

FOR PROJECTS SUPPORTED BY ALAMEDA
COUNTY BOARD OF SUPERVISORS
JANUARY 1, 2017 THROUGH MARCH 17,
2023

阿拉米达县参事会支持的项目简介
2017年1月1日 – 2023年3月17日

1245 McKay



Location 地址: 1245 McKay Avenue, Alameda | District 3 第三区

PRE-DEVELOPMENT 前期开发

1245 McKay consists of 101 housing units with 100 units serving chronically homeless individuals.

1245 McKay 由 101 个住房单元组成，其中 100 个单元为长期无家可归者提供服务。

Applicant 申办: Mercy Housing & Alameda Point Collaborative | Developer 承建: Mercy Housing California | Architect 设计: Pyatok Architects

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	TBD, 2023 待定
Measure A1 Regional: A1法案区域资金池:	\$6,926,828	Projected Completion 预计完工时间:	TBD, 2023 待定
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$83,883,506
City Match 城市投放额:	\$4,795,000*	Per Unit Cost 每单位建筑费用:	\$830,530

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$6,926,828	8%
Land Donation 土地捐赠	\$4,795,000	6%
MHC GP Loan (uncommitted) MHC GP 贷款 (未商榷的)	\$8,000,000	10%
CA-HCD Multifamily Housing Program (MHP) (uncommitted) CA-HCD 多户住房项目(MHP) (未商榷的)	\$30,622,600	37%
General Partner Equity (uncommitted) 普通合伙人股权 (未商榷的)	\$500,000	1%
Limited Partner Equity (uncommitted) 有限合伙人股权 (未商榷的)	\$33,039,078	39%
Total Sources 合计	\$83,883,506	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	Studio 套房	2-Bd 2卧室	Total Units 总计单元数
20% AMI	40		40
50% AMI	60		60
Manager 经理		1	1
Total 合计	100	1	91

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Chronically Homeless 长期无家可归者	90
Total 合计	90

Units @ 20% AMI:

Forty (40) units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数

四十 (40) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Fremont Family Apartments



IN CONSTRUCTION 建设中

Fremont Family consists of 54 housing units with 53 units serving lower income and chronically homeless households.

Fremont Family 由 54 个住房单元组成，其中 53 个单元为低收入和长期无家可归的家庭提供服务。

Location 地址: 34320 Fremont Blvd, Fremont | District 2 第二区

Applicant 申办: City of Fremont | **Developer 承建:** Abode Services | **Architect 设计:** Dahlin Group Architecture

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	May 2022 2022年5月
Measure A1 Regional: A1法案区域资金池:	\$8,452,654	Projected Completion 预计完工时间:	November 2023 2023年11月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$48,856,623
City Match 城市投放额:	\$5,400,000	Per Unit Cost 每单位建筑费用:	\$904,752

Permanent Financing Sources 资金来源 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$8,452,654	17%
City of Fremont 弗里蒙特市	\$5,400,000	11%
CA-HCD No Place Like Home (NPLH) CA-HCD NPLH 项目	\$6,685,528	14%
Deferred Developer Fee 延期开发费	\$680,983	1%
General Partner State Tax Credit 普通合伙人州税抵免	\$4,389,783	9%
General Partner Equity 普通合伙人股权	\$1,000	<1%
Limited Partner Equity 有限合伙人股权	\$23,247,675	48%
Total Sources 合计	\$48,856,623	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	7	4	2	13
30% AMI	7	3	4	14
40% AMI	2	2	2	6
50% AMI	3	4	3	10
60% AMI	3	3	4	10
Manager 经理		1		1
Total 合计	22	17	15	54

Total Project Unit for Target Population 为目标人群预计的单元总和	Units 单元数
Chronically Homeless 长期无家可归者	13
Total 合计	13

Units @ 20% AMI:

Thirteen (13) units of the fifty-four (54) affordable units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数

五十四 (54) 个经济适用房中的十三 (13) 个单元仅限于收入等于或低于地区收入中位数 20% 的家庭。

Amador Station



PRE-DEVELOPMENT 前期开发

Amador Station consist of 136 housing units providing housing for lower-income individuals and families, including chronically homeless.

Amador Station 由 136 个住房单元组成，为低收入个人和家庭（包括长期无家可归者）提供住房。

Location 地址: 6501 Golden Gate Drive, Dublin | District 1 第一区

Applicant 申办: City of Dublin | Developer 承建: Bridge Housing | Architect 设计: KTGy

Measure A1 Base City: A1法案城市资金池:	\$2,900,000	Construction Start 开始建筑时间:	TBD 待定
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	TBD 待定
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$109,708,818
City Match 城市投放额:	\$7,100,000	Per Unit Cost 每单位建筑费用:	\$806,682

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$2,900,000	3%
City of Dublin Loan 都柏林市贷款	\$7,100,000	6%
Perm Loan 长期贷款	\$7,707,000	7%
Federal Home Loan Bank-AHP Loan 联邦住房贷款银行-AHP贷款	\$1,200,000	1%
CA-HCD No Place Like Home (NPLH) CA-HCD NPLH 项目	\$13,231,328	12%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC) CA-HCD 经济适用住房可持续社区项目 (AHSC)	\$19,586,268	18%
Deferred Developer Fee 延期开发费	\$1,194,908	1%
General Partner Equity 普通合伙人股权	\$9,414,312	9%
Limited Partner Equity 有限合伙人股权	\$47,375,002	43%
Total Sources 合计	\$109,708,818	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和						Total Project Unit by Target Population 目标人群的预计单位总和		Units 单位数
Income Level 收入水平	Studio 套房	1-Bd 1 卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单位数			
20% AMI	5	15	7		27	Low-Income Persons with Disabilities 低收入残疾人		68
30% AMI		4	4	6	14	Low-Income Senior Veterans 低收入长者退伍军人		25
40% AMI	25	17	23	28	93	Chronically Homeless 长期无家可归者		41
Manager 经理				2	2	Total 合计		60
Total 合计	30	36	34	36	136			

Units @ 20% AMI:

Twenty-seven (27) units will be restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数

二十七 (27) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。
as of March 2023
截至至2023年3月

Albany Family



Location 地址: 755 Cleveland Avenue, Albany | District 5 第五区

IN CONSTRUCTION 建设中

Albany Family consists of 62 housing units with 61 units serving lower-income households.

