

A1 Fact Sheet

We have a Housing Crisis in Alameda County.

Affordable housing is getting harder and harder to find. It's too expensive and out of reach for many seniors, veterans, people with disabilities, low-income families and others most in need. While many working families now spend 50% or more of their income on housing, state and federal funding for affordable homes has decreased 89%. Experts estimate a current shortfall of more than 60,000 affordable homes in Alameda County for very low-income families, with at least 5,000 homeless, and hundreds of thousands of working residents needing help—NOW.

A Viable Solution has emerged:

Alameda County elected officials, policy makers, and community members have been collaborating to find a solution. The solution has emerged: **An AFFORDABLE HOUSING BOND** on the November ballot. The goal of this bond is to create and protect affordable housing options for people who need it most in Alameda County—seniors, veterans, people with disabilities, and many in the workforce whom we count on to help deliver essential services, including teachers, electricians, plumbers, EMT workers and others who simply can't find affordable housing close to where they work in Alameda County.

What's included in the Measure?

Three BIG GOALS:

- 1 Help people who are struggling with housing costs.
- 2 Help the homeless and other vulnerable populations with long-term affordable housing.
- 3 Help people buy homes.

HOMEOWNER Programs:

- ✓ **Down Payment Assistance Loan Program** (\$50M) GOAL: to assist middle-income working families to purchase homes and stay in Alameda County.
- ✓ **Homeowner Housing Development Program** (\$25M) GOAL: to assist in the development of housing, improve the long-term affordability of housing for low-income households, and help first-time homebuyers stay in the county.
- ✓ **Housing Preservation Loan Program** (\$45M) GOAL: to help seniors, people with disabilities, and other low-income homeowners to remain safely in their homes. Provides small loans to pay for accessibility improvements, such as ramps, widened doorways, and grab bars. Provides rehabilitation loans for deferred maintenance such as roofs, plumbing, and electrical systems to seniors/people with disabilities/low-income households at 80% of area median income.

RENTAL HOUSING Programs:

- ✓ **Rental Housing Development Fund** (\$425M) GOAL: to create and preserve affordable rental housing for vulnerable populations, including lower-income workforce housing. Developments will remain affordable over the long-term—estimated to be for at least 55 years.
- ✓ **Innovation and Opportunity Fund** (\$35M) GOAL: to respond quickly to capture opportunities that arise in the market to preserve and expand affordable rental housing and/or prevent tenant displacement—e.g. rapid response, high-opportunity predevelopment and site acquisition loans.

FUNDING Allocations:

- ✓ Funding will be allocated throughout Alameda County. Homeowner program funds and rental innovation program funds to be allocated countywide. For allocation of Rental Housing Development Program funds, see charts on the back of this sheet.

Measure A1 FACTS

2016 Alameda County Affordable Housing Bond



This Measure will raise 580 million dollars for affordable housing across Alameda County. **ALL funds from the proposed bond MUST STAY LOCAL**, dedicated to affordable housing needs in Alameda County ONLY.



This measure includes independent annual audits to ensure funds are spent as approved by voters.



The cost to property owners is projected to be \$12-\$14 per \$100,000 of assessed value (*not to be confused with market value*). The assessed value of a property is often much lower than its market value. The typical Alameda County homeowner would pay \$48-\$56 per year, or less than \$5 per month to support this critical initiative.

Rental Housing Development Program

REGIONAL FUNDING ALLOCATION
throughout Alameda County

HALF OF FUNDS TO REGIONAL POOLS		
Regional Pools Allocations 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 County Region: Albany, Berkeley, Emeryville, Oakland and Piedmont.

Mid County Region: Alameda, Hayward, San Leandro, and Unincorporated County.

South County Region: Fremont, Newark and Union City.

East County Region: Dublin, Livermore, and Pleasanton.

Homeowner Program funds (\$120 Million) and Rental Housing Innovation and Opportunity Program funds (\$35 Million) to be allocated countywide.

HALF OF FUNDS TO BASE CITY ALLOCATIONS

City Base Allocations by:	Total Population
City of Alameda	\$10,370,727
City of Albany	\$2,588,918
City of Berkeley	\$15,796,369
City of Dublin	\$8,831,465
City of Emeryville	\$2,799,109
City of Fremont	\$33,264,459
City of Hayward	\$20,298,294
City of Livermore	\$12,722,700
City of Newark	\$6,029,275
City of Oakland	\$54,803,565
City of Piedmont	\$2,431,300
City of Pleasanton	\$13,720,684
City of San Leandro	\$11,907,775
Unincorporated County	\$19,671,892
City of Union City	\$9,763,468
ALAMEDA COUNTY TOTAL	\$225,000,000

Allocations based on average of % AV and % Total Population, with minimum no less than original projections.



Questions? Want more information?

Contact: alcoholhousingbond@acgov.org

For more information go to: www.acgov.org/board/housingbond.htm



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MEMORANDUM

TO: Supervisor Wilma Chan
Supervisor Keith Carson
Board of Supervisors Health Committee

FROM: Chris Bazar, Director, Community Development Agency
Linda Gardner, Housing Director, Housing and Community Development

DATE: January 23, 2017

SUBJECT: Measure A1 Housing Bond Implementation Plan Overview

Measure A1, the Countywide Housing Bond, was passed by over 73% of the voters in November. Attached as Exhibit A is the draft plan for the implementation of the Bond program which is focused on the initial implementation period through June 2018.

Summary of Housing Bond Programs

The \$580 million countywide Housing Bond program, adopted by your Board on June 28, 2016, will fund three programs related to homeownership and two rental housing development programs.

The homeownership programs include:

- 1) Down Payment Assistance Loan Program (\$50 million), designed to assist middle-income households to purchase homes and stay in Alameda County;
- 2) Homeownership Housing Development Program (\$25 million), designed to assist in the development and long-term affordability of homeownership housing for low-income households to become first-time homebuyers; and,
- 3) Housing Preservation Loan Program (\$45 million), to help seniors, people with disabilities, and other low-income homeowners to remain safely in their homes.

The two components of the rental housing programs are:

- 1) Rental Housing Development Fund (\$425 million), to create and preserve affordable rental housing for vulnerable populations; and,
- 2) Innovation and Opportunity Fund (\$35 million), to respond quickly to capture opportunities that arise in the market to preserve and expand affordable rental housing and/or prevent tenant displacement.

Implementation of the Housing Bond

Implementation of the variety of programs to be funded with the bond is expected to be substantially accomplished over an eight-year period. Initial work towards implementation has already begun. Initial focus is on the implementation work needed through June 2018, including development of more detailed program policies, development and issuances of requests for proposals, discussions with each city regarding focus and selection process for rental housing developments to be financed from base city allocations of funds, and other items.

