MEASURE A1
OVERSIGHT COMMITTEE

MEASURE A1 RENTAL DEVELOPMENT

August 27, 2020
Measure A1 Programs

- Passed in November 2016 – 73% of voters in favor
- **Rental: $460 million**
  - Rental Housing Development Fund - $425 million
  - Innovation and Opportunity Fund - $35 million
- **Homeowner: $120 M**
  - Down Payment Assistance Loan Program (DALP) - $50 million
  - Housing Preservation Loan Program (HPLP) - $45 million
  - Homeowner Housing Development Program - $25 million
We have a Housing Crisis in Alameda County.

Affordable housing is getting harder and harder to find. It’s too expensive and out of reach for many seniors, veterans, people with disabilities, low-income families and others most in need. While many working families now spend 50% or more of their income on housing, state and federal funding for affordable homes has decreased by 89%. Experts estimate a current shortfall of more than 60,000 affordable homes in Alameda County for very low-income families, with at least 5,000 homeless, and hundreds of thousands of working residents needing help—NOW.

A Viable Solution has emerged:

Alameda County elected officials, policy makers, and community members have been collaborating to find a solution. The
HCD: Before and During A1

1990-2016: FIRST 26 YEARS

- Completed projects: 98
- Total funding: $189.6M
- Total HCD-supported units: 1,840 units
  - 188 units prioritized for homeless households

*numbers not adjusted for inflation

2017-2020: 3 YEARS OF MEASURE A1

- HCD-supported projects: 46
- Total funding committed: $327.2M
- Total HCD-supported units: 3,253**
  - 1,003 prioritized for homeless households

**All units committed by BOS resolution or under contract
HCD: Before and During A1

HCD's Funding for Affordable Housing – 1990 to Present

- $327M spent in the last 3 years.
- One-time Boomerang funds
- Average $3-5M/year spent the first 26 years.
- A1 launched

$140M
$120M
$100M
$80M
$60M
$40M
$20M
$0
HCD: Before and During A1

HCD-supported Unit Commitments

- 1990-2016:
  - Homeless-Prioritized Units: 188
  - All Other Units: 1,652
- 2017-2020:
  - Homeless-Prioritized Units: 1,003
  - All Other Units: 2,250
Ramping Up
Ramping Up: HCD Organizational Capacity

- Staff Hiring and Development
  - Started with temporary employees
  - 3 managers hired in late 2018
  - 7 permanent line staff hired in late 2019/early 2020

- Technical Aids Developed 2017-2019
  - City Data Services – management system
  - Elations Systems labor compliance module

- Deepen Existing Partnerships
  - Local jurisdictions
  - Affordable housing developers
  - Community-based advocacy organizations
Ramping Up: Program Framework

Ballot Measure Community Engagement - 2016

- Developed Measure spring/summer
- 25 community meetings – feedback on design spring
- Measure & program framework placed on ballot June 2016
- Ballot measure approved November 2016
Ramping Up: Bond Passage

- Drop in Low-Income Housing Tax Credit (LIHTC) value
- LIHTC emergency: first A-1 Funding Commitments
- Rental development policies released
- Policies approved by BOS
- Project funding rounds begin

- Dec '16
- Feb/March '17
- Nov '17
- Jan '18

Public comment period for rental development policies:
- 12 community meetings
- 52 written comments received
Ramping Up: Implementation Policy Development

- Partner engagement meetings
  - All-cities in Alameda County
  - EveryOneHome
  - Non-profit developer meetings
- Staff drafts policies - Spring 2017
- Community meetings - Summer 2017
- 30-day public comment period on policies
- Revised policies drafted
- BOS adopts policies - November 2017
Ramping Up: Measure A1 Programs

- Passed Nov 2016 – 73% of voters in favor

Rental: $460 M
  - Rental Housing Development Fund - $425 mil
  - Innovation and Opportunity Fund -$35 mil

Homeowner: $120 M
  - Down payment Assistance Loan Program (DALP) -$50 mil
  - Housing Preservation Loan Program (HPLP) -$45 mil
  - Homeowner Housing Development Program - $25 mil
Ramping Up: Labor Requirements

- Board adopted Prevailing Wage requirement for all projects when A1 placed on the ballot
- Subsequently added additional requirements:
  - Local Hire for all projects
  - Project Labor Agreements (PLA) for projects of 80 units or more
- HCD built a database system for labor compliance
- 7 projects subject to a PLA
A snapshot of who HCD works with:

- Allied Housing, Inc.
- Bridge Housing Corporation
- EAH Inc.
- Eden Housing, Inc.
- MidPen Housing Corporation
- Resources for Community Development
- Satellite Affordable Housing Associates
Accomplishments to Date
Accomplishments to Date: 46 Projects Supported

**Tax Credit emergency allocation**

**Base City Allocation Approvals by BOS – 29 Projects**
- Spring '17: 9 Projects
- Fall '18: 5 Projects
- Spring '19: 4 Projects
- Fall '19: 1 Project
- Spring '20: 5 Projects
- Fall '19: 1 Project

**Regional Allocation Approvals by BOS – 17 Projects**
- Spring '17: 12 Projects
- Fall '18: 5 Projects

- 1<sup>st</sup> Regional Pool RFP released
- 1<sup>st</sup> Regional Pool funding awards
- 2<sup>nd</sup> Regional Pool RFP released
- 2nd Regional Pool funding awards
Accomplishments to Date: Mapping Progress

North County

Completed Projects - 9

Projects in Pre-Development - 13

South County & East County

Construction Projects - 24
Accomplishments to Date: $327 Million in Funding

- $382 M
- $350 M
- $250 M
- $150 M
- $50 M

$327m Committed to A1 Rental Projects

$55m Remaining Balance
## Accomplishments to Date: Base City Funding

<table>
<thead>
<tr>
<th>City</th>
<th>Base City Allocation</th>
<th>Project Commitments (Resolution or Contract)</th>
<th>Project Balance Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>$9.3 M</td>
<td>$7.7 M</td>
<td>$1.7 M</td>
</tr>
<tr>
<td>Albany</td>
<td>$2.3 M</td>
<td>$2.3 M</td>
<td>$0</td>
</tr>
<tr>
<td>Berkeley</td>
<td>$14.2 M</td>
<td>$14.2 M</td>
<td>$0</td>
</tr>
<tr>
<td>Dublin</td>
<td>$7.9 M</td>
<td>$0</td>
<td>$7.9 M</td>
</tr>
<tr>
<td>Emeryville</td>
<td>$2.5 M</td>
<td>$0</td>
<td>$2.5 M</td>
</tr>
<tr>
<td>Fremont</td>
<td>$29.9 M</td>
<td>$29.9 M</td>
<td>$0</td>
</tr>
<tr>
<td>Hayward</td>
<td>$18.2 M</td>
<td>$0</td>
<td>$18.3 M</td>
</tr>
<tr>
<td>Livermore</td>
<td>$11.4 M</td>
<td>$9.0 M</td>
<td>$2.4 M</td>
</tr>
<tr>
<td>Newark</td>
<td>$5.0 M</td>
<td>$0</td>
<td>$5.4 M</td>
</tr>
<tr>
<td>Oakland</td>
<td>$49.3 M</td>
<td>$35.7 M</td>
<td>$0</td>
</tr>
<tr>
<td>Piedmont</td>
<td>$2.1 M</td>
<td>$0</td>
<td>$2.1 M</td>
</tr>
<tr>
<td>Pleasanton</td>
<td>$12.3 M</td>
<td>$11.8 M</td>
<td>$0.5 M</td>
</tr>
<tr>
<td>San Leandro</td>
<td>$10.7 M</td>
<td>$5.7 M</td>
<td>$5.0 M</td>
</tr>
<tr>
<td>Unincorporated</td>
<td>$17.7 M</td>
<td>$17.7 M</td>
<td>$0</td>
</tr>
<tr>
<td>Union City</td>
<td>$8.8 M</td>
<td>$8.8 M</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$202.5 M</strong></td>
<td><strong>$142.9 M</strong></td>
<td><strong>$45.8 M</strong></td>
</tr>
</tbody>
</table>
Accomplishments to Date: **20% AMI by City**