Albany Family 由 62 个住房单元组成，其中 61 个单元为低收入家庭服务。

Applicant 申办: City of Albany | **Developer 承建:** Satellite Affordable Housing Associates (SAHA) | **Architect 设计:** Van Meter Williams Pollack LLP

Measure A1 Base City: A1法案城市资金池:	\$2,330,206	Construction Start 开始建筑时间:	December 2022 2022年12月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	August 2024 2024年8月
Other County Funding: 县投放的其它资金:	HOME - \$2,698,857	Total Development Cost 总建筑费用:	\$66,524,111
City Match 城市投放额:	\$5,056,094	Per Unit Cost 每单位建筑费用:	\$1,072,970

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$2,330,206	4%
City of Albany Loan 奥尔巴尼市贷款	\$5,056,094	8%
Permanent Loan - Housing Trust Silicon Valley 长期贷款 - 硅谷住房信托基金	\$4,828,000	7%
CA-HCD No Place Like Home (NPLH) CA-HCD NPLH 项目	\$5,773,946	9%
Federal Home Loan Bank-AHP Loan 联邦住房贷款银行-AHP贷款	\$915,000	1%
Sponsor Loan 赞助贷款	\$3,632,401	5%
Deferred Developer Fee 延期开发费	\$1,000,000	2%
General Partner Equity 普通合伙人股权	\$100	<1%
Limited Partner Equity 有限合伙人股权	\$42,988,364	65%
Total Sources 合计	\$66,524,111	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					
Income Level 收入水平	Studio 套房	1-Bd 1 卧室	2-Bd 2 卧室	3-Bd 3 卧室	Total Units 总计单元数
20% AMI	2	11			13
30% AMI		6			6
50% AMI		3	7	3	13
60% AMI		3	12	14	29
Manager 经理			1		1
Total 合计	2	23	20	17	62

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Family 家庭	62
Total 合计	62

Units @ 20% AMI:

Thirteen (13) units will be restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数

十三 (13) 个单位将仅限于收入等于或低于地区收入中位数 20%。

Ancora Place



IN CONSTRUCTION 建设中

Ancora Place consists of 77 housing units with 76 units serving lower-income households, 16 of which are chronically homeless.

Ancora Place 由 77 个住房单元组成，其中 76 个单元为低收入家庭服务，其中包含 16 个单元为长期无家可归者服务。

Location 地址: 2227-2257 International Blvd, Oakland | District 3 第三区

Applicant 申办: City of Oakland | Developer 承建: Satellite Affordable Housing Developers | Architect 设计: Pyatok Architects

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	August 2022 2022年8月
Measure A1 Regional: A1法案区域资金池:	\$5,370,606	Projected Completion 预计完工时间:	April 2024 2024年4月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$75,137,351
City Match 城市投放额:	\$8,341,000	Per Unit Cost 每单位建筑费用:	\$975,810

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$5,370,606	7%
City of Oakland Measure KK Funds 奥克兰市KK法案债券	\$3,500,000	5%
City of Oakland NOFA 奥克兰市NOFA	\$4,841,000	6%
Permanent Loan 长期贷款	\$2,078,700	3%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$5,587,216	7%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$11,740,653	16%
CA-HCD No Place Like Home (NPLH) CA-HCD NPLH 项目	\$3,390,309	5%
CA-HCD Accelerator CA-HCD Accelerator项目	\$38,628,867	51%
Total Sources 合计	\$75,137,351	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	4	16	8	7	15
30% AMI			4		16
50% AMI	1	4	6	10	23
60% AMI		5	9	2	22
Manager 经理				1	1
Total 合计	5	25	27	20	77

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Chronically Homeless Individuals 个人长期无家可归者	16
Total 合计	16

Units @ 20% AMI:

Fifteen (15) units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数

十五 (15) 个单位仅限于收入等于或低于地区收入中位数 20% 的家庭。

Aurora



COMPLETE 已建成

Aurora consists of 44 housing units with 43 units serving chronically homeless households with incomes at or below 20% AMI.

- Three (3) units are ADA accessible.

Aurora 由 44 个住房单元组成，其中 43 个单元为收入等于或低于 AMI 20% 的长期无家可归家庭提供服务。

- 三 (3) 个单元符合 ADA 标准。

Location 地址: 657 W MacArthur Blvd, Oakland | District 5 第五区

Applicant 申办: City of Oakland | Developer 承建: Affirmed Housing Group | Architect 设计: Dahlin Group

Measure A1 Base City: A1法案城市资金池:	\$6,447,872	Construction Start 开始建筑时间:	December 2019 2019年12月
Measure A1 Regional: A1法案区域资金池:	\$0	Projected Completion 预计完工时间:	June 2021 2021年6月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$39,114,330
City Match 城市投放额:	\$2,600,000	Per Unit Cost 每单位建筑费用:	\$888,962

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$6,447,872	16%
City of Oakland 奥克兰市	\$2,600,000	7%
Permanent Loan - Chase Bank 长期贷款-大通银行	\$4,154,000	11%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$10,759,479	28%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$880,000	2%
Deferred Developer Fee 延期开发费	\$116,170	<1%
General Partner Equity 普通合伙人股权	\$1,000,000	3%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$13,156,809	34%
Total Sources 合计	\$39,114,330	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	2	41		43
Manager 经理			1	1
Total 合计	2	41		44

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Chronically Homeless Households 长期无家可归者家庭	43
Total 合计	43

Units @ 20% AMI:

All 43 units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数

所有 43 个单元仅限收入等于或低于地区收入中位数 20% 的家庭入住。

Avance



COMPLETE 已建成

Avance consists of 45 housing units with 44 units serving developmentally disabled individuals.

