

# Alameda County

## Housing and Community Development Department Boomerang Funding Background

Draft: September 2014



### **Board of Supervisors Action:**

On July 29, 2014 the Alameda County Board of Supervisors adopted a policy that transferred funding from Residual Property Taxes into the Affordable Housing Trust Fund. The minutes for that meeting are not yet available, but below is what HCD staff understood of their action:

- a) Allocated \$9.8 Million of One-Time Residual Property Taxes to the Affordable Housing Trust Fund in FY14/15 for the Affordable Housing Development Program;
- b) Allocated \$3.9 Million of One-Time Residual Property Taxes to the Affordable Housing Trust Fund in FY14/15 to support the Rapid Re-housing Program in FY14/15 (\$2 Million) and FY15/16 (\$1.9 Million);
- c) Beginning in FY 16/17, and annually thereafter, directed the Auditor-Controller to track the additional amount of funds received by the County in the previous fiscal year due to the dissolution of Redevelopment Agencies and dedicate a minimum amount of \$2 Million to the Trust Fund.

The Board agreed to review the ongoing annual amount in FY 14/15, and potentially dedicate a percentage of the returned funding.

### **Background and Process:**

As part of the Budget process in June 2013, the Board of Supervisors set aside residual property taxes ("boomerang" funds) for five years to fund capital projects in the Unincorporated County.

- The Community Development Agency (CDA) was directed to conduct a survey of programs other Bay Area counties have adopted to meet affordable housing needs with "boomerang funds". See Attachment A for more information

### October 5 2013 Board Retreat:

- Staff and East Bay Housing Organizations (EBHO) presentations on Affordable Housing needs. The Board sent the item to the Transportation and Planning Committee for further review and discussion.

The Transportation and Planning Committee heard information on this item 2/3/14, 3/20/14, 5/5/14 and 6/2/2014.

- 2/3/2014 -CDA presented information on affordable housing needs, the loss of funding and what funding remained.

- 3/20/14 – CDA presented on the existing Affordable Housing Trust Fund, its history and its policies.
- 5/5/2014 – CDA presented proposed program policies. Committee directed staff to return with discussion of alternative proposals and responses to other issues raised.

5/13/14 Board Retreat - the Auditor-Controller presented an alternative proposal, specifically capping the ongoing portion to not more than \$2 Mil (rather than 25% of ongoing). Board directed CDA to bring item to Transportation & Planning Committee for further discussion.

- 6/2/14 – T&P heard information in response to direction from the Board Retreat. T& P then forwarded item to full Board.

Housing Development program policies were discussed with a group of nonprofit affordable housing developers at a meeting convened by East Bay Housing Organizations (EBHO). Many of the existing Trust Fund policies are proposed to be retained for the new housing development program.

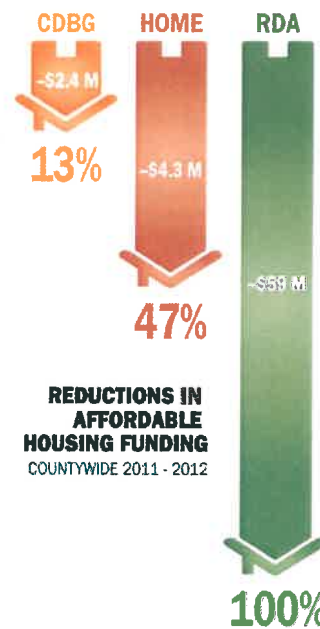
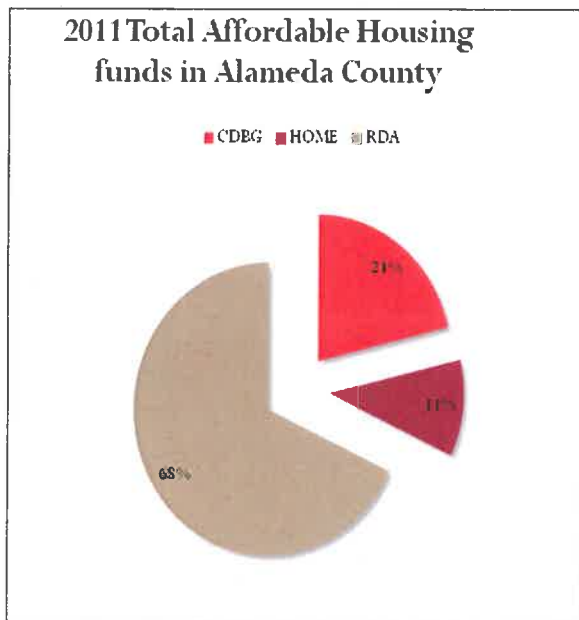
#### **Lost Funding when RDA's dissolved:**