Some of the key items to be accomplished during the initial implementation period, as described in the attached Plan, include:

- Establishment of County Bond Implementation Team, including selection of Bond Counsel and Financial Advisor.
- Creating needed staff positions and hiring additional staff.
- Development of detailed implementation policies for each of the Bond's programs.
- Issuance of Request for Proposals/Qualifications (RFP/Q) and selection of operators for two of the homeowner programs: the Down Payment Assistance Loan Program and the Housing Preservation Loan Program.
- Issuance of Request for Qualifications (RPQ) and establishment of an approved pool of developers which can access the Rental Housing Opportunity Fund.
- Issuance of Request for Proposals (RFPs) and selection of initial projects to be financed from the four regional pools of the Rental Housing Development Fund.
- Issuance of a RFP and selection of initial projects to be financed from the Homeowner Housing Development Program.
- Work with each city to establish rental housing development selection processes for base city allocations of rental housing development funds.
- Development of program marketing materials, loan documents, and other related documentation and materials for each program.
- Development of program progress tracking and reporting indicators and format.
- Establishment of Independent Citizen's Oversight Committee.

This work will involve a variety of public and stakeholder meetings, as well as updates to the Board.

In addition, as part of the implementation of the Housing Bond, HCD will be working on several related initiatives, including working to link the Bond program with related job training, apprenticeship, and employment opportunities for the target populations of the Bond's housing programs, and working with funded rental housing developments and other stakeholders on streamlining the ways that households seeking affordable rental housing locate potential housing opportunities and simplifying application processes for affordable rental housing.

To implement the Bond program, HCD will be using existing staff and new positions to be added. A Board letter with more details regarding the staffing plan and request for authorization of new needed positions and a funding plan will be forthcoming.

HCD will work with the County Bond Team regarding the size and timing of bond issuance(s). It is anticipated the first issuance will occur after selection of initial projects to be financed under the Rental Housing Development Fund and the Homeowner Housing Development Fund, the creation of the developer pool approved for the Innovation and Opportunity Fund, and the

selection of program operators for the Down Payment Assistance Loan Program and the Housing Preservation Loan Program.

Immediate Concern – Existing Rental Housing Projects at Risk

There is one specific unexpected item to highlight. Subsequent to the November Presidential election, the President-elect’s statements regarding his intention to lower the corporate tax rate and a bill pending in Congress have had an immediate impact on the market for Low-Income Housing Tax Credits (LIHTC). LIHTC corporate investors have lowered the amount they are willing to pay for the credits, causing significant funding gaps in local projects that are far along in the development process. This impacts both projects that have received an allocation of LIHTC but did not yet have a signed agreement with an investor and projects intending to apply in March for LIHTC allocations. The currently estimated new funding gap created by this situation is approximately \$25 million.

The Housing Bond presents an opportunity to close these new funding gaps and allow the impacted developments to move forward. In order to meet the State LIHTC requirements, a commitment of permanent financing to fill these gaps must be secured by March 1, 2017. HCD staff has compiled a list of these developments and is providing additional detail on the issue in Exhibit B. All of the developments contain units targeted to very low-income households and have city investments. HCD is in conversation with the cities regarding this issue, and those HCD has reached to date, have indicated support for using portions of their base city bond allocations towards filling these gaps.

HCD has several more cities to contact regarding this. Once HCD has contacted all of the cities involved and confirmed which cities would like to use portions of their base city bond allocations for projects in their jurisdictions, HCD would like to bring a “Permanent Financing Resolution” in an “up to and not to exceed” amount to the Board for approval in February in order to meet the March 1 deadline. Attached to this memo as Exhibit B is a fuller summary of this issue and a list of potential projects that may be included.

- cc: Each member, Board of Supervisors
Susan Muranishi, County Administrator
Steve Manning, Auditor Controller
Donna R. Ziegler, County Counsel
Andrea Weddle, Deputy County Counsel
Melanie Atendido, County Administrator’s Office

Exhibit A

Measure A1
Alameda County Affordable Housing Bond
Implementation Plan

January 2017 Draft



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Introduction

Measure A1, the Alameda County Housing Bond, was passed by over 73% of the voters in November 2016. The \$580 million countywide Housing Bond will fund three programs related to homeownership and two rental housing development programs.

The homeownership programs include:

- 1) Down Payment Assistance Loan Program (\$50 million), designed to assist middle-income households to purchase homes and stay in Alameda County;
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The two components of the rental housing programs are:

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- 2) Innovation and Opportunity Fund (\$35 million), to respond quickly to capture opportunities that arise in the market to preserve and expand affordable rental housing and/or prevent tenant displacement.

Implementation of the Housing Bond

Implementation of the variety of programs to be funded with the bond is expected to be substantially accomplished over an eight-year period. This Plan's focus is on the initial implementation work needed through June 2018.

Key items to be accomplished during this implementation phase include:

- Establishment of County Bond Implementation Team, including selection of Bond Counsel and Financial Advisor.
- Creating needed staff positions and hiring additional staff.
- Development of detailed implementation policies for each of the Bond's programs.
- Issuance of Request for Proposals/Qualifications (RFP/Q) and selection of operators for two of the homeowner programs: the Down Payment Assistance Loan Program and the Housing Preservation Loan Program.
- Issuance of Request for Qualifications (RPQ) and establishment of an approved pool of developers which can access the Rental Housing Opportunity Fund.
- Issuance of Request for Proposals (RFPs) and selection of initial projects to be financed from the four regional pools of the Rental Housing Development Fund.

- Issuance of a RFP and selection of initial projects to be financed from the Homeowner Housing Development Program.
- Work with each city to establish rental housing development selection processes for base city allocations of rental housing development funds.
- Development of program marketing materials, loan documents, and other related documentation and materials for each program.
- Development of program progress tracking and reporting indicators and format.
- Establishment of Independent Citizen’s Oversight Committee.

This work will involve a variety of public and stakeholder meetings, as well as updates to the Board.

County Bond Implementation Team:

The County Bond Implementation Team will coordinate and provide oversight to ensuring that legal and financing requirements for bond issuance are met and that all relevant County agencies are coordinating on implementation, as well as pricing, sizing, and legal documents related to the actual issuance of the bonds.

The Team is proposed to include staff from the County Administrator’s Office (CAO), the Auditor/Controllers Office, County Counsel, along with staff from the Community Development Agency’s Housing and Community Development (HCD) and Finance and Bond Administration departments. The Bond Team will work with outside Bond Counsel and Financial Advisor selected to assist the County in implementing the Housing Bond. Orrick Herrington & Sutcliffe was selected as Bond Counsel and KNN Public Finance provide financial advisory services for the work leading to the placement of the Measure on the November ballot. The Bond Team will work with the CAO Finance Committee regarding selection of Bond Counsel and Financial Advisor for the implementation phase. The Team will meet as needed, anticipated to be at least monthly through June 2018.

Bond Program Implementation Policies:

Leading up to placement of the Bond on the November ballot, the Board of Supervisors adopted broad program descriptions for programs to be funded by the Bond. More detailed program policies are needed to implement each of the programs. Development of these policies will include consultations with stakeholders and cities, as well as with program operators selected to implement the Down Payment Assistance Loan Program and the Housing Preservation Loan Program. HCD will bring implementation policies for each specific program to the Board for approval beginning no later than July 2017.