Avance 由 45 个住房单元组成，其中 44 个单元为发育障碍人士提供服务。

Location 地址: 4260 First Street, Livermore | District 1 第一区

Applicant 申办: City of Livermore | **Developer 承建:** MidPen Housing Corporation | **Architect 设计:** DAHLIN Group

Measure A1 Base City: A1法案城市资金池:	\$4,743,935	Construction Start 开始建筑时间:	February 2021 2021年2月
Measure A1 Regional: A1法案区域资金池:	\$0	Projected Completion 预计完工时间:	September 2022 2022年9月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$29,475,210
City Match 城市投放额:	\$8,003,832	Per Unit Cost 每单位建筑费用:	\$662,603

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$4,743,935	16%
City of Livermore Loan 利弗莫尔市贷款	\$8,003,832	27%
City Waived Fees 城市免除的费用	\$654,889	2%
TCAC Deposit Performance Refund TCAC押金履约退款	\$49,433	<1%
General Partner 普通合伙人	\$100	<1%
Limited Partner Equity 有限合伙人股权	\$16,023,021	54%
Total Sources 合计	\$29,475,210	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	Studio 套房	1-Bd 1 卧室	3-Bd 3 卧室	Total Units 总计单元数
20% AMI	6	7		13
30% AMI	5	14		19
40% AMI		8		8
50% AMI	1	3		4
Manager 经理			1	1
Total 合计	12	32	1	45

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Developmentally Disabled Individuals 个人发育障碍人士	44
Total 合计	45

Units @ 20% AMI:

Thirteen (13) units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数

十三 (13) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Bell Street Gardens



IN CONSTRUCTION 建设中

Bell Street Gardens consists of 128 housing units with 126 units serving chronically homeless individuals.

Bell Street Gardens 由 128 个住房单元组成，其中 126 个单元为个人长期无家可归者提供服务。

Location 地址: 4101 Mowry Ave/38853 & 38871 Bell St, Fremont | District 1 第一区

Applicant 申办: Resources for Community Development | **Developer 承建:** Resources for Community Development | **Architect 设计:** Van Meter Williams Pollack, LLP

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	December 2022 2022年12月
Measure A1 Regional: A1法案区域资金池:	\$18,559,625	Projected Completion 预计完工时间:	December 2024 2024年12月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$98,195,832
City Match 城市投放额:	\$12,295,000	Per Unit Cost 每单位建筑费用:	\$767,850

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$18,559,625	19%
City of Fremont 弗里蒙特市	\$12,295,000	13%
Permanent Bond 长期债券	\$3,038,000	3%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$20,000,000	20%
CA-HCD Accelerator CA-HCD Accelerator项目	\$44,392,207	45%
Total Sources 合计	\$98,284,832	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	16	10	11		37
30% AMI	27			3	30
50% AMI	11	26	13	9	59
Manager 经理			2		2
Total 合计	54	36	26	12	128

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Chronically Homeless Individuals 个人长期无家可归者	17
Lower Income Workforce Households 低收入劳动力家庭	78
People with Disabilities 残疾人	31
Total (overlapping units) 合计 (重复单位)	146

Units @ 20% AMI:

Thirty-seven (37) units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数

三十七 (37) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。



Berkeley Way and BFHP Hope Center



Location 地址: 2012 Berkeley Way, Berkeley | District 5 第五区

COMPLETE 已建成

The site includes two side-by-side developments: Berkeley Way with 89 affordable homes and services for low and very low-income families; and BFHP's The Hope Center, with 53 permanent supportive housing apartments, a 32-bed homeless shelter, 12 transitional beds for homeless veterans, a community kitchen and wrap-around services for mental health, substance abuse, job training and social activities.

该地块包括两个并列的开发项目：Berkeley Way，为低收入和极低收入家庭提供 89 套经济适用房和服务；BFHP 的希望中心，拥有 53 套永久性支持性住房公寓、一个拥有 32 个床位的无家可归者收容所、12 个为无家可归退伍军人提供的过渡床位、一个社区厨房以及针对心理健康、药物滥用、职业培训和社会活动的全方位服务。

Applicant 申办: City of Berkeley | Developer 承建: BRIDGE/Berkeley Food & Housing Project (BFHP) Hope Center | Architect 设计: LMSA Architects

Measure A1 Base City: A1法案城市资金池:	\$13,525,338	Construction Start 开始建筑时间:	August 2020 2020年8月
Measure A1 Regional: A1法案区域资金池:	\$6,162,839	Projected Completion 预计完工时间:	September 2022 2022年9月
Other County Funding: 县投放的其它资金:	Boomerang: \$200,000	Total Development Cost 总建筑费用:	\$121,988,391
City Match 城市投放额:	\$27,467,062	Per Unit Cost 每单位建筑费用:	\$655,852

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$19,688,177	16%
Alameda County - Boomerang Funds 阿拉米达县 - Boomerang 资金	\$200,000	<1%
City of Berkeley 伯克利市	\$27,467,062	23%
Permanent Loan 长期贷款	\$7,739,000	6%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC) CA-HCD 经济适用房可持续社区项目 (AHSC)	\$13,517,642	11%
CA-HCD Housing for a Healthy California (HHC), (COSR - \$647,446) CA-HCD 健康加州住房(HHC)项目, (COSR - \$647,446)	\$3,443,026	3%
CA-HCD Supportive Housing Multifamily Housing Program (SHMHP) CA-HCD 支持性住房多户住房项目 (SHMHP)	\$3,854,205	3%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用房项目 (AHP)	\$880,000	1%
No Place Like Home (NPLH), (COSR - \$2,887,872) NPLP项目	\$6,478,688	5%
Capital Campaign 资金筹集	\$1,600,000	1%
Deferred Developer Fee 延期开发费	\$1,107,232	1%
General Partner Equity 普通合伙人股权	\$2,823,083	2%
Tax Credit Equity 税收抵免股权	\$33,190,276	27%
Total Sources 合计	\$121,988,391	100%

