction to Health and SSA to plan	x				
Sunflower Hill	\$2M immediate	Inclusion of I/DD in HT plan	Possible alignment w/ HT for PSH; Alignment w/ 10Yr Housing Plan?	x				
	\$5M capital + \$2m operations	\$ for PSH/Affordable for I/DD		x				
Spectrum Community Services	\$15M over 3yrs	energy security for low-income people	ES Fund via SSA			x		\$ 5,000,000
Capital reserve for essential services projects	? one time	Building infrastructure	Special Capital Fund via CAO/GSA			x		\$ 10,000,000
Homekey hotels capital reserve	?	Capital needs beyond the 20-year lease? And during if there is a major need or emergency, the developer has the option to return the property to the County.	Could include in HT, need number					
Broadway Affordable Housing	\$50M one time and annual operating subsidy for approximately 32 PSH units	Affordable Housing in County owned land	ES Fund via GSA and CDA			x		
Unincorporated areas	\$45M one-time and annual/5 yrs	tenant/landlord support services, I/T housing and outreach, capital projects - including affordable housing, economic development, commercial code enforcement	\$9M aligned w/ HT plans (I/T & affordable housing); ES Fund via CDA					
SSA Adult Protective Services & IHSS		staffing at SSA to manage increasing caseloads	ES Fund via SSA					
Senior Services Coalition	\$5.7M/year	homelessness prevention (\$700K AAA; \$300K APS); \$1.2M upstream prevention;	\$5.7M ES Fund--> Direction to SSA to plan	x		x		
State and Federal Impacts		\$3.5M food for ARPA backfill	ES Fund via appropriate dept					
Bethel Community Presbyterian Church		5 micro-PSH units on church property	Aligns with HT plan	x	x			
			Total	12	5	11	\$ 166,500,000	\$ 287,500,000
								\$ 80,000

**\$166,500,000
one-time**

**\$287,500,000
annual**



Projected Measure W Revenue



Home Together Fund Overview








Anticipated Total Home Together Fund Investment and Impact

Category	Total	Use and Impact
Prevention	\$276M	130 shallow subsidies; \$148M Rental Assistance \$15M/year federal backfill
Shelter	\$348M	250 new units; Bed night rate increase for existing County shelters
Housing	\$384M	Ramp up to 1265 Households a time (805 Subsidies plus 460 COSR)
Access and Coordinate	\$214M	Sustain & expand housing navigation, access points, street health; Enhance coordination (includes \$5M/year federal backfill)
Capital Acquisition (one-time)	\$180M	850+ Housing and Shelter Units, (Development and Preservation) Primary Care Clinics connected to housing
Total	\$1.4B	



Home Together Fund Investment Areas

 Prevention	 Shelter	 Housing	 Access & Coordinate	 One-time Capital*
<ul style="list-style-type: none"> • Emergency rental assistance • Housing related financial assistance • Housing problem solving • Short-term housing stabilization services • Shallow subsidies 	<ul style="list-style-type: none"> • Emergency Shelter • Safe Parking • Navigation Centers • Non-Congregate Interim Housing • Medical Respite • Shelter stabilization funding (BNR) • Shelter Health • Nursing/Caregiving services 	<ul style="list-style-type: none"> • Rental Subsidies for Permanent Supportive and Dedicated Affordable Housing • Flexible Housing Subsidy Pool • Operating Subsidies for PSH units • Rapid Rehousing • Capitalized Operating Subsidy Reserves • Tenancy Sustaining Services 	<ul style="list-style-type: none"> • Housing Navigation • Flex funds to support housing access • Street Health • Outreach Services • Housing Access Points • Coordinated Entry • Workforce Development • CBO and Live-Expertise Leadership Capacity Building 	<ul style="list-style-type: none"> • Permanent Supportive Housing development (acquisition/rehab and new) • Shelter and Medical Respite development (acquisition/rehab and new) • Capital for other homeless-serving housing settings • New health clinic development

*Represents investment areas that are not annualized as other program areas, but one-time allocations