In Alameda County, there were 12 Redevelopment Agencies prior to their dissolution by the State in 2011. These agencies were required to spend 20% of the tax increment income collected on housing for low income residents of their communities. Typically the 20% was not spent on an annual basis but rather was contributed (or 'set-aside') into a 'Low-Mod Housing Fund' which was then used to finance affordable housing over time. In the last year before dissolution of redevelopment, the annual amount contributed into the **Low-Mod Housing Funds** of the 12 redevelopment agencies in the County was approximately \$59 million. The chart below comes from the California State Controller's Office annual report on Redevelopment Agency activities.

2011 - Final Year of Redevelopment		
Redevelopment Agency	Total Tax Increment Collected	Housing Set Aside (20% of the Total)
City of Alameda	\$ 14,708,012	\$ 2,941,602
Albany Community Reinvestment Agency	\$ 441,549	\$ 88,310
City of Berkeley Redevelopment Agency	\$ 1,749,022	\$ 349,804
City of Emeryville Redevelopment Agency	\$ 37,569,786	\$ 7,513,957
City of Fremont Redevelopment Agency	\$ 35,079,144	\$ 7,015,829
City of Hayward Redevelopment Agency	\$ 10,351,054	\$ 2,070,211
City of Livermore Redevelopment Agency	\$ 4,718,558	\$ 943,712
City of Newark	\$ 35,988	\$ 7,198
City of Oakland Redevelopment Agency (25%) **	\$ 109,673,000	\$ 27,418,250
City of San Leandro Redevelopment Agency	\$ 19,367,956	\$ 3,873,591
Union City Redevelopment Agency	\$ 19,329,856	\$ 3,865,971
Alameda County Redevelopment Agency	\$ 15,140,146	\$ 3,028,029
Alameda County Total RDA Funding	\$ 268,164,071	\$ 59,116,464

\*\* Oakland voluntarily contributed 25% of Redevelopment TI to housing.  
 Information gathered from the California State Controllers Office Report on RDA Funding for 2011, Table 4 Statement of Revenues and Expenditures, Detail by project area

Over the years, these funds represented the largest portion of funding for affordable housing in Alameda County. RDA funding represented approximately 65% of the funds available to build, maintain and preserve affordable housing:



The industry as a whole received significant cuts in 2011 – 2012, with federal funds decreasing significantly and RDA funding eliminated completely. Boomerang cannot completely replace the loss of the RDA housing funding but it can start to rebuild new resources.

The funds that the County had received included the annual amounts returned after 2011, and the “Swept” housing balances. The Swept funding represented funds that were unspent and uncommitted in the low/mod accounts in each of the cities at the end of Redevelopment. Below is a breakdown of those funds.

### Affordable Housing Funds Swept from Redevelopment Agencies

Swept Housing Funds	Total Hsg Funds	Returned County Share	Returned City Share
Alameda City	1,952	409	?
Alameda County	9,460,890	1,838,513	?
Albany	679,637	122,122	?
Berkeley	128,126	25,710	?
Emeryville	2,725,729	721,852	?
Fremont	17,501,645	4,542,021	?
Hayward	2,695,429	622,396	?
Livermore	909,190	226,351	?
Newark	28,499	5,803	?
Oakland	8,480,063	1,696,536	?
San Leandro	-	-	?
Union City RDA	-	-	?
<b>TOTAL HOUSING FUNDS SWEPT</b>	<b>42,611,160</b>	<b>9,801,713</b>	?

NOTE: San Leandro is disputing a required remittance of 3,923,774, not included above

Source: State DOF Reports, October 2013

These funds all came back to the County as General Funds, with no ties directly to any of the agencies that lost the funds. The Board discussed different methods of distribution, and decided that since needs were county-wide, the funds should be spent county-wide.