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Lower Income Workforce Households 低收入劳动力家庭	88
Formerly Homeless 曾经的无家可归者	97
Total 合计	185

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	0-Bd	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
Temporary Beds 临时床位	44			44
20% AMI	53			53
50% AMI	17	18	19	54
60% AMI	17	17		34
Manager 经理			1	1
Total 合计	131	35	20	186



Units @ 20% AMI:
单位 @ 20% 地区收入中位数
五十三 (53) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Bermuda Gardens



COMPLETE 已建成

Bermuda Gardens consists of 80 housing units with 79 units serving low-income households.

Bermuda Gardens 由 80 个住房单元组成，其中 79 个单元为低收入家庭服务。

Location 地址: 1475 167th Avenue, San Leandro | District 4 第四区

Applicant 申办: City of San Leandro | **Developer 承建:** Mercy Housing | **Architect 设计:** Anders & Falltrick Architects

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	December 2019 2019年12月
Measure A1 Regional: A1法案区域资金池:	\$6,000,000	Projected Completion 预计完工时间:	November 2021 2021年11月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$44,007,633
City Match 城市投放额:	\$3,385,917	Per Unit Cost 每单位建筑费用:	\$550,095

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$6,000,000	14%
Assumed County Loan 承担县贷款	\$3,385,917	8%
Permanent Loan - Chase Bank 长期贷款-大通银行	\$3,836,400	9%
Seller Take Back Loan 卖方收回贷款	\$10,836,626	25%
Sponsor Loan 赞助贷款	\$1,500,000	3%
General Partner Equity 普通合伙人股权	\$2,932,148	7%
Limited Partner Equity 有限合伙人股权	\$15,516,542	35%
Total Sources 合计	\$44,007,633	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	16		16
30% AMI	4		4
50% AMI	17	3	20
60% AMI	30	9	39
Manager 经理		1	1
Total 合计	67	13	80

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Formerly Homeless Households 曾经的无家可归者家庭	20
Total 合计	20

Units @ 20% AMI:

Sixteen (16) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

十六 (16) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Camino 23



Location 地址: 1245 23rd Ave, Oakland | District 3 第三区

COMPLETE 已建成

Camino 23 consists of 37 housing units with 36 units serving low-income seniors.

- Five (5) units are reserved for households with HIV/AIDS.
- Five (5) units are ADA accessible.

Camino 23 由 37 个住房单元组成，其中 36 个单元为低收入老年人服务。

- 五 (5) 个单元是为艾滋病病毒/艾滋病患者家庭保留的。
- 五 (5) 个单元符合 ADA 标准。

Applicant 申办: City of Oakland | **Developer 承建:** Satellite Affordable Housing Associates | **Architect 设计:** Pyatok Architects

Measure A1 Base City: A1法案城市资金池:	\$4,200,000	Construction Start 开始建筑时间:	June 2018 2018年6月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	January 2020 2020年1月
Other County Funding: 县投放的其它资金:	HOPWA: \$500,000	Total Development Cost 总建筑费用:	\$25,397,078

City Match 城市投放额: \$1,200,000 **Per Unit Cost 每单位建筑费用:** \$686,408

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$4,200,000	17%
Alameda County - HOPWA 阿拉米达县 - HOPWA 资金	\$500,000	2%
City of Oakland 奥克兰市	\$1,200,000	5%
Permanent Loan - California Community Reinvestment Corp (CCRC) 长期贷款 - 加州社区再投资公司 (CCRC)	\$4,044,700	16%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) CA-HCD 经济适用房可持续社区 (AHSC) 项目	\$2,239,705	9%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$1,745,479	7%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行-AHP贷款	\$390,000	3%
Deferred Developer Fee 延期开发费	\$700,000	3%
General Partner Equity 普通合伙人股权	\$840,030	3%
Limited Partner Equity - Bank of America (4% LIHTC) 有限合伙人股权 - 美国银行(4% LIHTC)	\$9,537,164	38%
Total Sources 合计	\$25,397,078	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	8		8
30% AMI		1	1
40% AMI	9	2	11
50% AMI	13	3	16
Manager 经理		1	1
Total 合计	30	7	37

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Low-Income Persons with Disabilities 低收入残疾人	5
Low-Income Seniors 低收入老年人	36
Low-Income Persons with HIV/AIDS 低收入艾滋病病毒/艾滋病患者	5
Total 合计	46

Units @ 20% AMI:
Eight (8) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:
八 (8) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。



Casa Sueños



IN CONSTRUCTION 建设中

Casa Sueños consists of 181 housing units with 133 units serving lower income and 46 units serving chronically homeless individuals.

