



**Measure A1**

**Oversight  
Committee**

**Regular Meeting**

**February 27, 2025**



**ALAMEDA COUNTY  
Community Development Agency**



**Alameda County  
Community Development Agency  
Housing and Community Development**

# Agenda

## AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
1.	<u>Calling Committee to Order</u>	Organization	Chair Bruce, East Bay Housing Organizations
2.	<u>Review and Consider Approval of the 12/10/2024 Meeting Minutes</u>	Action	Chair Bruce, East Bay Housing Organizations
3.	<u>Tax Credit Overview</u> HCD staff to provide information on tax credits	Information	Anjanette Scott, Housing and Community Development Department
4.	<u>Berkeley Way</u> Response to Oversight Committee request to take a closer look at the use of the “Hard Cost Contingency” in the amount of \$4.1 million	Information	Jennifer Pearce, Housing and Community Development Department
5.	<u>Alameda County HCD News</u>	Information	Jennifer Pearce, Housing and Community Development Department
6.	<u>Measure A1 News</u> Annual Report 4 update	Information	Jennifer Pearce, Housing and Community Development Department
7.	<u>Future Agenda Items</u>	Information	Chair Bruce, East Bay Housing Organizations
8.	<u>Public Comment for Items not on Agenda</u>	Information	Chair Bruce, East Bay Housing Organizations
9.	<u>Elect Chair and Vice Chair for Calendar Year 2025</u>	Action	Chair Bruce, East Bay Housing Organizations

# Item No. 1

## Call to Order

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**Item No. 2**  
**Review and Consider Approval**  
**of the 12/10/24 Meeting**  
**Minutes**

**Measure A1 Oversight Committee**

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# Item No. 3

## Tax Credit Overview

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# Presentation from Anjanette Scott



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# Item No. 4

## Berkeley Way

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- **Berkeley Way is a 100% affordable project**
- **Developed by BRIDGE Housing Corporation**
- **Received its certificate of occupancy in September 2022**
- **Unit restrictions:**
  - **54 units restricted a 50% of AMI**
  - **34 units at 60% AMI**
- **Received \$12,172,804 in Measure A-1 funds, 10.6% of its total project cost of \$113,955,944.**
- **Original contingency budget: \$4,166,602**
- **Revised contingency budget: \$3,872,765**
  - **The \$293,837 difference was realized from the project's private debt upon conversion to permanent financing. This standard practice reduces the project's debt servicing costs, incrementally increasing its long-term financial sustainability.**



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- **The duties of the Committee are to annually review the expenditure of the proceeds of the bonds for the prior year and report to the Board of Supervisors whether the proceeds of the bonds were spent in accordance with the purposes set forth in the ballot measure, which are:**
  - **Provide affordable local housing and prevent displacement of vulnerable populations, including low- and moderate-income households, veterans, seniors, and persons with disabilities;**
  - **Provide supportive housing for homeless people countywide; and**
  - **Help low-and moderate- income households purchase homes and stay in their communities.**



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- **No Measure A1 funds were allocated towards the contingency costs line item in the budget**
- **Project loan documents with the County require:**
  - **Developer's cash fee capped at \$3,176,917**
  - **Restrict rents on all 88 units in the building**
- **The project, as build and occupied, is in compliance with these terms**



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# Item No. 5

## HCD News

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## • Just Cause for Eviction Ordinance

- Passed – 2/4/25; Effective 3/6/25
- Uses the same allowable causes for evictions as State Law including 11 At-Fault reasons and 4 No-Fault reasons
  - **At-Fault**
    - Non-payment of rent; Breach of lease terms; Nuisance or waste; Criminal activity or subletting without consent; Illegal use of the property
  - **No-Fault**
    - Owner or close family member intends to occupy the unit; If the unit returns to the market within 1 year, tenant has first priority to decide if they want to move back into the unit
    - Property is being removed from the rental market
    - Compliance with a government order
    - Intent to demolish or remodel substantially; tenants may return to the unit with the same terms; rent may increase
    - If evicted for any of these reasons, tenant entitled to 2 months of rent
- **Certain properties are exempt like ADUs, housing operated by nonprofits and religious facilities, single-family homes owned by landlords with more than 5 units, housing less than 15 years old, and properties with certain affordability restrictions**



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# HCD News

- **Launched the Outreach & Communications RFP**
  - The program administrator will provide outreach and education services which will facilitate a robust exchange of information between HCD and the community on housing and homelessness issues shaping the County's efforts to address the housing and homeless crisis
- **Released the County's analysis of impediments(AI) to fair housing choice**
  - The purpose of the AI is to identify and evaluate potential obstacles or impediments, in both the private and public sector, to a person's ability to choose their residence free from discrimination, and to recommend actions that address such impediments in a 5-year Fair Housing Action Plan



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# Item No. 6

## Measure A1 News

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# Annual Report 4

- AR 4 is currently being laid out in graphic form with photos and charts for clarity to illustrate the activities of the time period it covers
- This process usually takes at least a month or more, so we are hoping for a completed report by the beginning of April at the soonest.



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# Item No. 7

## Future Agenda Items

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# Item No. 8

## Public Comment

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# Item No. 9

## Elect Chair & Vice Chair for Calendar Year 2025

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# Chair and Vice Chair Duties

- **Meetings**
  - Bimonthly 30 min. agenda review & check-in with HCD staff
  - Bimonthly Committee Meeting (2 hours)
- **Prep**
  - Committee Meeting Prep (2 hours)
    - Review agenda & remarks
    - Review meeting guests
    - Review minutes for corrections
    - Address pending items
- **Admin**
  - Outreach to members as needed
  - Provide statement for annual reports
  - Attend BOS meeting when annual report is presented for approval
- Vice Chair will need to fill in for Chair in the event of an absence



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**Recess: The A1 Oversight  
Committee has taken a short  
recess.**

**We will be back shortly.**

**Measure A1 Oversight Committee**

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