**Adopted Policies:**

Attached as Attachment B are a matrix of the existing Affordable Housing Trust fund policies, and the adopted policies for both the affordable housing development program and the rapid rehousing program. These policies will apply for FY 13/14 and 15/16. The Board will review and discuss policies for future allocations.

**Project Selection:**

- Request for Proposals (RFP) process administered by CDA/HCD, with recommendations made to the Board of Supervisors for contract award.
- If funds remain uncommitted after initial RFP cycles, allow for 'opportunity driven' open submittals.

**Leveraging**

- Project must have financial support of city where it is located to be eligible for Housing Development Program funds.

**Income Targeting:**

- At or Below Very Low-Income (50% AMI) to the greatest degree feasible.
- Low Incomes may be targeted, with additional points added in RFP
- Higher incomes may be allowable (up to 60%) if it is feasible

**Target Populations:**

- Maintain current AHTF policy of flexibility of targeting units for different sub-populations

**Types of Development:**

- Permanent Affordable Housing, not shelters or transitional housing
- Rental or Homeownership
- New Construction
- Acquisition to increase or preserve affordability
- Acquisition/Rehabilitation

**Adopted Geographic Distribution:**

The Board adopted the following methods of distribution for the Housing Development and Rapid Rehousing funding

1. Affordable Housing Development Program: Use the Regional Housing Needs Allocation (RHNA) geographic distribution of Very Low- and Low-Income Housing Needs from the Housing Element updates (2014-2021);
2. Rapid Re-Housing Program: Use Geographic Distribution Formula based on percentage by region of City of Last Permanent Residence of homeless people in the countywide Homeless Management Information System;
  - a. Ensure a minimum amount of funds to each region to ensure a viable program. Upon Board approval of funds for a Rapid Re-Housing Program and a geographic distribution formula, Staff will analyze the resulting amount of funding per region and

make recommendations to the Board for adjustments, if necessary to ensure minimum amounts of funding per region for viability.

Table one below shows the percentage of low- and very low-income housing need allocations for the Development Funding current planning period grouped into the four regions of the County and how the funds will be spread. **Please note that Administration funding will be deducted from the total.**

Total Funding	\$	9,801,713.00
Less Admin	\$	1,470,256.95
For Distribution	\$	8,331,456.05

Geographic Allocations of 'Boomerang' Housing Trust Funds				
Area of County	RHNA Very Low and Low Income Projected Need 2014 - 2022	% Total Need	Initial Allocations of Funding	# of Possible Units *
North County	5,728	35%	\$2,896,139	28.96
Mid County	3,415	21%	\$1,746,380	17.46
East County	3,701	22%	\$1,851,547	18.52
South County	3,634	22%	\$1,837,390	18.37
<b>Total</b>	<b>16,478</b>	<b>100%</b>	<b>\$8,331,456</b>	<b>83.31</b>

Assuming \$100,000 per unit investment

Source: Community Development Agency based on ABAG's Regional Housing Needs Allocations by Jurisdiction for the 2014 - 2022 planning period.

Attachment C to this report outlines the Low and Very-low units by city, grouped by region, demonstrating how these percentages were reached.

## Attachment A-1

### Jurisdictions with Boomerang Housing Policies

(Committing new local funds to affordable housing):

#### Alameda County Jurisdictions:

- Fremont
- San Leandro
- Emeryville
- Oakland

#### Other Bay Area Jurisdictions:

- San Francisco
- San Mateo County
  - City of San Mateo
  - Foster City
  - Redwood City
- Santa Clara County
  - City of Santa Clara
  - Campbell
  - Los Gatos
  - Mountain View

