



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

Chris Bazar
Agency Director

Agenda Item _____ June 28, 2016

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June 22, 2016

Honorable Board of Supervisors
Administration Building
Oakland, California 94612

Dear Board Members:

**SUBJECT: ALAMEDA COUNTY GENERAL OBLIGATION BOND
FOR HOUSING: HOUSING PROGRAM**

RECOMMENDATION:

Approve the Program to guide use of the proceeds of the \$580 Million General Obligation Bond for Affordable Housing upon passage by two-thirds of the electorate voting on the Measure in the November 8, 2016 General Election.

DISCUSSION/SUMMARY:

Over the last several months extensive work has been done on the development and refinement of program proposals for the proposed General Obligation Bond for Housing, including numerous stakeholder and other meetings and forums for public input to discuss the bond and to solicit feedback on the proposed bond programs. Staff has presented and taken comments on affordable housing needs and draft programs, and has developed and refined the program proposal, in consultation with County Counsel in conjunction with Bond Counsel.

The program is being forwarded by your Board's Health Committee, which was charged by your Board to oversee the process of developing the housing bond measure and program proposal. The Health Committee held six work sessions between March and June 2016, including its work session on June 21, 2016 at which it considered the attached program proposal.

The bond program proposal responds to critical housing needs across the County with an array of proposed programs eligible to be funded with General Obligation Bond proceeds. It also responds to key themes of stakeholder input and suggestions in a number of ways, including the size of the total bond issuance, the geographic spread of rental housing development funds, vulnerable populations to target for assistance, types of programs to be funded by the bond, and leveraging other sources of local funds which the Board has reserved for addressing affordable housing and homeless needs in our community.

The array of programs includes both homeowner and rental housing programs. Homeowner programs include a first-time homebuyer Down Payment Assistance Loan Program focused on assisting middle-income residents, a Homeowner Housing Development Program to assist low-income residents become homeowners without leaving the County, and a Home Preservation Program focused on existing low-income senior, disabled, and other low-income homeowners to stay in their homes safely and avoid displacement due to changing physical needs or dilapidated conditions. All of these programs will be available countywide and are revolving loan programs.

The rental housing programs includes a countywide Innovations and Opportunity Program designed for a quick response to capture opportunities as they arise in the market, including acquisition of existing apartment buildings to avoid displacement of current low-income tenants, and a Rental Housing Development Program focused on very low- and extremely low-income rental housing development for an array of vulnerable populations including homeless people, seniors, veterans, re-entry, youth aging out of foster care, and low-income workforce households. These funds will be distributed countywide according to a formula as described in the attached program. Additional information on housing needs and these programs is in the attached program description.

SELECTION CRITERIA AND PROCESS:

Detailed program policies and selection criteria and processes for the bond program will be brought to your Board for approval. Specific affordable housing developments to be financed with General Obligation Bond proceeds will be selected and come to your Board for approval after passage of the Bond Measure.

FINANCING:

Expenses related to issuance of the bonds, program delivery and bond-funded programs will be paid out of the proceeds of the bond. There is no Net County Cost as a result of this action.

Very truly yours,



Chris Bazar, Director
Community Development Agency

Attachment

cc: Susan S. Muranishi, County Administrator
Donna R. Ziegler, County Counsel
Steve Manning, Auditor-Controller
Naomi Hsu, County Administrator's Office
Heather M. Littlejohn, Office of the County Counsel
U.B. Singh, CDA Finance Director
Andrea Weddle, Assistant County Counsel
Kai Mander, County Administrator's Office
Theresa Rude, County Administrator's Office
Naomi Hsu, County Administrator's Office