



Sandra Rivera
Agency Director

Agenda Item _____ March 3, 2026

February 10, 2026

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Honorable Board of Supervisors
Administration Building
1221 Oak Street, Suite 536
Oakland, California 94612

Dear Board Members:

**SUBJECT: ADOPT 10 FUNDING RESOLUTIONS FOR COMMITMENT
OF MEASURE W HOME TOGETHER FUND DOLLARS TO
10 AFFORDABLE HOUSING DEVELOPMENT PROJECTS**

RECOMMENDATIONS:

- A. Adopt the following 10 separate resolutions committing Measure W Home Together Fund dollars for permanent housing units dedicated to individuals experiencing homelessness to the following affordable housing developments in the County of Alameda which will enable them to meet the requirements to apply for State and Federal Low Income Housing Tax Credits or the State HomeKey+ Program through statewide competitive processes, in the total combined amount of \$52,950,000:
 - i. The Liberation Park project, developed by Eden Housing (Principal: Linda Mandolini; Location: Hayward) and the Black Cultural Zone Community Development Corporation (Principal: Carolyn Johnson, Location: Oakland), in the City of Oakland, California, in the amount of \$6,750,000;
 - ii. The 500 Lake Park project, developed by EAH Housing (Principal: Laura Hall, Location: San Rafael), in the City of Oakland, California, in the amount of \$3,650,000;
 - iii. The 1247 McKay project, developed by Mercy Housing (Principal: Ismael Guerrero, Location: Denver, Colorado) and the Alameda Point Collaborative (Principal: Andrea Urton; Location: Alameda), in the City of Alameda, California, in the amount of \$5,500,000;
 - iv. The Downtown Livermore project, developed by Eden Housing (Principal: Linda Mandolini; Location: Hayward,), in the City of Livermore, California, in the amount of \$6,100,000;

- v. The 3135 San Pablo project, developed by Satellite Affordable Housing Associates (Principal: Susan Friedland; Location: Berkeley), in the City of Oakland, California, in the amount of \$5,625,000;
 - vi. The Ephesian Legacy Court project, developed by the Community Housing Development Corporation and the Ephesian Church of God in Christ (Principal: J.D. Logan; Location: Berkeley), in the City of Berkeley, California, in the amount of \$7,000,000;
 - vii. The People's Park Supportive project, developed by Satellite Affordable Housing Associates (Principal: Susan Friedland; Location: Berkeley), in the City of Berkeley, California, in the amount of \$8,050,000;
 - viii. The Thornton Avenue project, developed by Satellite Affordable Housing Associates (Principal: Susan Friedland; Location: Berkeley), in the City of Newark, California, in the amount of \$2,925,000;
 - ix. The Brighter Bancroft Senior project, developed by Eden Housing (Principal: Linda Mandolini; Location: Hayward) and the Black Cultural Zone Community Development Corporation (Principal: Carolyn Johnson, Location: Oakland), in the City of Oakland, California, in the amount of \$4,375,000;
 - x. The East 12th Circle project, developed by the Unity Council (Principal: Chris Iglesias; Location: Oakland) and the Self Help Ventures Fund (Principal: Dan Levine, Location: Durham, North Carolina), in the City of Oakland, California, in the amount of \$2,975,000;
- B. Allocate administrative costs to the Community Development Agency's Housing and Community Development Department in the amount of \$3,706,500 to the CDA Measure W Home Together Fund Org 260380; and
- C. Authorize the Auditor-Controller to make budget adjustments from the Measure W Home Together Fund 11010.

DISCUSSION/SUMMARY:

Your Board adopted the Measure W Framework on July 30, 2025 (Item No. 2) and provided additional direction on use of funds at the September 30, 2025 meeting (Item No. 3). This authorization included the designation of the Home Together Fund (HTF), administered by Alameda County Health, Housing and Homelessness Services (H&H) and the use of the Point-In-Time Count (PIT Count) as the method for distributing funding county-wide. The HTF comprises 80% of the annual Measure W revenue and includes annual funding for homeless services, such as prevention programs, shelter, housing support, and housing navigation. Your Board allocated up to \$180 million of the accrued Measure W funding to the HTF One-time Capital Program, including Permanent Supportive Housing (PSH), Shelter and Medical Respite development, other homeless serving housing and \$30 million to support health clinic expansion targeted to homelessness. This current Request for Proposals (RFP) announced an initial release of