Casa Sueños 由 181 个住房单元组成，其中 133 个单元为低收入者服务，46 个单元为长期无家可归者服务。

Location 地址: 3500 E.12th Street, Oakland | District 3 第三区

Applicant 申办: BRIDGE Housing Corporation & Unity Council | **Developer 承建:** BRIDGE Housing Corporation & Unity Council | **Architect 设计:** SVA Architects, Inc

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	August 2021 2021年8月
Measure A1 Regional: A1法案区域资金池:	\$16,227,175	Projected Completion 预计完工时间:	October 2023 2023年10月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$142,317,372
City Match 城市投放额:	\$17,679,000	Per Unit Cost 每单位建筑费用:	\$786,284

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$16,227,175	11%
City of Oakland 奥克兰市	\$17,679,000	12%
First Mortgage 第一抵押贷款	\$23,880,000	17%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC) CA-HCD 经济适用住房可持续社区项目 (AHSC)	\$20,000,000	14%
HCD TOD Loan HCD TOD 贷款	\$5,000,000	4%
Sponsor HCD TOD Loan HCD TOD 赞助贷款	\$2,500,000	2%
Deferred Developer Fee 延期开发费	\$1,500,000	1%
Limited Partner Equity 有限合伙人股权	\$55,706,658	39%
General Partner 普通合伙人	\$100	0%
Total Sources 合计	\$142,317,372	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和						Total Project Unit by Target Population 目标人群的预计单位总和	
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数	Units 单元数	
20% AMI	28	18			46	Chronically Homeless Individuals 个人长期无家可归者	46
50% AMI		10	13	6	29	Total 合计	46
60% AMI		38	36	20	94	Units @ 20% AMI: Forty-six (46) units are restricted to households with incomes at or below 20% Area Median Income.	
80% AMI		4	4	2	10	单位@ 20% 地区收入中位数: 四十六 (46) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。	
Manager 经理			2		2		
Total 合计	28	70	55	28	181		



Casa Arabella



COMPLETE 已建成

Casa Arabella consists of 94 housing units with 93 units serving low-income families.

- Seven (7) units are ADA accessible.

Casa Arabella 由 94 个住房单元组成，其中 93 个单元为低收入家庭服务。

- 七 (7) 个单元符合 ADA 标准。

Location 地址: 3611 E. 12th Street, Oakland | District 3 第三区

Applicant 申办: City of Oakland | **Developer 承建:** East Bay Asian Local Development Corporation | **Architect 设计:** Pyatok Architects

Measure A1 Base City: A1法案城市资金池:	\$6,350,000	Construction Start 开始建筑时间:	December 2017 2017年12月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	December 2019 2019年12月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$63,871,878
City Match 城市投放额:	\$2,214,924	Per Unit Cost 每单位建筑费用:	\$679,488

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$6,350,000	10%
City of Oakland 奥克兰市	\$2,214,924	3%
Permanent Loan - Citibank 永久贷款 - 花旗银行	\$17,262,608	27%
CA-HCD Transit Oriented Development (TOD) Grant CA-HCD 交通导向建设(TOD) 拨款	\$4,000,000	6%
CA-HCD Transit Oriented Development (TOD) Loan CA-HCD 交通导向建设(TOD) 贷款	\$4,000,000	6%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行-AHP贷款	\$920,000	1%
Deferred Interest 递延利息	\$81,167	<1%
Deferred Developer Fee 延期开发费	\$1,700,000	3%
General Partner Equity 普通合伙人股权	\$3,784,708	6%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$23,558,471	37%
Total Sources 合计	\$63,871,878	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					Total Project Unit by Target Population 目标人群的预计单位总和		Units 单元数
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数			
20% AMI	5			5	Low-Income Homeless Veterans 低收入无家可归的退伍军人		20
30% AMI	8	4	6	18	Low-Income Families 低收入家庭		73
40% AMI	2	8	7	17	Total 合计		93
50% AMI	6	19	7	32	Units @ 20% AMI:		
60% AMI	2	15	3	20	Five (5) units are restricted to households with incomes at or below 20% Area Median Income.		
Manager 经理		1		1	单位@ 20% 地区收入中位数:		
Market 市场	1			1	五 (5) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。		
Total 合计	24	47	23	94			



Chestnut Square Family Apartments



COMPLETE 已建成

Chestnut Square Family Apartments consists of 42 housing units with 41 units serving low-income families.

- Five (5) units are ADA accessible.

Chestnut Square Family Apartments 由 42 个住房单元组成，其中 41 个单元为低收入家庭服务。

- 五 (5) 个单元符合 ADA 标准。

Location 地址: 1665 Chestnut Street, Livermore | District 1 第一区

Applicant 申办: City of Livermore | **Developer 承建:** MidPen Housing Corporation | **Architect 设计:** BAR Architects

Measure A1 Base City: A1法案城市资金池:	\$4,286,746	Construction Start 开始建筑时间:	April 2019 2019年4月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	September 2020 2020年9月
Other County Funding: 县投放的其它资金:	Boomerang: \$185,000	Total Development Cost 总建筑费用:	\$38,733,185
City Match 城市投放额:	\$7,630,000	Per Unit Cost 每单位建筑费用:	\$922,219

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$4,286,746	11%
Alameda County – Boomerang Funds 阿拉米达县 – Boomerang 资金	\$185,000	<1%
City of Livermore Take Back Acquisition Loan 利弗莫尔市收回收购贷款	\$2,730,000	7%
Permanent Loan 长期贷款	\$2,400,000	6%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$1,673,000	4%
City of Livermore Pre/Development Loan 利弗莫尔市预/开发贷款	\$4,900,000	13%
General Partner Equity 普通合伙人股权	\$100	<1%
Limited Partner Equity 有限合伙人股权	\$22,558,339	58%
Total Sources 合计	\$38,733,185	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	1-Bd 1 卧室	2-Bd 2 卧室	3-Bd 3卧 室	Total Units 总计单元 数
20% AMI	2	4	3	9
30% AMI	2	7	2	11
40% AMI		1	2	3
50% AMI		7	5	12
60% AMI	-	2	4	6
Manager 经理		1		1
Total 合计	4	22	16	42

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Formerly Homeless Households 曾经无家可归的家庭	10
Low-Income Families 低收入家庭	31
Total 合计	41

Units @ 20% AMI:

Nine (9) units will be restricted to households with incomes at or below 20% Area Median Income. All nine of these units are targeted to the homeless. In addition, one (1) unit at 30% of AMI is also targeted to the homeless.