#### Other Jurisdictions in California:

- Los Angeles County
  - City of Los Angeles



### Summary of Jurisdictions with Adopted Boomerang Policies 7/15/2014

Jurisdiction	One-time Funding	Ongoing Funding	How Funds Will Be Spent	Matching Funds Requirements	Geographical Limitation or Spread Requirements
LA County	\$89 Million total Commitment - includes swept funding and \$15 Million per year for 5 years	5 Year Commitment of \$15 Million per year.	All funds for special needs rental development projects	No mention of match requirement	Funds should be spent county-wide
<b>San Francisco</b> Ballot measure passed in November of 2012 which <i>recycles property tax revenue</i> previously used by the SF RDA to pay for Housing Bonds deposited to the trust fund & <i>Hotel Tax Measure</i>	N/A	\$15M first year, increasing by \$2.8M every year till capped at \$50.8M until it sunsets in 30 years	BMR Rental, both new development and preservation, Down payment Assistance, foreclosure prevention	N/A	N/A
County of San Mateo	\$13.4 Million	No ongoing funding at this time	25% homeless shelter construction, 75% development of rental properties in former RDA areas and rehab of small sites for special needs County-wide	No mention of match requirement	Funds to be distributed county-wide. No specific formula mentioned
<b>County of Santa Clara</b> 100% of Swept and 20% of ongoing	100% of the swept one time funding	20% of ongoing	Permanent supportive housing is a high priority	As an incentive for Cities to adopt Boomerang policies, funds are available to projects where cities have invested city funding.	Funds will be spent where eligible projects exist





Exhibit A-2

Cities	One-time Funding	Ongoing Funding	How Funds Will Be Spent	Matching Funds Requirements	Geographical Limitation or Spread Requirements
San Leandro - Alameda County	\$4 Million pending decision by the DOF	\$360,000	Deposited to the Housing Trust Fund, with no specific action being taken on which projects to fund, just that the funds be deposited for future identified projects. City staff will make recommendations of what to fund annually.	N/A	N/A
City of San Mateo - San Mateo County Adopted in the spring of 2013	100% of the Swept Housing Fund Balance - \$706,000	20% of the anticipated RDA returned funding on an annual basis, first year amount was \$240,000	Deposited to the Housing Trust Fund, spent on a full range of Housing Programs, with an emphasis on Multi Family Rental	N/A	N/A
Foster City - San Mateo County Adopted by Resolution in December 2012	100% of the Swept Housing fund Balance - \$3M	No action appears to have been taken for ongoing funding	Deposited to the Housing Trust Fund, with no specific action being taken on which projects to fund, just that the funds be deposited for future identified projects	N/A	N/A
Redwood City - San Mateo County	Pending \$10 million, if DOF allows	\$200,000 per year ongoing - which appears to be 50% of the ongoing money	TBD	N/A	N/A
Campbell - Santa Clara County	Set aside 100% of one time funds (\$250,000)		Deposited to the Housing Trust Fund, with no specific action being taken on which projects to fund, just that the funds be deposited for future identified projects	Funds are matched by Santa Clara County (\$350,000)	N/A
Los Gatos - Santa Clara County	Set aside 100% of one time funds (\$237,000)		Deposited to the Housing Trust Fund, with no specific action being taken on which projects to fund, just that the funds be deposited for future identified projects	Funds are matched by Santa Clara County (\$309,000)	N/A

Exhibit A-2

Cities	One-time Funding	Ongoing Funding	How Funds Will Be Spent	Matching Funds Requirements	Geographical Limitation or Spread Requirements
<p><b>Emeryville - Alameda County</b> Adopted as part of the Budget Process</p>	<p>20% + of all the Swept funds (Housing and Non Housing - or in other words, 100% of the Swept Housing Funds)\$ = \$1,522,267 funds through June 2013 (all deposits up until the end of last fiscal year)</p>	<p>20% of all current and future Residual Property Tax Revenue received as a result of the dissolution of RDA's. Estimated amount is not determined, as the report indicates that the revenue will be volatile.</p>	<p>Deposited to the Housing account for the creation of new affordable rental housing, allocated through RFP. Funds may be spent on First Time Homebuyer, Owner Rehab as needed determined by staff.</p>	<p>N/A</p>	<p>N/A</p>
<p><b>Fremont - Alameda County</b></p>	<p>\$3 Million</p>	<p>City Staff estimate the increase of GF from lost RDA is approximately \$5 M annually. The budget action sets aside 20% of this set amount annually for affordable housing = \$1M</p>	<p>Deposited to the Housing account for the creation of new affordable housing. One time funds were specifically set aside for a specific project. Ongoing funds to be determined annually, with council adopted priorities are new rental housing with deep affordability. No other policy was adopted by the City Council.</p>	<p>N/A</p>	<p>N/A</p>
<p><b>Oakland - Alameda County</b> An amount equal to 25% of all funds distributed to the City as a taxing entity, including both one time and ongoing distributions</p>	<p>\$0</p>	<p>25% of all funds distributed to the City as a taxing entity - beginning in FY 2015 estimated @ = \$4.3M for FY 2015-16 and \$4.6M FY16-17</p>	<p>Funds shall be used to increase, improve, and preserve the supply of affordable housing in the City, with priority to very low income households. Specific use (Rental vs. Homeownership units) indeterminate. To be determined which projects at a future date</p>	<p>N/A</p>	<p>N/A</p>

