I. Measure A1 – Affordable Housing Bond Implementation Update

Linda Gardner, Director, Housing and Community Development, Alameda County Community Development Agency presented a PowerPoint presentation on the implementation of the Affordable Housing Bond.

The total Housing Bond is $580 million with the breakdown as follows:

Homeowner programs - $120 million
- Down Payment Assistance Loan Program ($50 million)
- Homeownership Development Program ($25 million)
- Home Preservation Loan Program ($45 million)

Rental Housing Programs - $460 million
- Rental Housing Development Fund ($425 million)
  - $225 million – Base City Allocations
  - $200 million – 4 Regional Pools
- Innovation and Opportunity Fund ($35 million)

Implementation

The Implementation Plan has several key items to be accomplished, including:
- Establishment of a County Bond Implementation Team, including selection of Bond Counsel and Financial Advisor.
- Creating needed staff positions and hiring additional HCD staff
- Development of detailed implementation policies for each of the Bond’s programs
- Issuance of Request for Proposals/Qualifications (RFP/Q) and selection of operators for two of the homeowner programs: the Down Payment Assistance Loan Program and the Housing Preservation Loan Program
- Issuance of Request for Qualifications (RFQ) and establishment of an approval pool of developers which can access the Rental Housing Opportunity Fund.
- Issuance of Requests for Proposals (RFPs) and selection of initial projects to be financed from the four regional pools of the Renal Housing Development Fund
- Issuance of a RFP and selection of initial projects to be financed from the Homeowner Housing Development Program
- Emergency Funding awards to projects impacted by the value reduction of Federal Low Income Tax Credits as a result of the 2016 election
- Work with each city of establish rental housing development selection processes for base city allocation of rental housing development funds
- Development of program marketing materials, loan documents and other related documentation and materials for each program
- Development of program progress tracking and reporting indicators and format

**Speakers**

Stevie Dawson, Cheryl Perry, John Jones III, Eleanor Ramsey Mason made public comments on item the implementation of the Affordable Housing Bond.

**Purpose:**

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

This item was informational only and required no Committee action.

**II. Measure A1 – Homeownership Housing Development Program, Overview of Proposed Policies and Next Steps**

**Attachment**

Michelle Starratt, Assistant Director, Housing and Community Development, Alameda County Community Development Agency presented a PowerPoint presentation on an Overview of Proposed Policies and next steps for the Homeownership Housing Development Program.

The goal of the Homeownership Development Program is to assist in the development and long-term affordability of homeownership housing for low-income households to become first-time home buyers, while remaining in Alameda County. The funding allocation is $25 million over the course of the bond program.

Proposed policies for the program have been drafted and staff collected public comment on the policies until July 10, 2017. Copies of all written comments received during the comment period are available on the Housing and Community Development Agency’s website.

**Next Steps**

Staff will continue to develop policies in the identified areas, as well as take comments on the current draft policies since this is the first opportunity commenters have had to review the revised policies after the close of the formal comment period. Staff anticipates bringing formal recommendations on policies to this Committee as early as possible in September and then to the full Board of Supervisors. After approval by the Board of Supervisors the staff would develop Requests for Proposals to

**Speaker**

Maya Clark made public comments about the Homeownership Housing Development Program.

**Purpose:**

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

This item was informational only and required no Committee action.
Linda Gardner, Director, Housing and Community Development, Alameda County Community Development Agency presented a PowerPoint presentation on the Rental Housing Development Fund and Innovation & Opportunity Fund.

The goal of the Rental Housing Development Fund is to assist in the creation and preservation of affordable rental housing for vulnerable populations, including low-income workforce housing. The allocation for this program is $425 million over the course of the bond program.

Proposed policies for the program have been drafted and staff collected public comment on the policies until July 10, 2017. Copies of all written comments received during the comment period are available on the Housing and Community Development Agency’s website.

Next Steps

Staff will continue to develop policies in the identified areas, as well as take comments on the current draft policies since this is the first opportunity commenters have had to review the revised policies after the close of the formal comment period. Staff anticipates bringing formal recommendations on policies to this Committee as early as possible in September and then to the full Board of Supervisors. After approval by the Board of Supervisors the staff would develop Requests for Proposals available by October 2017.