单位@ 20% 地区收入中位数:

九 (9) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。这九个单位都是针对无家可归者的。此外，地区收入中位数 30% 的一 (1) 个单位也专门针对无家可归者。



City Center Apartments



Location 地址: 38631 Fremont Blvd, Fremont | District 1 第一区

COMPLETE 已建成

City Center Apartments consists of 60 housing units with 59 units serving extremely low-income individuals, small families, and veterans that are homeless or at risk of homelessness.

City Center Apartments 由 60 套住房组成，其中 59 套提供服务给极低收入个人、小家庭以及无家可归或面临无家可归风险的退伍军人。

Applicant 申办: Allied Housing | **Developer 承建:** Allied Housing | **Architect 设计:** Mayers Architecture

Measure A1 Base City: A1法案城市资金池:	\$6,757,321	Construction Start 开始建筑时间:	April 2020 2020年4月
Measure A1 Regional: A1法案区域资金池:	\$0	Projected Completion 预计完工时间:	September 2021 2021年9月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$41,489,724
City Match 城市投放额:	\$7,545,000	Per Unit Cost 每单位建筑费用:	\$691,495

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$6,757,321	16%
City of Fremont Loan 弗里蒙特市贷款	\$7,545,000	18%
Veterans Housing and Homelessness Prevention Program (VHHP) 退伍军人住房和无家可归预防 (VHHP) 项目	\$3,823,522	9%
CA-HCD No Place Like Home Program (NPLH) CA-HCD NPLH项目	\$2,296,701	6%
Home Depot Grant Home Depot 拨款	\$300,000	1%
General Partner Equity 普通合伙人股权	\$100	<1%
Limited Partner Equity 有限合伙人股权	\$20,767,080	50%
Total Sources 合计	\$41,489,724	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	0-Bd 0卧室	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	11	9		20
30% AMI	8	6		14
40% AMI	2	4		6
50% AMI	4	7		11
60% AMI	5	3		8
Manager 经理			1	1
Total 合计	30	29	1	60

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Formerly Homeless Households 曾经无家可归的家庭	29
Veterans 退伍军人	29
Lower Income Workforce Households 低收入劳动力家庭	30
Total 合计	60

Units @ 20% AMI:

Twenty (20) units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

二十 (20) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Coliseum Connections



COMPLETE 已建成

Coliseum Connections is located on BART-owned land and consists of 110 housing units with 55 units serving low-income families.

- Nine (9) units are ADA accessible.

Coliseum Connections 位于 BART 拥有的土地上，由 110 个住房单元组成，其中 55 个单元为低收入家庭服务。

- 九 (9) 个单元符合 ADA 标准。

Location 地址: 805 71st Avenue, Oakland, CA | District 3 第三区

Applicant 申办: City of Oakland | **Developer 承建:** Urban Core Development | **Architect 设计:** Pyatok Architects

Measure A1 Base City: A1法案城市资金池:	\$2,500,000	Construction Start 开始建筑时间:	October 2017 2017年10月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	December 2019 2019年12月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$58,582,596
City Match 城市投放额:	\$16,675,000	Per Unit Cost 每单位建筑费用:	\$532,569

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$2,500,000	4%
City of Oakland Loan 奥克兰市贷款	\$16,675,000	28%
Permanent Loan 长期贷款	\$21,500,000	37%
Commonwealth Multifamily Housing Corp (CMFHC) Nonprofit Loan CMFHC 非营利贷款	\$1,250,000	2%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) CA-HCD 经济适用住房可持续社区 (AHSC)项目	\$5,223,012	9%
Deferred Developer Fee 延期开发费	\$1,100,845	2%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$10,333,739	18%
Total Sources 合计	\$58,582,596	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
50% AMI	13	9	22
60% AMI	20	13	33
Market-Rate 市场价格	31	23	54
Manager 经理	1		1
Total 合计	65	45	110

Total Project Unit by Target Population 目标人群的预计单位总和		Units 单元数
Low-Income Families 低收入家庭		55
Moderate-Income Families 中等收入家庭		55
Total 合计		110

Coliseum Place



COMPLETE 已建成

Coliseum Place consists of 59 housing units with 58 units serving low-income families.

- The project received thirty-seven (37) Project-Based Vouchers.
- Fifteen (15) units will be ADA accessible.

Coliseum Place 由 59 個住房單元組成，其中 58 個單元為低收入家庭服務。

- 該項目收到了三十七 (37) 張項目優惠券。
- 十五 (15) 個單元將配備 ADA 無障礙設施。

Location 地址: 905 72nd Avenue, Oakland, CA 94621 | District 3 第三区

Applicant 申办: City of Oakland | **Developer 承建:** Resources for Community Development | **Architect 设计:** David Baker Architects

Measure A1 Base City: A1法案城市资金池:	\$4,400,000	Construction Start 开始建筑时间:	January 2020 2020年1月
Measure A1 Regional: A1法案区域资金池:	\$5,127,638	Projected Completion 预计完工时间:	October 2021 2021年10月
Other County Funding: 县投放的其它资金:	HOPWA: \$727,638	Total Development Cost 总建筑费用:	\$55,457,149
City Match 城市投放额:	\$1,600,000	Per Unit Cost 每单位建筑费用:	\$939,952

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond Regional A1法案债券 - 区域资金池	\$5,375,050	16%
Measure A1 Bond Base City A1法案债券 - 城市资金池	\$4,400,000	13%
Alameda County - HOPWA 阿拉米达县 - HOPWA 资金	\$727,638	2%
City of Oakland 奥克兰市	\$1,600,000	5%
Permanent Loan 长期贷款	\$7,740,000	22%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC) CA-HCD 经济适用房可持续社区贷款 (AHSC)	\$6,000,000	17%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC) HRI CA-HCD 经济适用房可持续社区贷款 (AHSC) HRI	\$513,894	1%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$1,944,850	6%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行-AHP贷款	\$580,000	2%
National Housing Trust Fund (HTF) Loan HTF贷款	\$4,913,068	14%
Deferred Developer Fee 延期开发费	\$584,060	2%
General Partner Equity 普通合伙人股权	\$203,793	<1%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$20,874,796	38%
Total Sources 合计	\$55,457,149	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	7	4	1	12
30% AMI	3	10		13
45% AMI			6	6
50% AMI	1	13	13	27
Manager 经理		1		1
Total 合计	11	28	20	59

