ALAMEDA COUNTY
BOARD OF SUPERVISORS'
HEALTH COMMITTEE

Monday, March 2, 2016
1:00 p.m.

Supervisor Wilma Chan, Chair
Supervisor Keith Carson

Location: Board of Supervisors Chambers – Room 512 5th floor
County Administration Building, 1221 Oak Street, Oakland, CA 94612

Summary/Action Minutes

I. Introduction to the Work Session Series on a 2016 County Housing Bond

Supervisor Wilma Chan called the meeting to order and presented introductory comments regarding the proposed 2016 Alameda County Housing Bond.

Alameda County and other cities are experiencing a housing crisis and according to polls and preliminary discussions with the Board of Supervisors, the County proposes to place a Housing Bond on the November ballot. The bond would fund a variety of projects for affordable housing and the County will continue to work with cities and advocates on housing needs.

II. Current County Housing Climate & Projects

Attachment

Linda Gardner, Housing Director, Community Development Agency, presented a PowerPoint presentation on the proposed County Housing Bond.

Current Housing Climate and Projects

Since 2009 the vacancy rate for apartments in Alameda County has been decreasing and now is approximately 3.2%, however at the same time, average asking rent has been steadily rising. The region’s asking rent has increased by over 60% over the last 5 years. Oakland’s average monthly rent is $2,806 – up 13.7% from a year ago.

In July of 2014 the Board of Supervisors:

- Allocated $9.8 Million of One-Time Residual Property Taxes to the Affordable Housing Trust Fund in FY14/15 for Affordable Housing Development Program
- Allocated $3.9 Million of One-Time Residual Property Taxes to the Affordable Housing Trust Fund to support Rapid Re-housing Program in FY14/15 ($2 Million) and FY15/16 ($1.9 Million)
- Adopted policies for Rapid Re-housing and Housing Development Program implementation

Purpose:
✓ Report progress
☐ Advocacy or Education
☐ Request Health Committee Recommendation or Position
☐ Other:
III. History on Past County Housing Bonds Results & Recent Poll Results

In June of 1988, November of 1988 and November of 1990, the County placed Housing Bonds on the ballots to assist seniors and disabled persons with housing. There was very little campaigning for these measures and voter approval was approximately 60%, less than the two-thirds votes needed.

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

IV. Proposed Process and Timeline

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 support and feedback.

Purpose:
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☐ Other:

V. Discussion & Approve Proposed Process and Timeline

Speakers
Calvin Fong, Chief of Staff to Mayor Tom Bates, City of Berkeley, asked what the strategy will be for obtaining votes in the East County.

Abel Guillén, City of Oakland Councilmember, District 2, supports the proposed Housing Bond measure by Alameda County.

Sharon Cornu, Non-Profit Housing Association, supports the proposed bond measure and believes there is a lot of interest and would like to see a larger time frame for the stakeholder process.

Elaine de Coligny, Executive Director, EveryOne Home, stated that she supports the proposed bond measure would like to see the bond support homelessness.

Gloria Bruce, East Bay Housing Organization, excited and cautious optimism, balance programming,
Next Steps

Supervisor Chan reported that Supervisor Miley has agreed to participate in the education and outreach for the proposed Housing Bond.

The Health Committee will place the Proposed Process and Timeline for the Alameda County Housing Bond 2016 on the full Board agenda for approval and adoption.

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

**Recommendation from Health Committee:** Support the approval of the proposed time line for the Alameda County Housing Bond Measure. Move to the full Board of Supervisors.

**PUBLIC COMMENT**
None

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