I. Fiscal Year 2015-2016 Measure A Citizen Oversight Committee Report

Attachment

Al Murray, Chair, Measure A Citizen Oversight Committee and James Nguyen, Interim Finance and Administration Director, Health Care Services Agency presented a PowerPoint presentation on the FY 2015-2016 Measure A Citizen Oversight Committee Report.

The Measure A Citizen Oversight Committee’s role: “The citizen oversight committee shall annually review the expenditure of the essential health care services tax fund for the prior year and shall report to the board of supervisors on the conformity of such expenditures.”

Highlights

- There were over 120 providers
- $102.9 million allocated to Alameda Health System
- Approximately $32.5 million in allocations approved by the Board of Supervisors
- 129,805 Patients served
- 6.4% Increase in overall patient satisfaction with care
- 71.5% Patient rating of the hospital staff’s patient engagement in post-hospitalization treatment planning

Recommendations of the Measure A Citizen Oversight Committee

The Board should make a public announcement that Measure A funding is open to all organizations so that eligible organizations become aware of this funding opportunity and learn how to apply.

The Health Care Services Agency (HCSA) should receive funding to provide training to Measure A recipients to increase their capacity to effectively collect and report demographic data on the clients that they serve and their results-based effort, quality and impact measures. The Committee further advocates that HCSA be sufficiently staffed to successfully implement such a process.

Organizations that do not provide adequate information may not be considered for future funding. The Board should authorize HCSA to include evaluations of Measure A programs as part of its initiative to improve oversight and outcomes in all its programs.

10% of Measure A recipients should undergo a formal audit each year to track whether money is being spent in accordance with the wording and intent of the measure.

Purpose:

☑️ Advocacy or Education
☐ Request Health Committee Recommendation or Position
Recommendation from Health Committee: Supervisor Chan’s office will send a letter to Board Offices to remind them of the vacancies on the Measure A Citizen Oversight Committee.

II. Measure A1 – Affordable Housing Bond – Down payment Assistance Loan Program Implementation Polices

Linda Gardner, Director, Housing and Community Development, and Michelle Starratt, Assistant Director, Housing and Community Development, Community Development Agency

This staff report focuses on the draft implementation-level policies for the Measure A1-funded Down Payment Assistance Program (DALP) - attached as Attachment A. A 15-day public comment period for these policies began on May 8 and will end on May 22, 2018.

The Board of Supervisors approved a contract with Hello Housing (Hello) as Program Administrator for the DALP on March 13, 2018. Since that time, Hello Housing has conducted research and stakeholder outreach to formulate these draft implementation policies for the DALP program.

Policy Framework

The Down Payment Assistance Loan Program is funded at $50 million over the next six years and is based on San Francisco’s DALP Program. It will serve 120% AMI, first time homebuyer households that live, work or have been displaced from Alameda County. The loan is a silent, deferred payment, shared appreciation loan, home must be owner occupied.

Community Outreach and Engagement

Possible policy options have been discussed with a number of different groups and organizations, and input taken, including San Francisco Program Staff and local SF Lenders to gain insight into the SF DALP Program. In addition to the City Housing Staff in Alameda County, Realtor Associations, Realtors and Realtists, Homebuyer Counseling Agencies and Commercial and Non-profit Lenders.

Eligible Buyers

Eligible buyers must live or work in Alameda County, or have been displaced with income qualified at 120% of Area Median Income (AMI) or up to 150% of AMI if a target population. Additional Requirements:

- No minimum FICO Score;
- No Co-signer allowed;
- 3% minimum down-payment required
- Minimum 25% housing cost floor, maximum 45% Debt to Income ratio
- No more than $300,000 in liquid assets
- First Time Homebuyer Counseling

Homes eligible for purchase must be located within Alameda County and must be owner occupied or vacant for 90 days. The program currently allows for single family homes only. At a later point, the program may be expanded to include owner occupied multi-family properties (2-4 units). Below Market Rate units are eligible at resale. The County may evaluate new construction BMR for participation. . Land Trusts/Ground Lease are allowed.