Rental Housing Programs

Rental Housing Development Fund

HCD already has in place implementation policies and procedures for its Affordable Housing Development Program. Policies specific to the General Obligation Bond program need to be developed and adopted. These include items such as specific income levels and target populations of the Bond, level of required city financing, the relationship of funds from the regional pools and city base allocations, and deadlines for commitment of funds/selection of projects to be funded. In addition, there may be a need for differentiation of some policies specific to city base allocations of funds versus the regional funding pools. The legal and programmatic analysis regarding fair housing issues will be part of this work. Consultation to solicit input from stakeholders will also be conducted.

Rental Housing Innovation and Opportunity Fund

This Fund is a new type of program for which HCD will need to develop new policies. Program policies related to the type of housing will be similar to the policies for the Rental Housing Development Fund, however policies related to selection and management of the pre-approved developer pool, the term and repayment of opportunity loans and new types of loan and regulatory documents will need to be developed for this program.

Schedule

HCD anticipates holding initial stakeholder meetings in Spring 2017, followed by release of draft policies, a formal public comment period, and bringing proposed policies to the Board for approval no later than July 2017.

Homeowner Programs

Homeowner Housing Development Program

HCD has homeowner housing development experience, but it has been primarily through the use of federal grant programs, most recently through Neighborhood Stabilization Program grants focused on acquisition, rehabilitation, and re-sale of foreclosed properties, therefore HCD will be developing policies to implement this component of the Bond program. The process and timing is anticipated to mirror that of the rental housing development programs.

Homeowner Housing Preservation Loan Program

CDA has administered housing preservation loan programs, primarily funded by the federal Community Development Block Grant, since the 1970s. Development of specific program policies for the Bond-funded program will be necessary. The process will involve consultation with cities, since many of the cities have existing housing preservation loan and grant programs

and the Bond-funded program should fill gaps and leverage those programs. Program policies will be finalized and brought to the Board for adoption after selection of a program operator so that the program operator will also have the opportunity to be involved in the development of the implementation policies.

Down Payment Assistance Loan Program

The Down Payment Assistance Loan Program included in the Housing Bond program description was modeled after a successful San Francisco program that has been in place for a number of years and has been accepted by primary mortgage lenders and the secondary market (e.g. FHA). The Housing Bond policies will build off of the policies and program materials of the San Francisco program, with possible changes to conform with the adopted Bond program and to work in Alameda County markets. Program policies will be finalized and brought to the Board for adoption after selection of a program operator so that the program operator will also have the opportunity to be involved in the development of the implementation policies.

Selection Processes

Each of the Bond programs will have a competitive process for selection of Projects or Program Operators, beginning by Summer 2017 and continuing through Fall 2017.

Rental Housing Development Fund

- Regional Pools - HCD will conduct a competitive RFP process for selection of developments to be financed by the Regional Pools. The RFP is expected to be issued no later than Fall 2017.
- City Base Allocations: HCD will administer these funds and will work with each city on its selection of projects proposed to be funded from its base allocation of funds. Developments must comply with Bond program policies, as adopted by the Board. We anticipate that some cities have projects they are already working with and others do not. Depending on the city, the selection process may involve the city conducting a competitive RFP, the city and HCD issuing a joint RFP, or HCD administering an RFP on the city's behalf. HCD is meeting with each city to discuss program policies and project selection options. Initial meetings should be concluded by the end of February 2017.

Rental Innovation and Opportunity Fund

HCD will conduct a Request for Qualifications process to pre-screen and select a pool of qualified developers. Developers in the approved pool will then be able to apply "over the counter" for short-term financing for acquisition of properties available in the market and/or initial predevelopment expenses. The RFQ will be released no later than Fall 2017.

Homeowner Housing Development Program

HCD will conduct a RFP to identify projects to be financed from this component of the Bond program. The RFP is expected to be issued no later than Fall 2017.

Down Payment Assistance Loan Program

HCD will conduct a competitive RFP process to select a program operator for this program. It is expected that this RFP will be issued by June 2017.

Housing Preservation Loan Program

HCD will conduct a competitive RFP process to select a program operator for this program. It is expected that this RFP will be issued by June 2017.

Independent Citizen Oversight Committee

The purpose of the Oversight Committee is to review the annual report each year to ensure that Bond proceeds are being spent in compliance with the ballot measure. The Oversight Committee should be established during FY17/18 so that it can review the annual report. This can occur after the first bond issuance. HCD has gathered information on existing County Citizen Oversight Committees, for example for Measure A, and will work in consultation with the County Bond Team to propose membership, process for selection and appointment of members, and other matters related to the formation of the Oversight Committee. It is expected that the proposal for the Oversight Committee will be brought to the Board for consideration by January 2018.

Staffing

To implement the Bond program, HCD will be using existing staff and new positions to be added. Varying levels of staffing will be needed at different points. Prior to the first issuance, staffing will need to be paid for through a source of funds to be identified, which will be paid back with bond proceeds. A Board letter with more details regarding the staffing plan and request for authorization of new needed positions and a funding plan will be forthcoming.

Other implementation Items

Program marketing materials, loan documents, and other related documentation and materials will be developed as part of the implementation of each program. HCD has created a Housing Bond site on its web page and a list serve so that interested parties can sign up to receive electronic notices related to Bond implementation, including RFP/Qs. The scopes of work for

selected program operators for the Down Payment Assistance Loan Program and the Housing Preservation Loan Program will be the development of a marketing plan and marketing materials that ensure widespread awareness of the programs across the County, especially among targeted and eligible populations.

As part of implementation of the Housing Bond, HCD will be working on several related initiatives. One initiative is to link the Bond program with related job training, apprenticeship, and employment opportunities for the target populations of the Bond's housing programs. The Board of Supervisors has already adopted a prevailing wage policy for construction jobs in rental housing developments supported with Bond funds. In addition, HCD will be working with funded rental housing developments and other stakeholders on an initiative to streamline the ways that households seeking affordable rental housing locate potential housing opportunities and simplifying application processes for affordable rental housing.

Bond Issuance and Availability of Funds

HCD will work with the County Bond Team regarding the size and timing of bond issuance(s). It is anticipated the first issuance will occur after selection of initial projects to be financed under the Rental Housing Development Fund and the Homeowner Housing Development Fund, the creation of the developer pool approved for the Innovation and Opportunity Fund, and the selection of program operators for the Down Payment Assistance Loan Program and the Housing Preservation Loan Program. Also prior to issuance of bonds including funding for rental housing developments, an analysis of whether any amount of those funds should be issued as tax-exempt, rather than taxable, bonds.

EXHIBIT B

Immediate Concern –Rental Housing Developments at risk

As a result of statements made by President-elect Trump and a bill currently before Congress, reductions in corporate tax rates are expected and the market for Low Income Tax Credits (LIHTC) has already been suddenly and significantly impacted. Lowered corporate tax rates would result in less taxes owed, and therefore less need for the tax credit, dropping their overall value to the corporate investors. Investors who had previously priced LIHTCs at \$1.10 - \$1.20 per credit are now quoting prices at \$0.90 - \$1.00 or below per credit. According to third party industry consultants, the market is therefore 'self-correcting' in anticipation of a corporate tax rate decrease.