**Attachment B**  
**Alameda County Affordable Housing Trust Fund Policies**  
**And Proposed Policies for Residual Property Tax ('Boomerang') Funded Programs**  
**July 29, 2014**

Policy Area	Summary of Policy for Current Affordable Housing Trust Fund (to be retained for these funds)	Proposed Policy for 'Boomerang' Affordable Housing Development Program	Proposed Policy for 'Boomerang' Rapid Re-housing Program
<b>1. Purpose</b>	<p>a. The purpose of the Alameda County Affordable Housing Trust Fund is to increase the supply of affordable housing opportunities for lower income households. The funds used for this purpose are fees imposed on market-rate residential developments as conditions of approval.</p>	<p>Establish a second account within the Trust Fund specifically for boomerang affordable housing development funds.</p> <p>a. The purpose of the Alameda County Affordable Housing Trust Fund Countywide Affordable Housing Development Program is to increase the supply of affordable housing opportunities for lower income households countywide.</p>	<p>Establish a third account within the Trust Fund specifically for boomerang funds for Rapid Rehousing Program.</p> <p>a. The purpose of the Alameda County Affordable Housing Trust Fund Rapid Re-housing Program is to prevent and end homelessness by providing short-term tenant-based rental assistance and housing navigation and case management services to homeless and at-risk individuals and families in Alameda County.</p>
<b>2. Project Selection Policies</b>			
A. Targeting	<p>a. Households at or below the very low-income level are the target population to the greatest degree feasible (50% of Area Median Income or below adjusted by household size).</p> <p>b. Funds may also be used to support housing for low-income households (80% of Area Median Income or below, adjusted by household size).</p>	<p>a. Households at or below the very low-income level are the target population to the greatest degree feasible (50% of Area Median Income or below adjusted by household size).</p> <p>b. Additional points in RFP for extremely low-income households (35% AMI or below).</p> <p>c. RFPs can include additional points for projects which include units for formerly homeless /special needs populations.</p> <p>d. Funds may also be used to support housing for low-income households (60% AMI or below).</p> <p>e. For homeownership developments, funds may be used to support housing for households with incomes up to 80% of AMI.</p> <p>f. Priority target populations (e.g., veterans, families, domestic violence, or transition aged youth, etc.) may be determined as part of RFP's.</p>	<p>a. Homeless families and Individuals in Alameda County who are able to become self sufficient with short or medium term rental assistance and supportive services.</p> <p>b. Up to 10% of program funds may be used to benefit households at risk of homelessness in order to prevent homelessness.</p> <p>c. Target Population is extremely low-income households (35% AMI or below).</p> <p>d. Households at or below very low-income (50% AMI or below) may also be eligible.</p> <p>e. Priority target populations (e.g., veterans, families, domestic violence, or transition aged youth, etc.) may be determined as part of Request for Proposals.</p>

Policy Area	Summary of Policy for Current Affordable Housing Trust Fund (to be retained for these funds)	Proposed Policy for 'Boomerang' Affordable Housing Development Program	Proposed Policy for 'Boomerang' Rapid Re-housing Program
B. Term of Restrictions	a. Permanent Housing is the goal of Trust Fund.	a. Permanent Housing is the goal of these funds.	Not Applicable
	b. If an affordability term is required, term shall be for not less than 59 years.	b. If an affordability term is required, term shall be for not less than 59 years. c. Term may be capped at 55 years, if required by other financing source.	Not Applicable
	c. For first-time homebuyer programs, alternatives to permanent restrictions, such as repayment of funds upon resale, may be considered.	d. For first-time homebuyer programs, alternatives to permanent restrictions, such as repayment of funds upon resale, may be considered.	Not Applicable
C. Length of Assistance	Not Applicable	Not Applicable	a. Assistance is to be provided for the shortest time needed to stabilize the household in housing. It is anticipated that most households will be stabilized after no more than 12 months of rental assistance. b. Periodic assessments will be conducted to determine ongoing need and level of assistance. c. Extensions of rental assistance may be granted for up to a total of 24 months of assistance. d. Case management services may continue for up to six months after rental assistance ends.