The proposed policies are open for public comment through May 22, 2018. The Health Committee to review final proposed policies in June and then on to the Board of Supervisors for review and consideration in July.
III. Measure A1 – Affordable Housing Bond Oversight Committee Structure

Linda Gardner, Director, Housing and Community Development, Community Development Agency presented a PowerPoint presentation on the Measure A1 Affordable Housing Bond Oversight Committee Structure.

In compliance with the Measure A1 ballot measure, a Citizens' Oversight Committee will be established to review the annual report each year to ensure that bond proceeds are being spent in compliance with the ballot measure.

The role of the Measure A1 Affordable Housing Bond Oversight Committee is to formally report to the Board of Supervisors on the sole issue of the conformity of the Measure A expenditures with the purposes set forth in the Measure. The Committee is not tasked with evaluating the programs or to make recommendations regarding future expenditures (other than identifying any nonconforming expenditures for the purpose of avoiding future nonconforming expenditures.) The Committee will not be involved in funding selection process.

The Committee will be subject to Brown Act requirements and members are ‘public officials’ for the purposes of application of the California Political Reform Act and its restrictions related to conflict of interest. Members serve 4 year terms, with 9 of the original members appointed for only 2 years to stagger the appointment expirations. The Committee will meet not less than 4 times annually.

The Committee will be staffed by the Health Care Services Agency with assistance from the County Auditor’s Office and other County offices as needed (e.g. County Counsel).

The Housing & Community Development Agency requests the Health Committee’s support to move the Measure A1 Housing Bond Oversight Committee structure to the full Board of Supervisors.

IV. Increasing Access to Affordable Housing – Streamlining the Search and Application Process

Linda Gardner, Director, Housing and Community Development, and Michelle Starratt, Assistant Director, Housing and Community Development, Community Development Agency presented a PowerPoint presentation on Streamlining the Search and Application process to Increase Access to Affordable Housing.

As the Measure A1 Affordable Housing Bond funds the construction of new affordable housing projects over the next several years, simplifying and streamlining the process of locating available subsidized
affordable housing and submitting applications to these units is essential to maximizing the benefit of Measure A1 to the people it is intended to serve.

Since early in the development of the Measure A1 Programs, including a related program to address this need has been discussed. After passage of the Measure in November 2016, staff began to research how this could be accomplished and came across a program already in development in San Francisco to address the same need.

The City and County of San Francisco created a single access portal called DAHLIA. DAHLIA is a web portal that integrates into one website the listings of all affordable housing opportunities in the City/County, as well as serves as a one-stop application for any properties listed in the system. The DAHLIA system in San Francisco has been operational for approximately three years. The Silicon Valley Community Foundation supported San Francisco’s effort and is interested in supporting a scale up of the pilot of the DAHLIA affordable housing web portal across 5+ counties in the Bay Area. The Foundation has invited Alameda County to build on San Francisco’s work to develop a parallel portal in our county. The development and implementation process for Alameda County would benefit from expected cost savings due to the design and development work already completed for San Francisco County.

DAHLIA streamlines access to affordable housing opportunities for those needing access. In one website visit, a low-income housing seeker can search for affordable housing openings that meet their preferences (such as city location, number of bedrooms, etc.) and for which they are eligible, and complete one application that is sent to all selected properties. DAHLIA can screen eligibility criteria and notify the user when they qualify or not for each property. Once applications are submitted, users receive their lottery number and are notified if they qualify for any lottery preferences that they have not already claimed in their application.

Staff plans to recommend that initial funding for development and operations of DAHLIA in Alameda County be funded from annual ‘boomerang’s funds already allocated by the Board for responses to affordable housing and homeless needs, as part of discussions on FY18/19 boomerang funding. If an allocation of funds for this effort is approved by the Board, a contract with the Silicon Valley Community Foundation to implement DAHLIA in Alameda County will be developed and brought to the Board for approval. As a Measure A1-related program, staff is bringing this item to the attention of your Committee for discussion.

**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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