Local affordable rental housing projects under development in Alameda County that either have LIHTC allocations and are scheduled to close this Spring, or had intended to apply for LIHTCs in March, now have significant, unanticipated financing gaps.

To assess the situation, HCD held a meeting on January 4th, with non-profit developers impacted by this sudden change. The two charts below include the projects identified that are in this critical situation.

Project with Tax Credits Commitment – Must close Spring, 2017					
Developer	Project	Jurisdiction	# of Units	Gap Increase	City Funding Commitments
EAH	Olympia Place	Emeryville	87	\$1,000,000	\$6,500,000
Alameda HA	2437 Eagle Avenue	Alameda	20	\$1,000,000	\$3,050,000
Bridge Housing	San Leandro	San Leandro	85	\$2,000,000	\$1,000,000
Eden Housing	Parc 55	Fremont	90	\$2,700,000	\$7,407,000
OEDC/Urbancore	Coliseum Connections	Oakland	110	\$2,500,000	\$12,000,000
SAHA	Redwood Hills	Oakland	28	\$1,000,000	\$10,000,000
			420	\$10,200,000	\$39,957,000

For the above projects that currently have LIHTC allocations from the State Tax Credit Allocation Committee, failure to close their financing by the required Spring deadline will mean the loss of the tax credits. These projects will have to compete again, with no guarantee of receiving the credits again. In addition, a few of them have deadlines to start construction under other State funding sources. Failure to start construction and/or complete the projects on time could mean requirements for repayment of State grants.

For those projects which do not already have LIHTC allocations but were ready and planning to apply for LIHTC in March (shown in the table below), they no longer qualify to apply unless the new funding gaps caused by the lower prices in the tax credit equity market are closed.

Project Expected to Apply for Tax Credits in March, 2017					
Developer	Project	Jurisdiction	# of Units	Gap Increase	City Funding Commitments
SAHA	Grayson St. Apts.	Berkeley	23	\$500,000	\$1,095,000
Mid-Pen	Stevenson	Fremont	81	\$700,000	\$11,910,000
Mid-Pen	Sunflower Hill	Livermore	45	\$1,300,000	\$2,100,000
EBALDC	Fruitvale BART	Oakland	94	\$5,700,000	\$2,250,000
SAHA	Camino 23	Oakland	32	\$1,400,000	\$2,700,000
Mid-Pen	Kottinger Place Phase II	Pleasanton	54	\$2,000,000	\$4,000,000
RCD	EMBARK	Oakland	70	\$3,200,000	\$3,000,000
TOTALS			399	\$14,800,000	\$27,055,000

For projects in both of the categories above, failure to fill the new financing gaps by March 1st will cause significant delays in development and possibly cause the projects to not be developed at all. Given this timeframe, a normal RFP process is not possible.

HCD staff has also reached out to the cities which have made funding commitments to the projects in the above charts to discuss the situation and their interest in possibly using portions of their base city allocations of Housing Bond Rental Housing Development Program funding to fill these new funding gaps. We are still in that process. Once HCD has contacted all of the cities involved and confirmed which cities would like to proceed in this manner, HCD proposes to bring a “Permanent Financing Resolution” in an “up to and not to exceed” amount to the Board for approval in February in order to meet the March 1 deadline.

If the Board approves this funding proposal, HCD staff will proceed to completing full underwriting analyses of these projects in order to make final determinations of the total amount needed from Bond funds. Those projects that are closing their financing in the Spring will be the first priority. After underwriting, staff would then bring funding contracts to the Board for approval, in the standard process.

Measure A1 Implementation Policies

Rental Housing Development Fund & Innovation and Opportunity Fund

On June 28, 2016, the Alameda County Board of Supervisors placed Measure A1 on the November ballot for \$580 million in general obligation bonds designated for affordable housing, and adopted a program summary outlining basic parameters of programs to be funded. The residents of Alameda County voted to support the Measure A1 Bond on November 8, 2017, and Alameda County's Housing and Community Development Department (HCD) is implementing this program.

Of the Bond's five programs, two are intended to increase the affordable rental housing inventory in Alameda County. Detailed implementation policies have been developed in order to guide the use of the funds allocated to the Rental Housing Programs.

Framework

When the Alameda County Board of Supervisors placed Measure A1 on the ballot, a specific framework was provided in the program summary description adopted at that time:

- To create and preserve affordable rental housing for the County's most vulnerable current and displaced residents, including low-income workforce households.
- The Rental Development allocation includes funding for the Rental Housing Development Fund and funds for a Rental Housing Innovations fund.
 - a. The Rental Development Funds will have a geographic distribution of regional pools (North/South/East/Mid) as well as "Base City Allocations" for each jurisdiction.
 - b. Innovations Fund will be a single County-wide allocation.

HCD will use its existing Administrative Loan Terms (see Exhibit A) and detailed Housing Development Policies and Procedures for overall requirements, however there will be additional specific requirements that govern the use of Measure A1 Bond funding, outlined under sections I and II below.

Measure A1 Specific Policies for Rental Housing Development Fund – Applies to Both Base City Allocation and Regional Pool

I. Income Levels

Policy Adopted June 28, 2016

- A. The majority of the housing units will serve very low-income households with incomes between 30% and 60% of Area Median Income (AMI).
- B. A portion of the funds may be allowed to subsidize units for households at or below 80% of AMI to create affordable housing for a mix of lower-income levels within developments.

- C. At least 20% of the units funded by this program will have an income cap and serve extremely low-income households at or below 20% of AMI.

Proposed Policy

- A. Producing units: The requirement must be met by each individual allocation (i.e. each city must restrict at least 20% of the units financed by its base city allocation to 20% of AMI and at least 20% of the units financed by each regional pool must be restricted at 20% AMI).

Note: Identifying operating subsidies: the Measure A1 Bond cannot pay for operating subsidies or services, a capitalized operating reserve or services reserve.

II. **Project Selection Criteria:**

Policy Adopted June 28, 2016

- A. Projects must be affordable for 55+ years from the certificate of occupancy.
- B. Proposed affordable developments must include a financial contribution from the city in which they are located. See **Match** section for more details.
- C. Priorities for one or more of the following target populations, within the income limits described above:
 - 1. Homeless people, including individuals and families, chronically homeless people with disabilities and other homeless populations
 - 2. Seniors
 - 3. Veterans
 - 4. People with disabilities, including physical and developmental disabilities and mental illness
 - 5. Re-entry
 - 6. Transition-age youth aging out of foster care
 - 7. Lower-income workforce
- D. Alameda County residents and workforce will be given priority for these housing units.