<table>
<thead>
<tr>
<th>City</th>
<th>Total HCD-Supported Units</th>
<th>20% AMI A1 Units</th>
<th>20% AMI Units as Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>327</td>
<td>93</td>
<td>28%</td>
</tr>
<tr>
<td>Albany</td>
<td>61</td>
<td>13</td>
<td>21%</td>
</tr>
<tr>
<td>Berkeley</td>
<td>197</td>
<td>65</td>
<td>33%</td>
</tr>
<tr>
<td>Dublin</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Emeryville</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Fremont</td>
<td>400</td>
<td>95</td>
<td>24%</td>
</tr>
<tr>
<td>Hayward</td>
<td>131</td>
<td>27</td>
<td>21%</td>
</tr>
<tr>
<td>Livermore</td>
<td>325</td>
<td>86</td>
<td>26%</td>
</tr>
<tr>
<td>Newark</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Oakland</td>
<td>1,280</td>
<td>366</td>
<td>29%</td>
</tr>
<tr>
<td>Piedmont</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Pleasanton</td>
<td>82</td>
<td>11</td>
<td>13%</td>
</tr>
<tr>
<td>San Leandro</td>
<td>141</td>
<td>4</td>
<td>3%</td>
</tr>
<tr>
<td>Unincorporated</td>
<td>229</td>
<td>47</td>
<td>21%</td>
</tr>
<tr>
<td>Union City</td>
<td>80</td>
<td>16</td>
<td>20%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,253</strong></td>
<td><strong>823</strong></td>
<td><strong>25%</strong></td>
</tr>
</tbody>
</table>
Accomplishments to Date: **Regional Allocation**

<table>
<thead>
<tr>
<th></th>
<th>Regional Allocation</th>
<th>Project Commitments (Resolution or Contract)</th>
<th>Project Balance Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>North County</td>
<td>$80.3 M</td>
<td>$78.4 M</td>
<td>$2 M</td>
</tr>
<tr>
<td>Mid County</td>
<td>$44.8 M</td>
<td>$39.9 M</td>
<td>$4.9 M</td>
</tr>
<tr>
<td>South County</td>
<td>$30.2 M</td>
<td>$30.2 M</td>
<td>$0</td>
</tr>
<tr>
<td>East County</td>
<td>$24.6 M</td>
<td>$24.6 M</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$180 M</strong></td>
<td><strong>$173 M</strong></td>
<td><strong>$6.9 M</strong></td>
</tr>
</tbody>
</table>
Accomplishments to Date:
20% AMI by Regional Allocation

<table>
<thead>
<tr>
<th>Region</th>
<th>Total HCD-Supported Units</th>
<th>20% AMI Units</th>
<th>20% AMI Units as Percentage of Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>North County</td>
<td>961</td>
<td>328</td>
<td>34%</td>
</tr>
<tr>
<td>Mid County</td>
<td>516</td>
<td>115</td>
<td>22%</td>
</tr>
<tr>
<td>South County</td>
<td>295</td>
<td>62</td>
<td>21%</td>
</tr>
<tr>
<td>East County</td>
<td>240</td>
<td>64</td>
<td>27%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,012</strong></td>
<td><strong>569</strong></td>
<td><strong>28%</strong></td>
</tr>
</tbody>
</table>
Accomplishments to Date: $2.3 Billion Leveraged

Measure A1's Share of all Development Costs

$2.3 Billion Leveraged Sources
LIHTC, Mortgage Financing, CDBG, HOME, AHSC, AHP

$327 Million Measure A1
## Accomplishments to Date: Labor Participation

### Workforce Makeup of A1 Projects

<table>
<thead>
<tr>
<th>Work Force Goals</th>
<th>Total Hours</th>
<th>Hour %</th>
<th># of Workers</th>
<th>Worker %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Residents (No locality)</td>
<td>0.00</td>
<td>0.00%</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Local Apprentice (No locality)</td>
<td>0.00</td>
<td>0.00%</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Total Minority</td>
<td>391,145.76</td>
<td>67.33%</td>
<td>2700</td>
<td>62.03%</td>
</tr>
<tr>
<td>Total New Hires</td>
<td>10,435.50</td>
<td>1.80%</td>
<td>94</td>
<td>2.16%</td>
</tr>
<tr>
<td>Total Women</td>
<td>3,582.15</td>
<td>0.62%</td>
<td>46</td>
<td>1.06%</td>
</tr>
<tr>
<td>Total Apprentice</td>
<td>101,536.92</td>
<td>17.48%</td>
<td>767</td>
<td>17.62%</td>
</tr>
<tr>
<td>Total (ALL Localities)</td>
<td>580,937.56</td>
<td></td>
<td>4353</td>
<td></td>
</tr>
</tbody>
</table>
## Accomplishments to Date: Labor Participation