Essential County Services Fund Overview

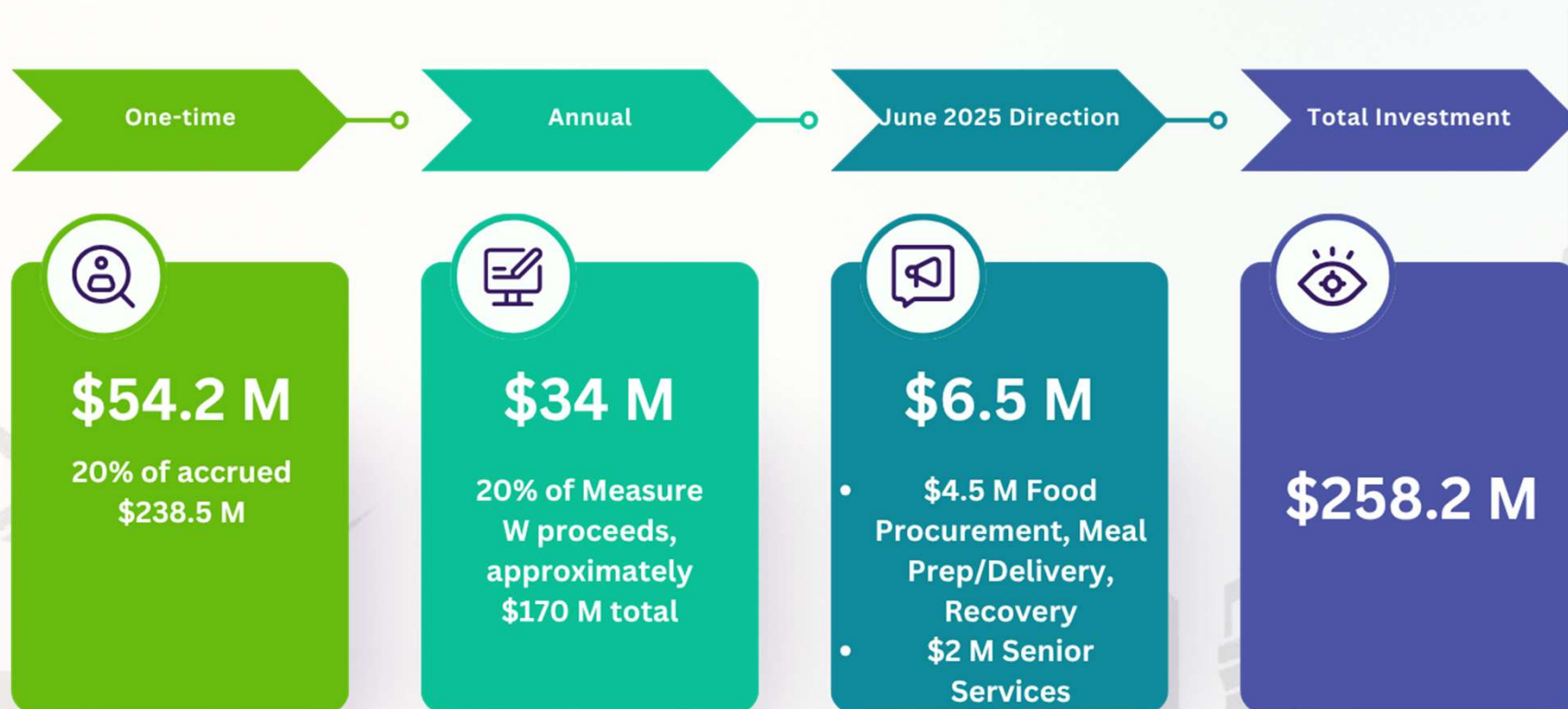


Essential County Services Fund

Purpose: to advance equity, resilience, and inclusive prosperity in Alameda County by targeting investments in unincorporated areas and disadvantaged populations.



Funding Allocation



Administration & Oversight



Implementation Timeline



Requested Action



Requested BOS Action

- ☐ Adopt Proposed Measure W Guiding Principles
- ☐ Allocate Measure W Revenues as follows:
 - One-Time Accrued Escrow Funds as of June 30, 2025: \$810 million
 - Ongoing Projected Revenues July 2025 – June 2031: \$1.02 billion, approximately \$170 million projected annually
- ☐ Designate Two Measure W Funds:
 - **Home Together Fund**
 - **Essential County Services Fund**
- ☐ Adopt the proposed implementation plan for the Essential County Services Fund and direct staff to develop a recommended funding framework and program priorities for review and consideration at 9/30/25 Work Session
- ☐ Establish a Prudent Reserve of \$170 million from one-time accrued funds as an interest-bearing designation.
 - Interest earnings should be accessed first and only if the actual year-end accrued Measure W receipts are below budget, during a declared emergency or an economic crisis
 - Board approved use of the corpus of the prudent reserve prior to the expiration of Measure W will be considered a loan and require a repayment plan
- ☐ Establish fixed percentages for allocation of Measure W sales tax revenues received between July 1, 2025, and June 30, 2031 (\$170 million/year):
 - 80% to the Home Together Fund (\$136 million/year)
 - 20% to the Essential Services Fund (\$34 million/year)



Recommendations & Requested BOS Direction – Cont.

- ❑ Adopt a policy that actual annual Measure W accrued sales tax revenue received in excess of the \$170 million annual base will be allocated to the Home Together Fund at year end
- ❑ Reaffirm Prior Board direction on allocations from one-time Measure W accrued funds:
 - Home Together Fund: \$395 million as approved by the Board in December 2024
 - Essential Services Fund: \$6.5 million as approved by the Board in June 2025
 - \$4.5 million for Food Procurement, Meal Preparation/Delivery, and Recovery
 - \$2 million for Senior Services through the Social Service Agency’s Area Agency on Aging
- ❑ Apply the same fixed percentages to allocate the remaining one-time Measure W accrued funds (\$238.5 million) as follows:
 - 80% to the Home Together Fund: \$190.8 million
 - 20% to the Essential County Services Fund: \$47.7 million
- ❑ Designate the Measure A and Measure C Oversight Committee as the Measure W Citizens Oversight Committee in accordance with Measure W ordinance “lookback” requirements
- ❑ Authorize the Auditor-Controller to establish the Measure W program as a special revenue fund and make the related budget adjustments to increase appropriation by \$980 million with offsetting revenue from Measure W general tax revenue



Measure W One-Time and Ongoing Allocations

Through June 2031

	One-Time	Ongoing	Total
Home Together Fund	\$585.8M	\$816.0M	\$1.4018B
Essential County Services Fund	54.2M	204.0M	258.2M
Prudent Reserve	170.0M	0	170.0M
TOTAL	\$810.0M	\$1.02B	\$1.830B



Proposed Criteria for Emergency Stabilization Designation

- **One-time \$15 million** Emergency Stabilization designation
 - From one-time accrued revenues within the Home Together Fund
 - Will provide critical financial support to nonprofit affordable housing providers that meet the following criteria:
 - (1) Are actively seeking operating affordable housing with more than 400 units;
 - (2) Have a minimum existing and/or pipeline of 50 PSH units specifically within Alameda County;
 - (3) Are headquartered in Alameda County or have at least 50% of their total portfolio located within Alameda County; and
 - (4) Have suffered demonstrated, unrecoverable losses within their Alameda County portfolio