Proposed Policy:

- A. Alameda County HCD will track units dedicated to each of the target populations.
- B. Projects funded from the Base City Allocation must include units targeting one or more of the above target populations.
- C. Applications for funding will require specificity regarding which target populations and income levels will be served.
- D. Additional points in competitive project selection processes may be awarded to incentivize additional units and use of tenant screening tools that screen these vulnerable populations into the projects rather than out of the projects.

- E. Fair Housing and marketing plans are required to ensure that current Alameda County residents and those displaced from Alameda County are aware of this housing opportunity to the greatest extent possible.
- F. Fair Housing and marketing plans will be approved by HCD.
- G. All marketing efforts to include listing the openings with 211
- H. All projects must meet the Alameda County Housing and Community Development Administrative Loan Terms and underwriting requirements, except as modified by the adopted Measure A1 Bond Policies. See Exhibit A for more details.

III. **Eligible Types of Projects:**

Policy Adopted June 28, 2016: This component of the bond program will assist in the creation and preservation of **affordable rental housing** for vulnerable populations; including:

- A. New construction
- B. Acquisition/rehabilitation
- C. Acquisition only
- D. Rehabilitation of existing affordable housing with extended affordability

Proposed Policy:

- A. Projects must meet all Measure A1 policies and requirements
- B. It is anticipated that most projects will be multi-family projects of 5 or more units
- C. Scattered site single family homes, accessory dwelling units (ADU's), small houses and shared housing are eligible if financially feasible and they meet all the requirements.

IV. **Eligible Uses of the Funds**

Policies Adopted June 28, 2016:

Uses of funds will be flexible, within the parameters of eligibility for use of general obligation bond proceeds, which include land acquisition and capital improvements, as defined by the Internal Revenue Service (IRS).

- A. Predevelopment period costs: Subject to securing a deed of trust and regulatory agreement, acquisition of real property and standard soft costs are eligible.
- B. Construction period costs: New construction and rehabilitation to preserve affordability are eligible
- C. Permanent Financing: Take-out of construction financing is eligible so long as the construction financing meets the Measure A1 Bond requirements.
- D. General obligation bond proceeds may not be used on services or operations costs.

Proposed Policies:

- A. Acquisition of land is eligible, so long as a project is developed in a reasonable amount of time. "Reasonable" is defined as starting construction within three years. This may be modified at the Housing Director's discretion.

- B. Long-term land banking is not expected to be funded under the Rental Housing Development Fund program.

V. **Amount of Measure A1 Investment per Project/Unit**

Guiding Principles:

- A. Maximize leverage and produce the largest number of units possible.
- B. Select feasible projects that can compete well for State/Federal financing.
- C. Fund projects at a level to ensure viability for the life of the regulatory period.
- D. The Measure A1 Bond proceeds must fill a gap and not supplant other funding.

Proposed Policies:

- A. Utilize the annual State HCD maximum loan subsidy limits (with and without 9% tax credits) for each project, at unit size and income levels. These are updated periodically. See Exhibit B for current amounts and for a sample of how the funds will work in current pipeline projects see Exhibit C.
- B. In general, Measure A1 funds will not exceed 25% of the total project costs. Amounts in excess of this will be allowed upon Housing Director approval.
- C. The above policies apply to both the Base City Allocation and the Regional Pool.

VI. **Match Requirements**

Policy Adopted June 28, 2016:

- A. All projects funded by Measure A1 Bond proceeds must include match from the city in which the project is located.

Proposed Policies:

- I. **Type:** Match must be financially determinable, including, but not limited to, such things as:
 - 1. Cash, including HOME, CDBG and other federal funds that flow through the jurisdiction and are funding sources on which the jurisdiction relies.
 - 2. Donated or cost written down land
 - 3. Planning and building fee waivers
 - 4. Cash or land donated by developer as a result of a negotiated deal with the city or due to a city policy
 - 5. The additional loan amount leveraged by a local housing authority's commitment of project based vouchers.
- II. The following are not eligible sources of match:
 - 1. City staff time
 - 2. Use of Base City Allocation
- III. A city may make a "future commitment" of match funds not yet available (e.g., inclusionary housing fees or ongoing revenue generated by the city), so long as they are backed by General Fund dollars that will replace this "future commitment" should it not become available.

- IV. **Amount:** Minimum amount of match must equal the city planning and building fees, not including impact fees, for the city in which the project is located. Additional amounts are encouraged.
- V. **Base City vs. Regional Pools:** The minimum amount of required match will be the same for projects funded by the Base City Allocation Pool and projects funded by the Regional Pool.
- VI. Projects located in the Unincorporated County will not have a requirement for local match.
- VII. HCD may provide additional points in competitive RF processes for those projects where city funding exceeds the minimum match requirements.

VII. **Leverage Requirements**

Policy Adopted June 28, 2016:

HCD seeks to leverage other sources of affordable housing financing including State, Federal and other local subsidy sources.

Proposed Policy:

Additional points may be awarded in competitive processes to incentivize leverage in applications for funding.

VIII. **Wage Levels and Employment Opportunities**

Policy Adopted June 28, 2016:

- A. Projects must meet all applicable County wage and hiring requirements. These currently include:
 - 1. Small, Local and Emerging Business (SLEB) requirement of 20% for all local funding. Community-based organizations and nonprofits are exempt from this requirement.
 - 2. First Source hiring requirement for all contracts over \$100,000.

Policy Adopted July 19, 2016:

All rental development projects funded by Measure A1 are required to pay Prevailing Wages.

Proposed Policies:

- A. Should HCD establish Job Training and Career Pathway programs, projects funded by the Measure A1 Bond shall meet the requirements, as applicable.
- B. HCD may provide additional points in an RFP for those projects that coordinate with and propose use of career pathway programs.

IX. **Single Core Tenancy Application/Posting for Unit Openings**

Goal: HCD desires to create a single core tenancy application system and streamline the application process for low income residents of the county.

- A. Should HCD develop such a system, all projects funded by Measure A1 will be required to utilize the system.

X. **Geographic Distribution of Funding**

Policies Adopted June 28, 2016:

A. Regional Pools - \$200,000,000 will be divided into four regional pools which can be used to finance projects located in these regions, as follows:

HALF OF FUNDS TO REGIONAL POOLS		
Regional Pools Allocations 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 County Region: Albany, Berkeley, Emeryville, Oakland and Piedmont.
Mid County Region: Alameda, Hayward, San Leandro, and Unincorporated County.
South County Region: Fremont, Newark and Union City.
East County Region: Dublin, Livermore, and Pleasanton.