approximately \$40 million to be available for shovel-ready new construction projects that include housing set aside for households experiencing homelessness or at risk of homelessness. Staff recommend increasing this amount to approximately \$53 million in order to fund all eligible projects. The Community Development Agency's (CDA's) Housing and Community Development Department (HCD) is responsible for administering capital funding for housing development, and works in partnership with H&H on these funding opportunities. Responding to your Board's direction, this RFP prioritizes projects that are most shovel-ready and highly competitive for state financing through the Low-Income Housing Tax Credit program (LIHTC) and the HomeKey+ program as an overlay to use of the PIT Count geographic distribution discussed in July as part of the framework, also acknowledging that projects which are ready to go might not fall into the exact PIT Count distribution methodology.

HCD administered the procurement process, providing technical assistance to applicants and organizing the review and evaluation of the proposals received. H&H participated in the evaluation process reviewing the services component and HTF alignment of each proposal, while HCD evaluated their feasibility, financial sustainability, readiness, their zoning and site suitability, environmental standards, affordability targets, utility and energy performance and overall operational viability. This approach leverages H&H's knowledge of the homelessness response system, and the administration and funding of supportive services as well as HCD's knowledge of complex real estate transactions, development financing, construction, and permanent housing. This process ensures that all recommended projects meet established program, regulatory, and underwriting standards before awards are finalized.

On July 22, 2025 (Item A), H&H presented the HTF framework, which included utilizing a regional approach to the Homeless PIT Count data as distribution methodology for funding, services and housing. Ensuring a wide distribution of services in all five Board districts was also discussed.

On January 13, 2026 (Item No. 37), your Board approved \$31.3 million of funding to a project that applied competitively under this RFP. The funds allocated to affordable housing on County-owned properties (430 Broadway) were based on extensive negotiations. The total amount provided (Measure W HTF - \$11.38 million, Measure W Essential County Services - \$7.35 million and \$12.6 million in Measure A1 funding), met or exceeded the maximum subsidy per unit allowed in current affordable housing County policies.

In addition to the January 13th action, staff recommend awarding an additional \$13 million to fund all 10 remaining projects' eligible costs. This includes a funding amount less than that requested by the first-ranked project as commercial costs are ineligible, and the acknowledgement that the 7th ranked project has already received the maximum subsidy per unit allowed under county policies making it ineligible for additional funding. Staff recommends funding the following projects in the amounts listed below and in the 10 resolutions:

Rank	Project Application	City	Recommended Capital Funding	COSR Request	Total \$ Recommended
1	Liberation Park - District 4	Oakland	\$4,674,667	\$2,075,333	\$6,750,000
2	500 Lake Park - District 5	Oakland	\$3,200,000	\$450,000	\$3,650,000
3	1247 McKay - District 3	Alameda	\$5,500,000	\$ -	\$5,500,000
4	Downtown Livermore - District 1	Livermore	\$6,100,000	\$ -	\$6,100,000
5	3135 San Pablo - District 5	Oakland	\$4,375,000	\$1,250,000	\$5,625,000
6	Ephesian Legacy Court - District 5	Berkeley	\$7,000,000	\$ -	\$7,000,000
7	430 Broadway - A - District 3	Oakland	\$ -	\$ -	\$ -
8	People's Park Supportive - District 5	Berkeley	\$8,050,000	\$ -	\$8,050,000
9	Thornton Ave - District 2	Newark	\$2,375,000	\$550,000	\$2,925,000
10	Brighter Bancroft Senior - District 4	Oakland	\$4,375,000	\$ -	\$4,375,000
11	East 12th Circle - District 3	Oakland	\$2,975,000	\$ -	\$2,975,000
	Administrative Fees				\$3,706,500
	TOTALS		\$48,624,667	\$4,325,333	\$56,656,500

Coupled with the January 13th (Item 37) action by your Board, \$71.68 million of Measure W funding will support 310 Homeless units, and leverage nearly 650 additional affordable units (946 new affordable housing units countywide) in 11 projects which can move to state funding awards this year. When including the previously awarded Measure W funding to the Broadway property, the breakdown of regional distribution against the PIT Count regional distribution is:

Region	Recommended Amount	% of Recommended Funding
Oakland	\$42,105,000	58.7%
North County	\$15,050,000	21.0%
East County	\$6,100,000	8.5%
Mid County	\$5,500,000	7.7%
South County	\$2,925,000	4.1%
TOTAL	\$71,680,000	100%

The distribution of these funds meets several County goals for this RFP:

1. Maximize leverage of County HTF resources and produce the largest number of units serving persons experiencing homelessness as quickly as possible;
 - a. Alignment with PIT Count
 - b. New projects in each region of the county
 - c. New projects in each Board District
2. Select feasible projects that can compete well for State/Federal funding;
3. Fund projects at a level to ensure viability for the life of the regulatory period, including operating subsidies; and
4. Ensure HTF funding will fill a gap and not supplant other funding.