Policy Area	Summary of Policy for Current Affordable Housing Trust Fund (to be retained for these funds)	Proposed Policy for 'Boomerang' Affordable Housing Development Program	Proposed Policy for 'Boomerang' Rapid Re-housing Program
D. Types of Development	a. The fund is used for permanent affordable housing, not shelters or transitional housing.	a. The fund is used for permanent affordable housing, not shelters or transitional housing.	Not Applicable
	b. The fund may be used to support rental or homeownership developments. Homeownership may include limited equity cooperatives, community-owned housing, or first-time homebuyer programs.	b. The fund may be used to support rental or homeownership developments. Homeownership may include limited equity cooperatives, community-owned housing, or first-time homebuyer programs.	Not Applicable
	c. Developments may be new construction, acquisition of existing developments to increase or preserve affordable housing units, and for rehabilitation in conjunction with acquisition.	c. Developments may be new construction, acquisition of existing developments to increase or preserve affordable housing units, and for rehabilitation in conjunction with acquisition.	Not Applicable
	d. Developments may serve families, seniors, mentally, physically or developmentally disabled individuals, formerly homeless people, and people recovering from substance abuse.	d. There are no restrictions on the population to be served. Target populations are outlined above under Targeting.	Not Applicable

Policy Area	Summary of Policy for Current Affordable Housing Trust Fund (to be retained for these funds)	Proposed Policy for 'Boomerang' Affordable Housing Development Program	Proposed Policy for 'Boomerang' Rapid Re-housing Program
E. Use of Funds	<p>a. The funds may pay for land acquisition, predevelopment expenses, hard and soft development costs, and initial operating reserves.</p>	<p>a. The funds may pay for land acquisition, predevelopment expenses, hard and soft development costs, and initial operating reserves.</p>	<p>a. <i>Rental Assistance</i> Rental assistance is the payment of rental subsidies (or back rent owed in relation to homeless prevention) to landlords.</p>
	<p>b. The funds may provide bridge, construction, or permanent financing. Financing is low-interest, amortized loans which can be deferred and/or subordinated.</p>	<p>b. The funds may provide bridge, construction, or permanent financing. Financing is low-interest, amortized loans which can be deferred and/or subordinated.</p>	<p>b. <i>Housing Navigation</i> Housing Navigation includes services and financial supports that assist the household to find, apply for and obtain permanent housing appropriate for the household.</p>
	<p>c. No more than 15% of the funds are used for administration of the Trust Fund (including administration of projects financed by the Fund).</p>	<p>c. No more than 15% of the funds are used for administration of the Trust Fund (including administration of projects financed by the Fund).</p>	<p>c. <i>Case Management</i> Case Management includes services to assist the household in finding and accessing other services and supports they need in order to maintain housing, such as employment, alcohol and drug services, mental health services, accessing mainstream benefits, etc.</p>
	<p>d. No funds for services or ongoing administrative expenses of the developer or property manager are provided.</p>	<p>d. No funds for services or ongoing administrative expenses of the developer or property manager are provided.</p>	<p>d. <i>Flexible Funds</i> Allow for Flexible use of Funds for other eligible activities, including expenses related to security deposits utility deposits, move-in expenses, transportation related to obtaining housing, and related services and supports.</p>
F. Maximum Rent Levels			<p>a. Maximum rent level will be set based on HUD standards, adjusted by unit size, rent reasonableness and Fair Market Rent (FMR).</p> <p>b. Limited exceptions may be granted by the Director of Housing and Community Development in exceptional circumstances.</p>
G. Tenant Portion of Rent			<p>a. Tenant portion of rent will be a sliding scale, based on the tenant's income and unit rent.</p> <p>b. Periodic income certifications will be performed by case managers to recalculate tenant rent.</p>