B. Base City Allocation - \$225,000,000 will be divided by formula into base amounts for use in each city and the unincorporated county as follows:

HALF OF FUNDS TO BASE CITY ALLOCATIONS	
City Base Allocations by:	Total Population
City of Alameda	\$10,370,727
City of Albany	\$2,588,918
City of Berkeley	\$15,796,369
City of Dublin	\$8,831,465
City of Emeryville	\$2,799,109
City of Fremont	\$33,264,459
City of Hayward	\$20,298,294
City of Livermore	\$12,722,700
City of Newark	\$6,029,275
City of Oakland	\$54,803,565
City of Piedmont	\$2,431,300
City of Pleasanton	\$13,720,684
City of San Leandro	\$11,907,775
Unincorporated County	\$19,671,892
City of Union City	\$9,763,468
ALAMEDA COUNTY TOTAL	\$225,000,000

Measure A1 Specific Policies for Base City Allocations

I. Procurement Process

Policy Adopted June 28, 2016:

- A. Cities will follow their own procurement processes to preliminarily select projects to be funded and to propose the amount of Base City Allocation to be awarded to each project.

Proposed Policies:

- A. Cities will submit an application for each selected project to HCD. HCD will review for compliance with Measure A1 bond program requirements and HCD's Rental Housing Development Policies and underwriting requirements.
- B. HCD will accept applications in an over the counter process, with specific deadlines established to be included in annual or biennial bond issuance pools as needed.

II. Types of Projects

Policy Adopted June 28, 2016:

- A. In addition to the types of projects listed above, cities may use a portion of the Base City Allocation to finance the development of interim, crisis, or transitional housing for homeless households provided the city has identified funding for operating and service subsidies.

Policy Adopted June 28, 2016:

- A. If a city uses a portion of its Base City Allocation for crisis, interim, or transitional housing, HCD will require funding for associated operations and services be identified/secured prior to HCD approval of use of Measure A1 Bond funds.
- B. If there is a regional-serving project located in one jurisdiction, another jurisdiction may use a portion of its Base City Allocation to finance that project.

III. Loan Administration

Policies Adopted June 28, 2016:

- A. HCD will administer the Measure A1 Bond proceeds, including negotiating deal terms and executing loan documents.
- B. HCD will collect sufficient information to ensure that the projects meet policies and requirements.
- C. The cities will preliminarily select projects and forward to HCD for review and approval.

IV. Commitment Deadline

Proposed Policies:

- A. Cities will have up to 3 years (until December 31, 2020) to commit funds to specific projects, with possibility of extension should a feasible project be identified.
- B. "Commitment" is defined as a City Council action to allocate funds to a project.

- C. Funds not committed by the city will be moved into the Regional Pool in which the city is located on January 1, 2021, unless an extension has been granted by the Housing Director.

Measure A1 Specific Policies for Regional Pools

I. Procurement

Policy Adopted June 28, 2016:

HCD will issue a competitive RFP process to select projects. The RFP process will be held in connection with expected bond issuances as needed.

II. Commitment Deadline

Proposed Policies:

- A. HCD will use its best efforts to commit all funds in each Regional Pool within 4 years (by December 31, 2021).
- B. Should a Regional Pool not have viable or feasible projects requesting funding, the funds may be moved to another pool where other projects are waiting for funding after December 31, 2021.
- C. If funds remain in any pool after January 1, 2022 those funds will be made available County-wide through a competitive process.

Innovation and Opportunity Fund

I. Use of Funds:

Policies Adopted June 28, 2016

- A. To support affordable housing developers in responding quickly to opportunities that arise in the market to preserve and expand affordable rental housing and prevent displacement of current low-income residents.
- B. Eligible properties can include vacant land, existing apartment buildings and motels, or other buildings to be converted into eligible housing.
- C. Funds will be awarded for a short period of time, with the expectation that the funds will revolve. Repayments to this fund will provide funding for additional projects over time. This fund is not permanent financing.

Proposed Policy:

- A. This fund is specifically meant to be used to acquire property for the development of long term affordable rental housing. Acquisition of land and related soft costs are all eligible use of funds.

II. **Criteria:**

Policy Adopted June 28, 2016

All rental projects assisted with the Innovation and Opportunity fund must meet the above requirements of the Rental Development Fund.

III. **Geographic Distribution:**

Policy Adopted June 28, 2016

The Innovation and Opportunity Fund is available countywide for eligible projects.

IV. **Procurement:**

Policies Adopted June 28, 2016:

- A. HCD will issue a Request for Qualifications (RFQ) to select and pre-qualify developers to participate in the program.
- B. Once approved for participation, selected developers will be able to submit over-the-counter applications for funding.

Proposed Policy:

- A. **Requirements for developers:** To be considered for the pool of pre-qualified developers, developers must meet HCD's current Tier One Developer requirements.

V. **Leveraging**

Proposed Policy:

Encourage developers to leverage funds to the greatest degree possible.

VI. **Maximum or Minimum Loan Amounts:**

Proposed Policy

HCD will work with other community-based lenders to establish minimum and maximum amount of funding for possible projects. This will be based on the amount of leverage established

VII. **Loan Terms:**

Proposed Policies:

- A. These funds will be provided in the form of short term loans.
- B. The loans will be documented with a full set of loan documents, including a recorded deed of trust, regulatory agreement, signed promissory note and loan agreement.
- C. Regular reporting on the projects progress will be required.

VIII. **Match Requirements:**

Proposed Policies:

- A. City match will not be required at this stage of development as a prerequisite for award of funds or these loans.
- B. City approval of the match is required at the time of the loan.

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Exhibit A

Alameda County Housing and Community Development Department Administrative Loan Terms

Alameda County Housing and Community Development Department (HCD) maintains a set of Administrative Loan Terms used to implement its Affordable Housing Development Program. These policies are updated periodically, as changes occur in the affordable housing finance field.

The below is a very high level overview of HCD policies and do not represent all requirements of HCD funding. For additional details, see HCD's Affordable Housing Development Policies and Procedures, an annual Request for Proposals document and HCD's Loan Documents, available on HCD's website.

A. Loan Documents:

It is anticipated that regardless of how funds are initially used, they will roll into permanent financing secured by long term debt against the real estate secured by a Deed of Trust and Regulatory Agreement. In addition, borrowers will sign a Promissory Note and Loan Agreement documenting HCD's investment. Use of HCD's existing affordable housing development program policies as of the date of the contract will govern loan terms and HCD imposed requirements.

1. Contract for funding, approved by the Board of Supervisors meeting
2. Loan Agreement
3. Regulatory Agreement
4. Promissory Note
5. Deed of Trust
6. Subordination Agreement(s) (as applicable)

B. Term

In general, a 59-year loan term and regulatory period is required for affordable housing projects funded by HCD. This term has, on occasion, been reduced with the Housing Director's approval to 55 years in tax credit projects, when borrower's counsel justifies the reduction due to tax credit requirements. The term begins as of the date of initial occupancy, which can be set by either the Certificate of Occupancy or by the first occupancy of the building as reported in the closeout report.

C. Interest Rate

3% simple interest, owed as of the date of disbursement, unless the Promissory Note indicates otherwise.

D. Payments

1. HCD loan may be amortized over a 59-year period, with equal payments throughout the term (amortized loan); or
2. In special needs projects that serve Extremely Low Income Households, payments may be deferred, at the Housing Director's discretion; or

3. HCD loan may be repaid through a proportionate share of residual receipts. HCD may allow the General Partner of the borrower partnership to retain up to 50% of the residual receipts as an "Incentive Management Fee", but may restrict this to only 25% if there are many soft lenders sharing repayment from residual receipts. Should the Partnership Agreement not allow the GP to keep the full amount of the Incentive Management Fee, HCD will require that the amount of the soft lender share of residual receipts be increased to capture those funds.