On February 9, 2026 (Item No. 2), your Board's Housing Subcommittee of the Health Committee heard this item and approved moving funding recommendations for the Measure W HTF: Multifamily Homelessness Solutions 2025 New Construction RFP to the full Board for approval.

Another RFP to support existing homeless housing infrastructure, acquisition and rehabilitation and small projects, will likely be released in 2026 to support additional projects.

SELECTION CRITERIA AND PROCESS:

*HCD and H&H released the HTF Multifamily Homelessness Solutions 2025 New Construction RFP on October 27, 2025, and released a revised version of the RFP on November 17, 2025 to address frequently asked questions and provide additional clarity. HCD received 20 proposals by the application deadline. Of the 20 proposals received, 8 did not meet the completeness requirements and were not included further in the process. One additional project withdrew from consideration on January 12, 2026. Of the remaining 11 proposals, one proposal's request exceeded funding maximums in the RFP, so is not considered for funding. For a full list of applications, see **Exhibit A**.*

The County Selection Committee (CSC), consisting of personnel from HCD and H&H, reviewed 11 proposals in response to the RFP.

FINANCING:

The Measure W commitment implements the Board's November 18, 2025 (Item No. 72) appropriations for Fiscal Year 25-26 and includes Essential Services and HTF allocations. Funding for this recommendation comes from Measure W HTF under the HTF Plan and will be transferred from CAO Measure W HTF Org 110310/Prog 40850 to CDA Measure W HTF Org 260380/Prog 40818. This action transfers a total of \$56,656,500 from the HTF to the Measure W Housing Capital Program, \$52,950,000 for projects and \$3,706,500 (7%) for administrative costs of HCD to be used over multiple years of program implementation. There is no additional increase in net County cost as a result of this action.

VISION 2036 GOAL:

Committing Measure W Home Together Fund dollars for permanent housing units dedicated to individuals experiencing homelessness meets the 10X goal pathway of **Eliminate Homelessness** in support of our shared vision of **Safe and Livable Communities**.

Sincerely,

DocuSigned by:

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Sandra Rivera, Director
Community Development Agency

Signed by:

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Aneeka Chaudhry, Interim Director
Alameda County Health

Board of Supervisors

February 10, 2026

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cc: Susan S. Muranishi, County Administrator
Donna R. Ziegler, County Counsel
Melissa Wilk, Auditor-Controller
Hang Tran, County Administrator's Office
Kathleen Flynn, Office of the County Counsel
Lucy Romo, Community Development Agency

Exhibit A: RFP Applications

Project	Score	City	BOS District	Capital Funding Requested	COSR Request	Total Request
Complete Applications - scored						
Liberation Park	144	Oakland	4	\$8,924,667	\$2,075,333	\$11,000,000
500 Lake Park	141	Oakland	5	\$3,200,000	\$450,000	\$3,650,000
1247 McKay PSH	140	Alameda	3	\$5,500,000	\$0	\$5,500,000
Downtown Livermore Apartments	135	Livermore	1	\$6,100,000	\$0	\$6,100,000
3135 San Pablo	129.5	Oakland	5	\$4,375,000	\$1,250,000	\$5,625,000
Ephesian Legacy Court	129	Berkeley	5	\$7,000,000	\$0	\$7,000,000
430 Broadway Building A	117.5	Oakland	3	\$2,975,000	\$0	\$2,975,000
People's Park Supportive Housing	115	Berkeley	5	\$8,050,000	\$0	\$8,050,000
Thornton Ave Family	111.5	Newark	2	\$2,375,000	\$550,000	\$2,925,000
Brighter Bancroft Senior Apartments	111	Oakland	4	\$4,375,000	\$0	\$4,375,000
East 12th Circle	91	Oakland	3	\$2,975,000	\$0	\$2,975,000
Application Withdrawn						
285 12th St	N/A	Oakland	3	\$2,825,000	\$0	\$2,825,000
Incomplete - did not progress to scoring						
Pacheco Court	N/A	Hayward Acres (Unincorporated County)	3	\$5,000,000	\$0	\$5,000,000
Friendship Senior Housing	N/A	Oakland	5	\$1,750,000	\$0	\$1,750,000
Edward Shands Teacher Housing	N/A	Oakland	4	Not specified	Not specified	\$0
Legacy Tower	N/A	Oakland	4	Not specified	Not specified	\$0
Tilden Teacher Housing	N/A	Oakland	4	Not specified	Not specified	\$0
North Berkeley BART PSH	N/A	Berkeley	5	\$7,800,000	\$0	\$7,800,000
St. Paul Terrace	N/A	Berkeley	5	\$2,625,000	\$0	\$2,625,000
34th and San Pablo	N/A	Oakland	5	\$2,500,000	\$0	\$2,500,000
Total Requested From All Applications				\$78,349,667	\$4,325,333	\$82,675,000

