



ALAMEDA COUNTY
Community Development Agency

ALAMEDA COUNTY HOUSING BOND IMPLEMENTATION PLAN HIGHLIGHTS

Overview of Housing Bond Programs

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- **Homeowner programs - \$120 Million**
 - **Down Payment Assistance Loan Program**
 - Countywide, \$50 Million
 - **Homeowner Development Program**
 - Countywide, \$25 Million
 - **Home Preservation Loan Program**
 - Countywide, \$45 Million

- **Rental Housing Programs - \$460 Million**
 - **Rental Housing Development Fund**
 - City Base Allocations - \$225 Mil, 4 Regional Pools - \$200 Mil
 - **Innovation and Opportunity Fund**
 - Countywide, \$35 Million

Rental Housing Development Program Geographic Allocation Model

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Rental Housing Development Program Funds		\$225 Million to City Base Allocations
Base City Allocations		
Alameda city		\$10,259,369
Albany city		\$2,563,249
Berkeley city		\$15,628,531
Dublin city		\$8,734,044
Emeryville city		\$2,768,232
Fremont city		\$32,897,512
Hayward city		\$20,097,169
Livermore city		\$12,582,353
Newark city		\$5,962,765
Oakland city		\$54,253,205
Piedmont city		\$2,404,480
Pleasanton city		\$13,569,329
San Leandro city		\$11,782,963
Unincorporated		\$19,310,878
Union City city		\$12,185,922
Alameda County Total		\$225,000,000

Allocations based on average of % AV & % Total

Population, with minimum no less than original projections.

Rental Housing Development Program Funds			\$200 Million to Regional Pools
Regional Pools Allocated by:	% of Total	Need - Blend of Poverty and RHNA LI&VLI	
North County	44.7%	\$89,325,065	
Mid County	24.9%	\$49,803,134	
East County	13.7%	\$27,332,372	
South County	16.8%	\$33,539,429	
Alameda County Total	100.0%	\$200,000,000	

North Co: Albany, Berkeley, Emeryville, Oakland and Piedmont
Mid Co: Alameda, Hayward, San Leandro, and Unincorporated Co
East Co: Dublin, Livermore, and Pleasanton
South Co: Fremont, Newark and Union City

Program Implementation

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- Implementation projected to be substantially completed within 8 years.
- Plan's focus is on the initial implementation period through June 2018

Program Implementation Policies

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Board adopted broad program descriptions in June 2016

- ❑ Next step: Detailed program policy development
 - ❑ Stakeholder & Community input
 - ❑ Staff drafts
 - ❑ Stakeholder & Community input
 - ❑ Staff finalizes draft
 - ❑ Stakeholder & Community review
 - ❑ Public comment period
 - ❑ Board review and approval

- ❑ Schedule varies by program

Program Implementation Policies – Rental Housing Programs

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- **Rental Housing Development Fund**
 - Review and modification, as needed, of existing program policies

 - Development of Bond-specific Policies, eg
 - Income levels and target populations
 - Tracking the 20% of units at 20% AMI
 - City match
 - City base allocations and regional pools
 - Deadlines for commitment of funds/project selection

Program Implementation Policies – Rental Housing Programs

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- **Innovation and Opportunity Fund**
 - Housing-related policies similar to Rental Development Fund
 - Policies needed, eg
 - Selection of developers for pool
 - Terms and repayment of loans

Program Implementation Policies – Rental Housing Programs

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- *Development and Adoption Schedule*
 - City meetings: January/February 2017
 - Stakeholder meetings: February, March, and May 2017
 - Draft policies released for comment: June 2017
 - Revisions as needed
 - Proposed policies to Board Committee: July 2017
 - Proposed policies to full Board: September 2017

Program Implementation Policies – Homeownership Programs

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- **Homeownership Housing Development Program**
 - Policy development -- Process and schedule: mirror Rental Housing Development Program

- **Homeowner Housing Preservation Program**
 - Policy development - Process will include:
 - Consultation with cities re: gaps in and leveraging of their existing programs
 - Final draft of proposed policies after selection of program operator

Program Implementation Policies – Homeownership Programs

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- **Down Payment Assistance Loan Program**
 - Modeled after long-standing program in San Francisco
 - Policy development – build off that model, modified for Bond program and Alameda County market, as needed
- Policy development - Process will include:
 - Consultation with cities re: gaps in and leveraging of their existing programs
 - Final draft of proposed policies after selection of program operator