E. Security

Deed of trust recorded against fee title or leasehold interest.

F. Regulatory Agreement

The HCD Regulatory Agreement must be recorded against the fee title interest on the property and in senior lien position to bank loan documents. In leasehold transactions, the Regulatory Agreement must be on the fee title. HCD's Regulatory Agreement includes a prohibition against discrimination based on the source of a tenant's income and requires acceptance of rental assistance programs like Shelter Plus Care and Section 8 Vouchers.

G. Income Restrictions

See the Measure A1 Specific Policies for Income Restrictions.

H. Rent Increases

Rent increases are subject to the requirements of the funding source(s) invested in the project. Rent may be increased by not more than 5% annually (unless approved in writing by the Housing Director in advance of the increase based on feasibility of the project).

I. 4% MFMR Bond Projects

In any project funded by Alameda County Housing and Community Development, HCD will be the issuer of the Bonds, subject to the Housing Director.

J. Replacement Reserve

0.6% of the replacement cost of the structure annually, up to \$600 per unit for family developments and \$500 per unit for senior developments

K. Operating Reserve

At least 2% of the gross rental income must be capitalized on a monthly basis until the reserve reaches an amount equal to 6 months of operating expenses. A larger deposit is encouraged.

L. Developer Fees

10% of total development costs up to a maximum net of \$2,000,000 (subject to HCD negotiations and state requirements regarding developer fees in 4% tax credit projects).

M. Retention

\$50,000 of HCD's loan funds must be allocated toward the developer fee and held as a performance retention, to be paid upon completion of construction and delivery of close out items.

N. Asset/Partnership Management Fees

Combined \$25,000 limit with no escalator; unpaid fees do not accrue; any fees above this amount or escalators must come from borrower's 50% Incentive Management Fee.

O. Loan Fees

HCD may charge a loan closing fee.

P. Monitoring Fees

HCD will charge a monitoring fee for each HCD-restricted unit. The current fee is \$300 per restricted unit per year.

Q. Insurance Minimums

1. Workers Compensation: to the extent required by law, including Employer's Liability coverage, at least \$1,000,000 each accident
2. Commercial General Liability: \$2,000,000 per occurrence
3. Commercial Automobile Liability: \$1,000,000 per occurrence
4. Builder's Risk/Property: 100% of property replacement value
5. Commercial Crime: covering all officers and employees, for loss of HCD loan proceeds caused by dishonesty
6. Borrower must ensure that any general contractor or subcontractors maintain the insurance in #1-3 in the amount of \$1,000,000 each.
7. Commercial General Liability and Automobile Liability insurance policies must be endorsed to name as an additional insured HCD, and its officers, agents, employees and members of the County Board of Supervisors.

R. Record Retention

Records related to Alameda County bonds or loans used to fund construction or rehabilitation of low-income housing, including individual homeowner loans through large affordable housing developments must be kept for the length of time the property is owned plus 6 years.

S. Reports

1. Quarterly progress reports required during construction and with any invoice;
2. Quarterly reports required during the first year of operations, starting from certificate of occupancy;
3. Annual Reports required (within 180 days of the end of the fiscal year) after the first year and for the term of the loan.

T. Change Orders

For construction period loans, construction change orders are subject to HCD's approval.

U. Subcontracts

1. Contractor must submit proof that subcontractors are not debarred prior to construction loan closing.
2. HCD requires competitive bidding for all subcontractors.

V. Construction Contingency

1. **New Construction:** 10% required at initial application, but can drop down to 5% remaining after construction bids are known.
2. **Rehab:** 15% construction contingency required.

W. Jobs/Hiring

See the Measure A1 Specific Policies for Job/Hiring requirements.

X. Subordination

HCD will not accept standstill provisions or enter into a standstill agreement requested by senior lenders that prohibits HCD from exercising remedies during a specified period after a default

Y. Developer Criteria

HCD awards funds to Tier One developers. In order to be considered for funding under the Tier One criteria, a developer must demonstrate experience and capacity to complete the project. Experience includes the successful development and completion of three projects of a similar size and scope by the developer.

Capacity includes having staff on board and assigned to the project who have worked on similar projects and whose resume's demonstrate their ability to guide the project through all stages of the development process.

For developers that do not meet these requirements, a partnership with a Tier One developer is required.

Long term ownership entity must include a Tier One developer and its capacity to oversee the asset management of the building over the course of the regulatory agreement.

Z. HCD's Costs

Borrower (or Project) to pay for required 3rd party environmental review (NEPA/CEQA), HCD's legal costs associated with development and execution of project legal documents, wage monitoring associated with the project, and construction management costs associated with overseeing the progress of construction.

These administrative loan requirements are updated regularly in connection with the annual Request for Proposals process, as approved by the Housing Director. HCD's objective is funding affordable housing that is financially viable over the long term loan and regulatory period as well as meets the County's fiduciary responsibilities in relationship to funding sources.



Exhibit B – Maximum Loan Limits for Measure A1 Bond Funds

Proposed Measure A1 Maximum Loan Limits – Projects without 9% Tax Credits State HCD Loan Limits for Alameda County 2016**

Alameda County	Efficiency	1 BR	2 BR	3 BR	4+ BR
Income Limit					
80% AMI	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
60% AMI	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
55% AMI	\$137,244	\$138,252	\$140,845	\$143,294	\$145,311
50% AMI	\$149,632	\$151,361	\$156,690	\$161,588	\$165,765
45% AMI	\$161,876	\$164,613	\$172,536	\$179,882	\$186,076
40% AMI	\$174,120	\$177,721	\$188,237	\$198,032	\$206,387
35% AMI	\$186,508	\$190,830	\$204,082	\$216,326	\$226,841
30% AMI	\$198,752	\$204,082	\$219,927	\$234,620	\$247,152
25% AMI	\$211,140	\$217,190	\$235,772	\$252,914	\$267,607
20% AMI	\$223,384	\$230,443	\$251,474	\$271,064	\$287,918
15% AMI	\$235,628	\$243,551	\$267,319	\$289,358	\$308,228

*80% AMI has been calculated by HCD

**Note: Maximum loan limits are adjusted annually.

Proposed Measure A1 Maximum Loan Limits – Projects with 9% Tax Credits State HCD Loan Limits for Alameda County 2016**

Alameda County	Efficiency	1 BR	2 BR	3 BR	4+ BR
Income Limit					
80% AMI	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
60% AMI	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
55% AMI	\$57,244	\$58,252	\$60,845	\$63,294	\$65,311
50% AMI	\$69,632	\$71,361	\$76,690	\$81,588	\$85,765
45% AMI	\$81,876	\$84,613	\$92,536	\$99,882	\$106,076
40% AMI	\$94,120	\$97,721	\$108,237	\$118,032	\$126,387
35% AMI	\$106,508	\$110,830	\$124,082	\$136,326	\$146,841
30% AMI	\$118,752	\$124,082	\$139,927	\$154,620	\$167,152
25% AMI	\$131,140	\$137,190	\$155,772	\$172,914	\$187,607
20% AMI	\$143,384	\$150,443	\$171,474	\$191,064	\$207,918
15% AMI	\$155,628	\$163,551	\$187,319	\$209,358	\$228,228

*80% AMI has been calculated by HCD

**Note: Maximum loan limits are adjusted annually.

Exhibit C – Sample Projects with Maximum Loan Amounts

Below are three projects in development within Alameda County, using the proposed loan limits for projects without 9% tax credits to test whether the projects would be feasible.

