I. Update on Stakeholder Process

Linda Gardner, Director, Housing and Community Development, Alameda County Community Development Agency, presented a PowerPoint presentation on the stakeholder process for the proposed County Housing General Obligation Fund.

The following is the schedule and overview of the stakeholder process:

**March 2 – April 8, 2016 – Stakeholder Process**
County-facilitated stakeholder process to discuss county housing needs, receive input and feedback on desired programs, and engage other interested parties

**April 10 – May 22 – Draft Bond Program**
Policy and programmatic proposals 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**
Propose at least one district town hall be held in each Supervisorial district to inform and educate constituents about the housing bond, and to garner feedback

The goal is to present the final housing bond measure language and authorizing resolution to be voted on by the full Board of Supervisors on June 14, 2016.

The stakeholder input has been being sought in a variety of ways, including town hall meetings, on-line survey, city staff, elected official outreach. The March 17, 2016 Housing Bond Stakeholder meeting was attended by almost 100 people. County staff facilitated discussions on housing needs and received input. Online surveys and e-mails have also been received by County staff for input.

**Purpose:**
- ✔ Report progress
-   - Advocacy or Education
-   - Request Health Committee Recommendation or Position
-   - Other:

This item was informational only and required no Committee action.

II. General Obligation Bond Funding Broad Program Parameters

Attachment
Andrea Weddle, Assistant County Counsel, Office of the County Counsel, presented a PowerPoint presentation on the General Obligation Bond Funding Broad Program Parameters.

General Obligation or “GO” Bonds require super majority of 66% or two-thirds voter approval for voter passage. They are secured by a promise of the local government to levy property taxes in an amount as needed to pay debt service for the bonds. The proceeds from the ad valorem tax are dedicated to debt service and may not be used for any other purpose, and the bond measure must include a statement indicating the specific purposes of the bond.

Constitutional Limitations

The California Constitution limits the use of GO bond proceeds. Article 13A, § 1(b)(2) indicates the maximum amount of ad valorem tax on real property may not exceed 1% of the full cash value of the property, except for “Bonded indebtedness for the acquisition or improvement of real property approved … by two-thirds of the votes cast by the voters voting on the proposition.”

Acquisition or Improvement of Real Property

The phrase “acquisition or improvement of real property” is not defined by any direct legal authority and must be interpreted in context. The bond industry consensus is that the term “real property” means that anything that is truly portable may not be financed with GO bond proceeds. Items like vehicles, equipment, and furnishings that are not fixtures (permanently affixed to the property, not easily removable without damage to the property) may not be financed with GO bond proceeds.

Additional Information on General Obligation Bonds

- The issuance of bonds requires highly sophisticated legal and financial advice.
- General Obligation bonds require further specialized legal knowledge.
- Qualified bond counsel must be retained by the County for the issuance of GO bonds.
- Attorneys in the Office of the County Counsel do not have the specialized knowledge needed to act as bond counsel.

Purpose:
- ☑ Report progress
- ☑ Advocacy or Education
- ☐ Request Health Committee Recommendation or Position
- ☐ Other:

This item was informational only and required no Committee action.

III. Stakeholder Proposals & Inputs

Attachment

Linda Gardner, Director, Housing and Community Development, Alameda County Community Development Agency presented a PowerPoint presentation to update the Committee on proposals and inputs to date regarding the GO Housing Bond.

Stakeholders submit proposals to assist priority populations with the Housing Bond, including homeless persons, persons with disabilities and families with children.

Additional stakeholder input included:

- Affordable housing should be targeted to extremely low and very low income families
- Need to define “middle-income” and types of assistance available to them
- Address landlords raising rents at unreasonable rates
• Supportive housing should be clarified for whom and what type of services
• Need to increase incentives and opportunities for both purely affordable housing developments and mixed-income projects
• Simplify approval process for accessory dwelling structures
• Develop anti-displacement trust fund
• Consider low-interest rate loans for property improvement in exchange for increase in in-perpetuity BMR units
• Advocate for jobs/housing balance within county regions

**Speakers**

Brian Geiser, representing the Oakland Tenants Union, would like to submit more comments on the housing bond, based on the March 17, 2016 Housing Bond Stakeholder meeting. He has not received notice of other stakeholder meetings and would appreciate being included in the process.

Benjamin Blake, Bay Area Community Services, stated that he would like to be supportive in the Housing Bond process. His organization operates a homeless shelter and other supportive services.

Marilyn Sterling stated that she is part of an ad hoc group East Bay Supportive Housing Collaborative who work with the mentally ill. Ms. Sterling encouraged the County to work with organizations that serve the mentally ill population. All supportive housing services, including Section 8 and low income, the waiting lists are closed.

This item was informational only and required no Committee action.

**Purpose:**

☐ Report progress
☒ Advocacy or Education
☐ Request Health Committee Recommendation or Position
☐ Other:

**PUBLIC COMMENT**

None.

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