### Workforce Makeup of A1 Projects by Ethnicity

<table>
<thead>
<tr>
<th>Ethnicity Breakdown</th>
<th>Total Hours</th>
<th>Hour %</th>
<th># of Workers</th>
<th>Worker %</th>
</tr>
</thead>
<tbody>
<tr>
<td>African American</td>
<td>13,149.66</td>
<td>2.26%</td>
<td>108</td>
<td>2.48%</td>
</tr>
<tr>
<td>Arab American</td>
<td>16.00</td>
<td>0.00%</td>
<td>2</td>
<td>0.05%</td>
</tr>
<tr>
<td>Asian</td>
<td>25,792.11</td>
<td>4.44%</td>
<td>84</td>
<td>1.93%</td>
</tr>
<tr>
<td>Caucasian</td>
<td>111,519.87</td>
<td>19.20%</td>
<td>837</td>
<td>19.23%</td>
</tr>
<tr>
<td>East Indian/Pakistani</td>
<td>945.25</td>
<td>0.16%</td>
<td>5</td>
<td>0.11%</td>
</tr>
<tr>
<td>Filipino</td>
<td>106.50</td>
<td>0.02%</td>
<td>4</td>
<td>0.09%</td>
</tr>
<tr>
<td>Hispanic/Latino</td>
<td>343,471.94</td>
<td>59.12%</td>
<td>2,465</td>
<td>56.63%</td>
</tr>
<tr>
<td>Iranian</td>
<td>173.00</td>
<td>0.03%</td>
<td>1</td>
<td>0.02%</td>
</tr>
<tr>
<td>Native American or Alaskan</td>
<td>5,251.55</td>
<td>0.90%</td>
<td>19</td>
<td>0.44%</td>
</tr>
<tr>
<td>Native Hawaiian Or Other Pacific Islander</td>
<td>2,239.75</td>
<td>0.39%</td>
<td>12</td>
<td>0.28%</td>
</tr>
<tr>
<td>Other</td>
<td>78,271.93</td>
<td>13.47%</td>
<td>816</td>
<td>18.75%</td>
</tr>
</tbody>
</table>
Accomplishments to Date: 3,253 Supported Units

HCD-Supported Units Committed by Priority Populations Pipeline

- Transition Aged Youth
- Veteran
- Senior
- Re-Entry
- Homeless
- Disabled
- Low-Income Workforce
Accomplishments to Date: 354 Disability Units

Status of Units Prioritized for People with Disabilities

- 354 total units
- 194 units
- 88 units
- 72 units

Legend:
- Pre-Development
- Construction
- Complete
Accomplishments to Date: 30 Re-Entry Units

Status of Units Prioritized to People Re-Entering Society from the Prison System

30 total units

Pre-Development
Construction
Complete
Accomplishments to Date: **1003 Homeless Units**

Status of Units Prioritized for People Experiencing Homelessness

- **1003 total units**
- **321 units**
- **145 units**
- **537 units**

Legend:
- Blue: Pre-Development
- Orange: Construction
- Gray: Complete
Accomplishments to Date: 676 Senior Units

Status of Units Prioritized for Seniors

- 676 total units
- 318 units: Pre-Development
- 139 units: Construction
- 219 units: Complete
Accomplishments to Date: **230 Veteran Units**

**Status of Units Prioritized for Veterans**

- **230 total units**
  - 114 units: Construction
  - 81 units: Pre-Development
  - 35 units: Complete

- **Complete**
  - 35 units
- **Pre-Development**
  - 81 units
- **Construction**
  - 114 units
Accomplishments To Date:
**27 Transition-Aged Youth Units**

Status of Units Prioritized for Transition-Aged Youth

27 total units
Accomplishments To Date:

1,160 Units for Lower-Income Workforce

Status of Units Prioritized for Lower-Income Workforce Households

- 1160 total units
- 840 units
- 250 units
- 74 units
Looking Forward: Future A1 Rental Work
Looking Forward: Future A1 Rental Work

- Funding deadlines
  - Base City funds reversion to Regional Pools
  - Regional Pool funds reversion to County-wide?
- Policy updates to remain in alignment with CA HCD
- Deep dive – Affordable Housing Project Example
Looking Forward: Covid-19 Impacts

- Finance closing delays (construction finance closing/permanent finance conversion)
- Construction delays
- Significant effect of lost income on affordable housing portfolio
- Loss of income impacts feasibility of pipeline projects - need for rental assistance
QUESTIONS?