Total Project Unit by Target Population 目标人群的预计单位总和		Units 单元数
Households who are homeless or at risk of homelessness 无家可归或面临无家可归风险的家庭		9
Low-Income Households with HIV/AIDS 患有艾滋病/艾滋病的低收入家庭		6
Low-Income Households 低收入家庭		43
Total 合计		58

Units @ 20% AMI:

Twelve (12) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

十二 (12) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。

as of March 2023

截至至2023年3月

Corsair Flats



Location 地址: 171 W Atlantic Avenue, Alameda | District 3 第三区

COMPLETE 已建成

Corsair Flats - Alameda Site A Senior Apartments consists of 60 housing units with 59 units serving low-income seniors.

- Twenty-eight (28) units will be reserved for senior veterans.
- Three (3) units will be ADA accessible.

Corsair Flats - 阿拉米达 A 区老年公寓由 60 个住房单元组成, 其中 59 个单元为低收入老年人服务。

- 二十八 (28) 个单元将为长者退伍军人保留。
- 三 (3) 个单元将配备 ADA 无障碍设施。

Applicant 申办: City of Alameda | Developer 承建: Eden Housing, Inc | Architect 设计: KTG Architects

Measure A1 Base City: A1法案城市资金池:	\$3,000,000	Construction Start 开始建筑时间:	March 2019 2019年3月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	August 2020 2022年8月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$35,287,661
City Match 城市投放额:	\$0	Per Unit Cost 每单位建筑费用:	\$588,128

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$3,000,000	8%
Permanent Loan 长期贷款	\$4,500,000	14%
CA- HCD Veterans Housing & Homelessness Program (VHHP) CA-HCD 退伍军人住房和无家可归预防 (VHHP) 项目	\$3,094,149	9%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行-AHP贷款	\$590,000	2%
General Partner Equity 普通合伙人股权	\$100	<1%
Sponsor Loan - Inclusionary Contribution 赞助贷款-增值投入	\$1,500,000	4%
Limited Partner Equity (9% LIHTC) 有限合伙人股权 (9% LIHTC)	\$22,603,412	64%
Total Sources 合计	\$35,287,661	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				Total Project Unit by Target Population 目标人群的预计单位总和	
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数	Units 单元数	
20% AMI	5		5	Formerly Homeless Households 曾经无家可归的家庭	25
30% AMI	9	2	11	At-Risk of Homelessness 面临无家可归的风险	12
50% AMI	11	4	15	Low-Income Senior Veterans 低收入长者退伍军人	28
60% AMI	23	4	27	Total (overlapping units) 合计 (重复单位)	59
Manager 经理		1	1		
Total 合计	48	11	59		

Units @ 20% AMI:

Five (5) units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

五 (5) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。



Depot Community Apartments



Location 地址: 2595 Depot Rd, Hayward | District 2 第二区

IN CONSTRUCTION 建设中

Depot Community Apartments consist of 125 housing units with 94 units serving low-income households, including 63 chronically homeless individuals.

Depot Community Apartments 由 125 个住房单元组成，其中 94 个单元为低收入家庭提供服务，其中包括 63 名长期无家可归的人。

Applicant 申办: City of Hayward | **Developer 承建:** Allied Housing | **Architect 设计:** Lowney Architects

Measure A1 Base City: A1法案城市资金池:	\$18,268,465	Construction Start 开始建筑时间:	October 2021 2021年10月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	June 2023 2023年6月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$77,572,994
City Match 城市投放额:	\$6,181,400	Per Unit Cost 每单位建筑费用:	\$620,584

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$18,268,465	24%
City of Hayward Loan 海沃德市贷款	\$5,810,000	7%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$20,000,000	26%
Sponsor Loan – Hayward CDMG Grant 赞助贷款 – 海沃德市CDBG拨款	\$371,400	<1%
General Partner Equity 普通合伙人股权	\$1,214,866	2%
Limited Partner Equity 有限合伙人股权	\$31,908,263	41%
Total Sources 合计	\$77,572,994	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	Studio 套房	1-Bd 1卧室	Total Units 总计单元数
20% AMI	45		45
30% AMI	22		22
40% AMI	11		11
50% AMI	16		16
60% AMI	30		30
Manager 经理		1	1
Total 合计	124	1	125

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Chronically Homeless 长期无家可归者	63
Total 合计	63

Units @ 20% AMI:
Forty-five (45) units will be restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:
四十五 (45) 个单元将仅限于收入等于或低于地区收入中位数 20% 的家庭。

Douglas Ford Senior Apartments



Location 地址: 4038 Irvington Ave, Fremont | District 1 第一区

IN CONSTRUCTION 建设中

Douglas Ford consists of 90 housing units with 89 units serving seniors (62+) lower income individuals, and 45 units serving chronically homeless individuals.