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO EDEN HOUSING INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (“EDEN HOUSING”) AND BLACK CULTURAL ZONE COMMUNITY DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (“BLACK CULTURAL ZONE”) FOR THE LIBERATION PARK AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF OAKLAND OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$6,750,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the Liberation Park Affordable Housing Project (“Project”), to be located at 2751 73rd Avenue and 7101 MacArthur Blvd in Oakland, California and developed by Eden Housing and Black Cultural Zone meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 118 households, including 30 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the Liberation Park Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$6,750,000 to Eden Housing, Inc., a California nonprofit public benefit corporation, and Black Cultural Zone Community Development Corporation, a California nonprofit public benefit

corporation, or to an affiliate entity created by Eden Housing and Black Cultural Zone for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the Liberation Park Affordable Housing Project (“Project”) located within the City of Oakland.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of Eden Housing, Inc. and Black Cultural Zone Community Development Corporation by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; and (h) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director and as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the

Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the project on substantially comparable terms and conditions but without subordination is not reasonably available, (b) the County's investment in the Project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with Eden Housing, Inc. and Black Cultural Zone, or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$6,750,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026, by the following called vote:

AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:
By: *Kathleen Flynn*
Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO EAH COMMUNITY HOUSING INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (“EAH”), FOR THE 500 LAKE PARK AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF OAKLAND OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$3,650,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the 500 Lake Park Affordable Housing Project (“Project”), to be located at 500 Lake Park Avenue in Oakland, California and developed by EAH meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 53 households, including 20 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the 500 Lake Park Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$3,650,000 to EAH Community Housing Inc. (“EAH”), a California nonprofit public benefit corporation, or to an affiliate entity created by EAH for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and approved by the County of

Alameda Housing Director or her designee, to be used for the 500 Lake Park Affordable Housing Project (“Project”) located within the City of Oakland.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of EAH by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; (h) application for an award of state financing such as the Low Income Housing Tax Credit Program or the HomeKey+ program in calendar year 2026; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on Project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions but

without subordination is not reasonably available, (b) the County's investment in the Project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with EAH or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$3,650,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026 by the following called vote:

AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:
By: Kathleen Flynn
TCB22940FD8D43D...
Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO MERCY HOUSING CALIFORNIA, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (“MERCY HOUSING”) FOR THE 1247 MCKAY AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF ALAMEDA OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$5,500,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general funds; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the 1247 McKay Affordable Housing Project (“Project”) to be located at 1247 McKay Avenue in Alameda, California and developed by Mercy Housing meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 106 households, including 34 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the 1247 McKay Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$5,500,000 to Mercy Housing California (“Mercy Housing”), a California non-profit public benefit corporation or to an affiliate entity created by Mercy Housing for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and

approved by the County of Alameda Housing Director or her designee, to be used for the 1247 McKay Affordable Housing Project (“Project”) located within the City of Alameda.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of Mercy Housing by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; (h) application for an award of state financing such as the Low Income Housing Tax Credit Program or the HomeKey+ program in calendar year 2026; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on Project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible

alternative method of financing the Project on substantially comparable terms and conditions but without subordination is not reasonably available, (b) the County's investment in the Project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with Mercy Housing or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$5,500,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026, by the following called vote:

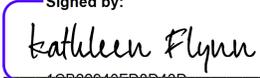
AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:

By: _____
Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO EDEN HOUSING INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (“EDEN HOUSING”), FOR THE DOWNTOWN LIVERMORE AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF LIVERMORE OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$6,100,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the Downtown Livermore Affordable Housing Project (“Project”), to be located at Railroad Avenue and South L Street in Livermore, California and developed by Eden Housing meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 128 households, including 33 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the Downtown Livermore Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$6,100,000 to Eden Housing, Inc. (“Eden Housing”), a California non-profit public benefit corporation or to an affiliate entity created by Eden Housing for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and approved by the

County of Alameda Housing Director or her designee, to be used for the Downtown Livermore Affordable Housing Project (“Project”) located within the City of Livermore.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of Eden Housing by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; (h) application for an award of state financing such as the Low Income Housing Tax Credit Program or the HomeKey+ program in calendar year 2026; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the project, if the Housing Director or her designee determines that (a) an economically feasible

alternative method of financing the Project on substantially comparable terms and conditions but without subordination is not reasonably available, (b) the County's investment in the Project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with Eden Housing or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$6,100,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026, by the following called vote:

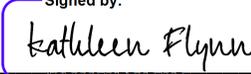
AYES:
NOES:
EXCUSED
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:
By: 

Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO SATELLITE AFFORDABLE HOUSING ASSOCIATES, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (“SAHA”) FOR THE 3135 SAN PABLO AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF OAKLAND OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$5,625,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax with the intention of supporting homelessness response and prevention programs to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the 3135 San Pablo Affordable Housing Project (“Project”), to be located at 3135 San Pablo Avenue and 967 32nd Street in Oakland, California and developed by SAHA meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 73 households, including 25 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025 Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the 3135 San Pablo Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of qualifying hereby authorizes a loan in an amount not to exceed \$5,625,000 to Satellite Affordable Housing Associates (“SAHA”), a California non-profit public benefit corporation, or to an affiliate entity created by SAHA for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and approved by the County

of Alameda Housing Director or her designee, to be used for the 3135 San Pablo Affordable Housing Project (“Project”) located within the City of Oakland.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of SAHA by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; (h) application for an award of state financing such as the Low Income Housing Tax Credit Program or the HomeKey+ program in calendar year 2026; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on Project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions but

without subordination is not reasonably available, (b) the County's investment in the Project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with SAHA or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$5,625,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026, by the following called vote:

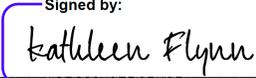
AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:
By:  _____
Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO COMMUNITY HOUSING DEVELOPMENT CORPORATION OF NORTH RICHMOND (“CHDC”), A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE EPHESIAN LEGACY COURT AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF BERKELEY OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$7,000,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the Ephesian Legacy Court Affordable Housing Project (“Project”), to be located at 1708 Harmon Street in Berkeley, California and developed by CHDC meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 79 households, including 40 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the Ephesian Legacy Court Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$7,000,000 to Community Housing Development Corporation of North Richmond (“CHDC”), a California nonprofit public benefit corporation, or to an affiliate entity created by CHDC for the purposes of developing this Project and qualifying for Federal Low Income Housing Tax Credits and approved by the County of Alameda Housing Director or her designee, to be used for the

Ephesian Legacy Court Affordable Housing Project (“Project”) located within the City of Berkeley.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of CHDC by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; and (h) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director and as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on Project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions but without subordination is not reasonably available, (b) the County’s investment in the Project in

the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with CHDC or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$7,000,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026, by the following called vote:

AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:
By: Kathleen Flynn
Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO SATELLITE AFFORDABLE HOUSING ASSOCIATES (“SAHA”), A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE PEOPLE’S PARK SUPPORTIVE HOUSING PROJECT LOCATED WITHIN THE CITY OF BERKELEY OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$8,050,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the People’s Park Supportive Housing Project (“Project”), to be located at 2556 Haste Street in Berkeley, California and developed by SAHA meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 109 households, including 46 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the People’s Park Supportive Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$8,050,000 to Satellite Affordable Housing Associates (“SAHA”), a California non-profit public benefit corporation, or to an affiliate entity created by SAHA for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and approved by the County

of Alameda Housing Director or her designee, to be used for the People’s Park Supportive Housing Project (“Project”) located within the City of Berkeley.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of SAHA by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; (h) application for an award of state financing such as the Low Income Housing Tax Credit Program or the HomeKey+ program in calendar year 2026; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on Project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions but

without subordination is not reasonably available, (b) the County's investment in the Project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with SAHA or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$8,050,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026, by the following called vote:

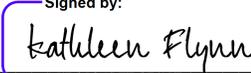
AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:
By:  _____
Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO SATELLITE AFFORDABLE HOUSING ASSOCIATES (“SAHA”), A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE THORNTON AVENUE FAMILY AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF NEWARK OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$2,925,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the Thornton Avenue Family Affordable Housing Project (“Project”), to be located at 6347-6371 Thornton Avenue in Newark, California and developed by SAHA meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 58 households, including 13 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the Thornton Avenue Family Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$2,925,000 to Satellite Affordable Housing Associates (“SAHA”), a California non-profit public benefit corporation, or to an affiliate entity created for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and approved by the County of

Alameda Housing Director or her designee, to be used for the Thornton Avenue Family Affordable Housing Project (“Project”) located within the City of Newark.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of SAHA by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; (h) application for an award of state financing such as the Low Income Housing Tax Credit Program or the HomeKey+ program in calendar year 2026; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director and as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on Project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions but

without subordination is not reasonably available, (b) the County's investment in the Project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with SAHA or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$2,925,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026, by the following called vote:

AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:
By: Kathleen Flynn
1CE22940F08D43D...
Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO EDEN HOUSING INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (“EDEN HOUSING”), FOR THE BRIGHTER BANCROFT SENIOR AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF OAKLAND OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$4,375,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general fund services; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the Brighter Bancroft Senior Affordable Housing Project (“Project”), to be located at 2500 76th Avenue in Oakland, California and developed by EDEN HOUSING meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 90 households, including 25 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and the Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the Brighter Bancroft Senior Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$4,375,000 to Eden Housing, Inc.(“EDEN HOUSING”), a California non-profit public benefit corporation, or to an affiliate entity created by EDEN HOUSING for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and approved by the

County of Alameda Housing Director or her designee, to be used for the Brighter Bancroft Senior Affordable Housing Project (“Project”) located within the City of Oakland.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of Eden Housing by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available for the Project; (h) application for an award of state financing such as the Low Income Housing Tax Credit Program or the HomeKey+ program in calendar year 2026; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restriction on project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible

alternative method of financing the Project on substantially comparable terms and conditions but without subordination is not reasonably available, (b) the County's investment in the project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with EDEN HOUSING or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$4,375,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026 by the following called vote:

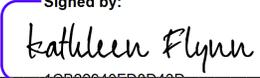
AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:

By: _____
Kathleen Flynn,
Deputy County Counsel

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LOAN TO SPANISH SPEAKING UNITY COUNCIL OF ALAMEDA COUNTY, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (“UNITY COUNCIL”) FOR THE EAST 12TH CIRCLE AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF OAKLAND OF MEASURE W HOME TOGETHER FUND MULTIFAMILY HOMELESSNESS SOLUTIONS NEW CONSTRUCTION FUNDING IN A TOTAL AMOUNT NOT TO EXCEED \$2,975,000.

WHEREAS, on November 3, 2020, the voters in Alameda County passed Measure W, a 10-year half-cent sales tax to provide essential County services, including housing and services for those experiencing homelessness, mental health services, job training, social safety net and other general funds; and

WHEREAS, the Board of Supervisors adopted the Measure W Framework creating the Home Together Fund, on July 30, 2025; and

WHEREAS, the Home Together Fund is intended to advance investment in permanent supportive housing and dedicated affordable housing for households experiencing or at risk of homelessness as a key component of the County’s homelessness response strategy; and

WHEREAS, the East 12th Circle Affordable Housing Project (“Project”), to be located at 1221-1223 33rd Avenue & East 12th Street in Oakland, California and developed by Unity Council meets the Measure W Home Together Fund Multifamily Homelessness Solutions Program (“Program”) requirements by proposing to provide affordable rental housing to 67 households, including 17 households experiencing homelessness; and

WHEREAS, the Housing and Community Development Department and Housing and Homelessness Solutions Department conducted a County-wide competitive solicitation process for proposals to rapidly expand the supply of long-term housing options for people experiencing homelessness under the Program (“Home Together Fund 2025: Multifamily Homelessness Solutions 2025 New Construction Request for Proposal (RFP)”) and selected the East 12th Circle Affordable Housing Project as eligible to receive a funding allocation;