Speakers


Purpose:

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

IV. Review & Discussion of Proposed Program Implementation Policies

Supervisor Keith Carson, District 5, thanked Supervisor Chan for her leadership on the Housing Bond, in addition to Supervisor Miley for his work with the faith-based community around housing. Supervisor Carson also thanked the Linda Gardner and Michelle Starratt for their work on the Housing Bond.

Supervisor Carson’s comments and staff response:

What was the methodology used to determine the amounts per program area and who was involved in determining the formula?

*Linda Gardner determined the amounts based on serving the most vulnerable populations; formulas have been adjusted based on direction from the Committee and public input.*
Is there any opportunity to move any dollars around?

Andrea Weddle, County Counsel, stated that the Board can reallocate funds by amending the resolution, however the reallocation could be subject to litigation based on what voters approved.

What is the structure of the Bond Implementation Team?

The Bond Implementation Team has not been formed however proposed members include: Housing & Community Development Staff, Community Development Agency Finance staff, County Counsel, Bond Counsel, County Administrator’s Office and the Auditor-Controller to look at the coordination of the implementation.

What will be the process for hiring additional Housing and Community Development (HCD) staff, as there should be some diversity in the staff?

HCD has added staff through the County’s TAP program. HCD will bring a letter to the Board of Supervisors with a request for additional staff and the normal civil service process will be used to hire staff. HCD will add interested parties to their list serve to be notified of employment opportunities.

What is the budget for marketing for the Homeownership development program?

County staff and others will be notified through the HCD list serve in addition to developers will draft a fair housing and marketing plan reviewed by HCD. HCD will require notifications to the Board of Supervisors and neighborhood organizations funded by the developer.

Will homeownership counseling be available to prospective buyers?

Homeownership counseling is usually not available for these funds because General Obligation bonds are used for capital expenses. HCD staff will ask bond counsel if there can be a set aside for counseling services.

Will there be a point system for competing projects?

For the homeowner development fund it will be an RFP process with criteria that the Board of Supervisors adopts and guidelines from HCD.

Should the Board of Supervisors make this determination of the Homeownership policy: “...In the event of a resale where no eligible homebuyer can be found within a reasonable period of time...the property may be sold at market rate with the Housing Director’s approval and all Measure A1 loan funds plus the difference between the actual resale price and the affordable resale price as calculate in section iii will be paid to HCD, in order to avoid windfall profits and maximize the possibility of permanent affordability of the ability to finance another affordable home with the proceeds of the sale.” ?

This is a normal administrative function of Housing & Community Development Agency to look at all efforts made to find an eligible buyer;

In the Rental Innovation Fund Policy’s minimum match for cities, is that a reasonable approach; not including impact fees?

Yes the policy establishes a minimal amount that is not prohibitive for cities as HCD is trying to leverage and encourage contributions. Any policies that are not achieving goals may be changed by the Board of Supervisors.
Does the unincorporated area of Alameda County have a minimum match as the cities?

*The current draft policies impose the same level of match as the cities.*

What is the composition of the Independent Oversight Committee?

*The Independent Oversight Committee will review annually how the funds are spent and if funds are spent according to what the voters voted. Because it is a retroactive view; the HCD staff will bring recommendations and number of seats and how they would be appointed to the Health Committee in January 2018.*

*HCD staff will provide Supervisor Carson with a list of volunteers who wish to serve on the Oversight Committee as well as a list of consultants used on the Measure A1 Housing Bond Implementation.*

Supervisor Chan stated that she appreciated all the comments from the public and the County has tried to have an open process as much as possible. She would like to stick with the parameters of the Housing Bond that were passed in June, in keeping faith with the voters.

Supervisor Chan would like to have a work session at the beginning of September with the full Board around the use of the Housing Bond funds. In addition Supervisor Chan requested the County Counsel staff write an opinion on Conflict of Interest.

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

This item was informational only and required no Committee action.

**PUBLIC COMMENT**

None.

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