Policy Area	Summary of Policy for Current Affordable Housing Trust Fund (to be retained for these funds)	Proposed Policy for 'Boomerang' Affordable Housing Development Program	Proposed Policy for 'Boomerang' Rapid Re-housing Program
H. Geographic Distribution	<ul style="list-style-type: none"> <li>a. Fees deposited in the Trust Fund are used to increase the supply of affordable housing throughout Alameda County.</li> <li>b. Priority will be given to developments in the unincorporated county, but projects within a city's boundaries will also be eligible.</li> <li>c. The Trust Fund will also promote economic integration and avoid concentrating low-income units in any neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>a. Funds will be used to increase the supply of affordable housing throughout Alameda County.</li> <li>b. To ensure Countywide benefit, the Board will adopt a geographic spread formula with allocations of funds made to four regions of the County: North (Albany, Berkeley, Emeryville, Oakland, Piedmont), Mid (Alameda, San Leandro, Hayward and a proportion of the Unincorporated County), South (Fremont, Newark, Union City) and East (Dublin, Livermore, Pleasanton and a proportion of the Unincorporated County).</li> <li>c. Initial allocations may be adjusted after an annual review, based on eligible project availability.</li> </ul>	<ul style="list-style-type: none"> <li>a. Funds will be used to benefit the target population throughout Alameda County.</li> <li>b. To ensure Countywide benefit, the Board will adopt a geographic spread formula with allocations of funds made to four regions of the County: North (Albany, Berkeley, Emeryville, Oakland, Piedmont), Mid (Alameda, San Leandro, Hayward and a proportion of the Unincorporated County), South (Fremont, Newark, Union City) and East (Dublin, Livermore, Pleasanton and a proportion of the Unincorporated County).</li> <li>c. Initial allocations may be adjusted after an annual review, based on usage patterns and need.</li> </ul>
I. Leveraging	<ul style="list-style-type: none"> <li>a. Whenever feasible, funds are used to leverage other sources of affordable housing finance, including HOME funds or other programs that may require a local match.</li> <li>b. When used in mixed-income projects, the Trust Fund is only available to support units affordable to lower-income households.</li> </ul>	<ul style="list-style-type: none"> <li>a. Whenever feasible, funds are used to leverage other sources of affordable housing finance, including HOME funds or other programs that may require a local match.</li> <li>b. Support from the jurisdiction where projects are located will be required. RFP will give additional points for financial support from local jurisdiction.</li> <li>c. When used in mixed-income projects, the Trust Fund is only available to support units affordable to lower-income households.</li> </ul>	<ul style="list-style-type: none"> <li>a. When feasible, funds will be used to leverage or match other sources of rapid re-housing funds related funding, including funding programs that may require a local match.</li> </ul>

Policy Area	Summary of Policy for Current Affordable Housing Trust Fund (to be retained for these funds)	Proposed Policy for 'Boomerang' Affordable Housing Development Program	Proposed Policy for 'Boomerang' Rapid Re-housing Program
3. Project Selection Process	<p>a. Fees are deposited into the Trust Fund sporadically...therefore the frequency that projects are selected will vary.</p>		
	<p>b. Project proposals are sought in two ways: open submittals and Requests for Proposals. It is anticipated that open submittals will generate enough projects to utilize the entire Trust Fund in a timely manner. If enough uncommitted funds accumulate, a RFP may be developed to solicit proposals for specific affordable housing development opportunities.</p>	<p>a. Projects will be selected using a Request for Proposals (RFP) process administered by the Community Development Agency's Housing and Community Development Department (HCD), with recommendations made to the Board of Supervisors for contract award, after review and recommendation by the Housing and Community Development Citizen's Advisory Committee (HCDAC).</p> <p>b. RFP parameters and points within those set by these program policies will be reviewed by the HCDAC and public comment taken prior to issuance of the RFP.</p> <p>c. If funds remain uncommitted after initial RFP cycle, and for some portion of additional allocations, if any, allow for 'opportunity driven' open submittals.</p>	<p>a. Program operators will be selected using a Request for Proposals (RFP) process administered by the Community Development Agency's Housing and Community Development Department (HCD), with recommendations made to the Board of Supervisors for contract award, after review and recommendation by the Housing and Community Development Citizen's Advisory Committee.</p> <p>b. RFP parameters and points within those set by these program policies will be reviewed by the HCDAC and public comment taken prior to issuance of the RFP.</p>
4. Annual Review	<p>a. HCD will prepare an annual review of the Trust Fund program for submittal to the CDA Director.</p> <p>b. This review will include funds collected and obligated, the number and types of units supported, geographic distribution, households assisted, and type of developers participating in the program. The review may also include proposed changes to the selection policies and process.</p>	<p>a. HCD will prepare an annual review of the Trust Fund program for submittal to the CDA Director.</p> <p>b. This review will include funds deposited to the Trust Fund and obligated to projects, the number and types of units supported, geographic distribution, and types of developers participating in the program. The review may also include proposed changes to the program policies.</p>	<p>a. HCD will prepare an annual review of the Trust Fund program for submittal to the CDA Director. This review will include the number and demographics of households assisted, geographic distribution, results relative to established outcome measures. The review may also include proposed changes to the program policies.</p> <p>b. Primary outcome measures will include the number of households obtaining permanent housing and remaining stably housed for a minimum of one year.</p>