Alameda County's Measure A1 - Loan Limits Test and Per Unit Subsidies				
Projects Using State HCD's Loan Limits with 4% Tax Credits				
Family Housing - 65 units with no project-based section 8 vouchers				
# of Bedrooms	AMI	# of Units	HCD Loan Limit	Total
1	20%	2	\$230,443	\$460,886
1	50%	5	\$151,361	\$756,805
1	60%	8	\$125,000	\$1,000,000
2	20%	7	\$251,474	\$1,760,318
2	50%	14	\$156,690	\$2,193,660
2	60%	12	\$125,000	\$1,500,000
3	20%	4	\$271,064	\$1,084,256
3	50%	7	\$156,690	\$1,096,830
3	60%	6	\$125,000	\$750,000
		65	Maximum Subsidy	\$10,602,755
Total Other Public Funding Committed (non A1 Funding)				\$12,763,468
<i>Other Public Funding Per Unit</i>				<i>\$196,361</i>
<i>Other Public Funding as % of TPC</i>				<i>33%</i>
Total Tax Credit Equity				\$18,088,535
<i>Tax Credit Equity Per Unit</i>				<i>\$278,285.15</i>
<i>Tax Credit Equity as Percentage of TPC</i>				<i>47%</i>
Total County Measure A1 Bond Funding Needed for 4% Feasibility				\$7,650,000
<i>Per Unit of Measure A1</i>				<i>\$117,692</i>
<i>Measure A1 as % of Total Project Costs</i>				<i>20%</i>
Total Development Cost				\$38,502,003

Projects Using State HCD's Loan Limits with 4% Tax Credits				
Senior Housing - 71 units with 30 project-based vouchers				
# of Bedrooms	AMI	# of Units	HCD Loan Limit	Total
studio	20%	1	\$223,384	\$223,384
studio	40%	1	\$174,120	\$174,120
1	20%	13	\$230,443	\$2,995,759
1	40%	8	\$177,721	\$1,421,768
1	50%	29	\$151,361	\$4,389,469
1	60%	19	\$125,000	\$2,375,000
		71	Maximum Subsidy	\$11,579,500
Total Other Public Funding Committed (non A1 Funding)				\$11,437,292
<i>Other Public Funding Per Unit</i>				<i>\$161,089</i>
<i>Other Public Funding as % of TPC</i>				<i>29%</i>
Total Tax Credit Equity				\$18,986,748
<i>Tax Credit Equity Per Unit</i>				<i>\$267,418.99</i>
<i>Tax Credit Equity as Percentage of TPC</i>				<i>48%</i>
Total County Measure A1 Bond Funding Needed for 4% Feasibility				\$9,251,230
<i>Per Unit of Measure A1</i>				<i>\$130,299</i>
<i>Measure A1 as % of Total Project Costs</i>				<i>23%</i>
Total Development Cost				\$39,675,270

Projects Using State HCD's Loan Limits with 4% Tax Credits				
Family Housing - 80 units with 20 Project-Based Vouchers				
# of Bedrooms	AMI	# of Units	HCD Loan Limit	Total
1	20%	8	\$ 230,443	\$ 1,843,544
1	40%	8	\$ 177,721	\$ 1,421,768
1	50%	9	\$ 151,361	\$ 1,362,249
1	60%	5	\$ 125,000	\$ 625,000
2	20%	4	\$ 251,474	\$ 1,005,896
2	40%	6	\$ 188,237	\$ 1,129,422
2	50%	7	\$ 156,690	\$ 1,096,830
2	60%	8	\$ 125,000	\$ 1,000,000
3	20%	3	\$ 271,064	\$ 813,192
3	40%	6	\$ 198,032	\$ 1,188,192
3	50%	8	\$ 161,588	\$ 1,292,704
3	60%	7	\$ 125,000	\$ 875,000
		79		\$13,653,797
Total Other Public Funding Committed (non A1 Funding)				\$13,801,500
<i>Other Public Funding Per Unit</i>				<i>\$174,703</i>
<i>Other Public Funding as % of TPC</i>				<i>28%</i>
Total Tax Credit Equity				\$25,075,609
<i>Tax Credit Equity Per Unit</i>				<i>\$317,412.77</i>
<i>Tax Credit Equity as Percentage of TPC</i>				<i>51%</i>
Total County Measure A1 Bond Funding Needed for 4% Feasibility				\$9,910,632
<i>Per Unit of Measure A1</i>				<i>\$125,451</i>
<i>Measure A1 as % of Total Project Costs</i>				<i>20%</i>
Total Development Cost				\$48,787,741

Below is a project in development within Alameda County, using the proposed loan limits for projects with 9% tax credits to test whether the projects would be feasible.

Alameda County's Measure A1 - Loan Limits Test and Per Unit Subsidies				
Project Using HCD's Loan Limits with 9% Tax Credits				
Family Housing/Nonprofit Homeless Set-Aside - 89 units with 60 project-based vouchers				
# of Bedrooms	AMI	# of Units	HCD Loan Limit	Total
studio	15%	3	\$155,628	\$466,884
studio	30%	3	\$118,752	\$356,256
studio	50%	6	\$69,632	\$417,792
1	15%	5	\$163,551	\$817,755
1	20%	2	\$150,443	\$300,886
1	50%	3	\$71,361	\$214,083
2	15%	6	\$187,319	\$1,123,914
2	30%	10	\$139,927	\$1,399,270
2	50%	16	\$76,690	\$1,227,040
3	15%	6	\$209,358	\$1,256,148
3	30%	13	\$154,620	\$2,010,060
3	50%	15	\$81,588	\$1,223,820
		88		\$10,813,908
Total Other Public Funding Committed (non A1 Funding)				\$4,895,000
<i>Other Public Funding Per Unit</i>				\$55,625
<i>Other Public Funding as % of TPC</i>				10%
Total Tax Credit Equity				\$33,115,812
<i>Tax Credit Equity as Percentage of TPC</i>				71%
Total County Measure A1 Bond Funding Needed for 4% Feasibility				\$8,800,000
<i>Per Unit of Measure A1</i>				\$100,000
<i>Measure A1 as % of Total Project Costs</i>				19%
Total Development Cost				\$46,810,812