NOW, THEREFORE, THE BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:

Section 1. The Board of Supervisors hereby authorizes a loan in an amount not to exceed \$2,975,000 to Spanish Speaking Unity Council of Alameda qualifying for (“Unity Council”), a California non-profit public benefit corporation, or to an affiliate entity created for the purposes of developing this project and qualifying for Federal Low Income Housing Tax Credits and

approved by the County of Alameda Housing Director or her designee, to be used for the East 12th Circle Affordable Housing Project (“Project”) located within the City of Oakland.

Section 2. Loan funds shall be apportioned from the total amount the Board of Supervisors allocates for affordable rental housing development under the Measure W Home Together Fund, and disbursement of funds shall be contingent upon (a) the availability of sufficient Measure W Home Together Fund proceeds; (b) the availability of sufficient funds allocated for affordable rental housing development funds within the Home Together Fund; (c) compliance with all program policies and conditions of the Home Together Fund 2025 New Construction RFP; (d) the completion of applicable environmental review; (e) the completion of a financial capacity review of UNITY COUNCIL by the County’s Housing and Community Development (“HCD”) Department; (f) HCD receipt of all enforceable financial commitments for the Project; (g) determination by HCD of whether California Constitution Article 34 authority must be utilized and is available; (h) application for an award of state financing such as the Low Income Housing Tax Credit Program or the HomeKey+ program in calendar year 2026; and (i) such other appropriate terms and conditions as the Housing Director or her designee may establish.

Section 3. This loan shall be for a maximum of 55 years, with an interest rate to be determined by the Housing Director as established in the Home Together Fund RFP and the Affordable Housing Development Policies and Procedures, with loan repayment to the County from surplus cash flow from the Project and over available funds during the term of the loan in accordance with the Affordable Housing Development Policies and Procedures, with the balance due at the end of the term, or on such other repayment terms and schedule as the Housing Director or her designee determines are in the best interest of the County and the Project.

Section 4. As a condition of the loan, the County will require that appropriate restrictions on Project occupancy, rent levels and operations be recorded against Project improvements.

Section 5. The loan shall be secured by a deed of trust recorded on the Project real property and improvements.

Section 6. Loan funds shall be reserved for a period of no more than 12 months from the date of this Resolution and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full Project funding or provided other assurances of adequate Project funding, which the Housing Director or her designee deems sufficient with her discretion, within the reservation period.

Section 7. The Board of Supervisors authorizes the Housing Director or her designee to subordinate the priority of any of the County’s recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Housing Director or her designee determines that (a) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions but

without subordination is not reasonably available, (b) the County's investment in the Project in the event of default is reasonable protected, and (c) subordination is in the best interests of the County.

Section 8. The HCD Director will return to the Board of Supervisors for authorization of a contract for this Project with Unity Council or with an affiliate entity approved by the Housing Director or her designee, in an amount not to exceed \$2,975,000 prior to funding the loan.

Section 9. The Board of Supervisors authorizes the Housing Director or her designee to determine funding allocation, conduct negotiations, extend this commitment by six months as needed for Project viability, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

Adopted by the Board of Supervisors of the County of Alameda, State of California, on March 3, 2026, by the following called vote:

AYES:
NOES:
EXCUSED:
ABSTAINED:

President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
Britney Davis, Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
Donna Ziegler, County Counsel
County of Alameda

Signed by:
By: Kathleen Flynn
Kathleen Flynn,
Deputy County Counsel

FINANCIAL RECOMMENDATION

AGENDA DATE: 03/03/2026

Subject of Board Letter: Adopt 10 Funding Resolutions For Commitment Of Measure W
Home Together Fund Dollars To Affordable Housing Developments

BY: 2026

FUND: 11010

The use of Designations, as follows:

NAME OF DESIGNATION	ORG	AMOUNT

The increase (decrease) in anticipated revenue, as follows:

<i>Informational</i>				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

<i>Informational</i>				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL ANTICIPATED REVENUE \$0

The increase (decrease) in appropriations, as follows:

<i>Informational</i>				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
110310	610000	40850		(56,656,500)
260380	610000	40818		56,656,500
ORG TOTAL				\$0

<i>Informational</i>				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL APPROPRIATION -