Selection Processes and Schedules

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- ❑ Down Payment Assistance and Home Preservation Loan Programs – RFP/Q for Program Operators
 - ❑ July 2017

- ❑ Rental Housing Innovations & Opportunity Fund – RFQ for developer pool
 - ❑ Fall 2017

- ❑ Rental Housing and Homeowner Development Programs
 - ❑ RFPs for Projects to be funded by Regional Pools
 - ❑ Fall 2017
 - ❑ Work with cities re: selection processes for Base City Allocations of Funds

Other Key Implementation Items

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- **Citizen Oversight Committee**
 - Purpose: review annual report each year to ensure Bond proceeds are spent in compliance with Measure.
 - Build off existing County models
 - Proposal to Board by January 2018
- **Related Initiatives:**
 - Link Bond program with related job training, apprenticeship and employment opportunities for target populations
 - Streamlining process for housing seekers



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ANNUAL COUNTY BOOMERANG FUNDS FOR HOUSING AND HOMELESSNESS



Annual Boomerang Funds Allocated to Housing and Homelessness

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- ❑ Basis: 20% of prior year boomerang funds, \$5 million minimum, \$7.5 million maximum
 - ❑ Fy16/17 is 1st year of 5 year commitment for annual allocation approved by Board
 - ❑ FY16/17 = \$5 million. Project FY17/18 = \$5 million
- ❑ With passage of Housing Bond, HCD brought proposed programs to Board
 - ❑ Worked with community, County agencies, cities etc.
 - ❑ Proposal and Recommendations to Joint Health/Social Services Committees in February and April

Annual Boomerang Funds Allocated to Housing and Homelessness

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- Committees approved Initial Allocation of Funds

	FY16/17	FY17/18 (projected)
Total	\$5,000,000	\$5,000,000
Homeless Housing Resource Centers/Coordinated Entry	\$2,000,000	\$2,000,000
Anti-Displacement	\$2,000,000	\$1,500,000
Homeless Encampment Response	\$250,000	\$500,000
Housing Bond-related CBO/Faith Capacity Building Program	\$250,000	\$500,000
Administration/Program Delivery	\$500,000	\$500,000

Boomerang Programs

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- **Housing Resource Centers/CES**
 - \$2 million/year = proposed minimum in Boomerang funding amount for at least 3 years
 - 5 regional Housing Resource Centers
 - Leveraging Whole Person Care, HUD, City and other funds
 - Provider selection expected by July, 2017

Boomerang Programs

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- **Anti-Displacement: Crisis Intervention Services**
 - \$3.5 million Proposed Initial Allocation
 - Expanded access to crisis intervention services
 - Housing-related legal services
 - Increased capacity at service organizations
 - Links to resources to address longer-term needs
 - Emergency short-term housing financial assistance
 - E.g. One-time back rent/mortgage payments

Boomerang Programs

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- **Homeless Encampment Response**
 - \$750,000 proposed initial allocation

 - Select and Support Pilot Responses in partnership with cities and community
 - Assess outcomes, effectiveness and replicability

Boomerang Programs

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- Encampment Response Pilots could include responses in one or more of three strategy areas:
 - **Encampment Health and Safety**
 - Improve encampment residents' basic quality of life while unhoused
 - **Low-Barrier Interim Housing/Shelter**
 - Allow people to live in 'sanctioned' encampments/parking lots, while actively engaging them to exit homelessness
 - Expand interim housing/shelter sites
 - **Permanent Housing Development**
 - Eg "tiny homes"

Boomerang Programs

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- **Small CBO/Faith Housing Development Capacity Building**
 - \$750,000 proposed initial allocation

 - Support small CBOs, including faith-based to:
 - Assess their capacity for housing development
 - Increase their capacity, most likely through joint ventures



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QUESTIONS? CONTACT

LINDA GARDNER

LINDA.GARDNER@ACGOV.ORG

Measure A1 Webpage
<http://www.acgov.org/cda/hcd/bond.htm>

Join HCD's Email Lists,
including Measure A1 and
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<http://www.acgov.org/cda/hcd/esubscribe.htm>

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<http://www.acgov.org/cda/hcd/rhd/requirements.htm>