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Policy Area	Summary of Policy for Current Affordable Housing Trust Fund (to be retained for these funds)	Proposed Policy for 'Boomerang' Affordable Housing Development Program	Proposed Policy for 'Boomerang' Rapid Re-housing Program
<b>5. Payment and Return of Funds</b>	a. Fees are paid into the Trust Fund by the developer upon application for building permits.	a. Funds to be deposited in the Fund as part of annual County budget process, per amount and/or formula adopted by the Board of Supervisors.	a. Funds to be deposited in the Fund as part of annual County budget process, per amount and/or formula adopted by the Board of Supervisors.
	b. Fees are refunded to the developer if they are not committed within five years after payment.	Not Applicable	Not Applicable
	c. Interest earned on funds deposited into the Trust Fund are credited to the Fund and are used only for Trust Fund purposes.	b. Interest earned on funds deposited into the Trust Fund are credited to the Fund and are used only for Trust Fund purposes.	b. Interest earned on funds deposited into the Trust Fund are credited to the Fund and are used only for Trust Fund purposes.
<b>6. Administration</b>	a. The Trust Fund is administered by CDA's Housing and Community Development Department.	a. The Trust Fund is administered by CDA's Housing and Community Development Department	a. The Trust Fund is administered by CDA's Housing and Community Development Department
	b. HCD will recommend to the CDA Director developments to be supported based on adopted policies. (All contracts for funding come to BOS for approval.)	b. HCD will recommend to the CDA Director developments to be supported based on adopted policies. (All contracts for funding come to BOS for approval.)	b. HCD will recommend to the CDA Director program operators to be funded based on adopted policies. (All contracts for funding come to BOS for approval.)
	c. HCD will work to maximize the leveraging of other sources of affordable housing finance, and to ensure that all fees paid into the Trust Fund are committed in a timely manner.	c. HCD will work to maximize the leveraging of other sources of affordable housing finance, and to ensure that all fees paid into the Trust Fund are committed in a timely manner.	c. HCD will work to maximize the leveraging of other sources of affordable housing finance, and to ensure that all fees paid into the Trust Fund are committed in a timely manner.

Attachment C

Regional Housing Need Allocations 2014 - 2022			
Jurisdictions by Area of Alameda County	Very Low 0-50%	Low 51-80%	Total
North County			
Albany	80	53	133
Berkeley	532	442	974
Emeryville	276	211	487
Oakland	2,059	2,075	4,134
Piedmont	24	14	38
North County Sub-total	2,947	2,781	5,728
Mid County			
Alameda	444	248	692
Hayward	851	480	1,331
San Leandro	504	270	774
Alameda County Unincorporated	430	227	657
Mid County Sub-total	2,229	1,225	3,454
East County			
Dublin	796	446	1,242
Livermore	839	474	1,313
Pleasanton	716	391	1,107
East County Sub-total	2,351	1,311	3,662
South County			
Fremont	1,714	926	2,640
Newark	330	167	497
Union City	317	180	497
South County Sub-total	2,361	1,273	3,634
<b>Total</b>	<b>9,888</b>	<b>6,590</b>	<b>16,478</b>

Source: Association of Bay Area Governments (ABAG) 2013

35%

21%

22%

22%