Douglas Ford 拥有 90 套住房单元，其中 89 套为老年人（62 岁以上）低收入人士个人服务，45 套为长期无家可归者提供服务。

Applicant 申办: Allied Housing Inc. | Developer 承建: Allied Housing Inc. | Architect 设计: Herman Coliver Locus

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	April 2021 2021年4月
Measure A1 Regional: A1法案区域资金池:	\$12,200,000	Projected Completion 预计完工时间:	July 2023 2023年7月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$65,549,178
City Match 城市投放额:	\$9,000,000	Per Unit Cost 每单位建筑费用:	\$728,434

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$12,200,000	19%
State HCD NPLH 州房屋社区发展部NPLH项目	\$10,592,360	16%
City of Fremont Loan #1 弗里蒙特市贷款#1	\$6,200,000	9%
City of Fremont accrued interest during construction 弗里蒙特市建设期间应计利息	\$166,258	<1%
General Partner Equity 普通合伙人股权	\$1,000	<1%
Limited Partner 有限合伙人	\$32,776,252	49%
City of Fremont Loan #2 弗里蒙特市贷款#2	\$2,800,000	4%
City of Fremont accrued interest during preconstruction 弗里蒙特市施工前应计利息	\$496,156	<1%
Total Sources 合计	\$65,549,178	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和

Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	17	1	18
30% AMI	25	2	27
40% AMI	17	2	19
50% AMI	22	3	25
Manager 经理		1	1
Total 合计	81	9	90

Total Project Unit by Target Population 目标人群的预计单位总和

	Units 单元数
Homeless and Low-Income Individuals 无家可归者和低收入个人	89
Total 合计	90

Units @ 20% AMI:

Eighteen (18) units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

十八 (18) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Downtown Livermore Apartments



PRE-DEVELOPMENT 前期开发

Downtown Livermore Apartments consists of 79 housing units with 78 units serving lower income and formerly homeless households.

Downtown Livermore Apartments 由 79 個住房單元組成，其中 78 個單元為低收入家庭和以前無家可歸的家庭提供服務。

Location 地址: Railroad & L Street, Livermore | District 1 第一区

Applicant 申办: City of Livermore | **Developer 承建:** Eden Housing, Inc. | **Architect 设计:** Dahlin Group

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	April 2025 2025年4月
Measure A1 Regional: A1法案区域资金池:	\$14,402,382	Projected Completion 预计完工时间:	April 2027 2027年4月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$59,930,666
City Match 城市投放额:	\$5,240,000	Per Unit Cost 每单位建筑费用:	\$758,616

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$14,402,382	24%
City of Livermore 利弗莫尔市	\$5,240,000	9%
Permanent Loan 长期贷款	\$1,836,944	3%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC) CA-HCD 经济适用房可持续社区项目 (AHSC)	\$11,810,758	20%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行-AHP贷款	\$780,000	1%
Deferred Developer Fee 延期开发费	\$628,317	1%
General Partner Equity 普通合伙人股权	\$2,937,420	5%
Limited Partner Equity 有限合伙人股权	\$22,294,845	37%
Total Sources 合计	\$59,930,666	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	5	6	5	16
50% AMI	12	35	15	62
Manager 经理		1		1
Total 合计	17	42	20	79

Total Project Unit for Target Population 为目标人群 预计的单元总和	Units 单元数
Formerly Homeless Households 曾经无家可归的家庭	16
Total 合计	16

Units @ 20% AMI:

Sixteen (16) units of the seventy-nine (79) affordable units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

七十九 (79) 个经济适用房中的十六 (16) 个单元仅限于收入等于或低于地区收入中位数 20% 的家庭。

Embark Apartments



COMPLETE 已建成

Embark Apartments consists of 62 housing units with 61 units serving veterans and special needs homeless veterans. The project received 61 Project-Based Vouchers.

- Six (6) units are ADA accessible.

Embark 公寓由 62 个住房单元组成，其中 61 个单元为退伍军人和有特殊需要的无家可归退伍军人提供服务。该项目收到了 61 个项目优惠券。

- 六 (6) 个单元符合 ADA 标准。

Location 地址: 2126 Martin Luther King Jr. Way, Oakland | District 5 第五区

Applicant 申办: City of Oakland | Developer 承建: Resources for Community Development | Architect 设计: SGPA Architecture & Planning

Measure A1 Base City: A1法案城市资金池:	\$2,700,000	Construction Start 开始建筑时间:	December 2017 2017年12月
Measure A1 Regional: A1法案区域资金池:	\$2,498,909	Completion 完工时间:	February 2020 2020年2月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$38,698,386
City Match 城市投放额:	\$4,309,200*	Per Unit Cost 每单位建筑费用:	\$624,168

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond Base City A1法案债券 - 城市资金池	\$2,700,000	7%
Measure A1 Regional A1法案债券 - 区域资金池	\$2,498,909	6%
Permanent Loan 长期贷款	*\$4,309,200	11%
CA-HCD Veterans Housing & Homelessness Prevention (VHHP) CA-HCD 退伍军人住房和无家可归预防 (VHHP) 项目	\$7,146,464	18%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行-AHP贷款	\$1,220,000	3%
Deferred Developer Fee 延期开发费	\$361,297	1%
General Partner Equity 普通合伙人股权	\$660,100	2%
Limited Partner Equity (9% LIHTC) 有限合伙人股权 (9% LIHTC)	\$19,802,416	51%
Total Sources 合计	\$38,698,386	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	1	12		13
30% AMI		17	1	18
50% AMI		27	3	30
Manager 经理		1		1
Total 合计	1	57	4	62

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Homeless Veterans with Special Needs 有特殊需要的无家可归退伍军人	31
Low-Income Veterans 低收入退伍军人	30
Total 合计	61

Units @ 20% AMI:

Thirteen (13) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

十三 (13) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。

as of March 2023

*City Match was a combination of the waiver of local city fees and the \$4.3million leveraged by the OHA Project-based AHAP contract

截至至2023年3月

*城市投放额是当地城市费用减免和基于 OHA 项目的 AHAP 合同杠杆的 430 万美元的结合

Empyrean & Harrison



Location 地址: 344 13th St. and 1415 Harrison St., Oakland | District 3 第三区

COMPLETE 已建成

Empyrean & Harrison consists of 147 housing units with 125 units serving chronically homeless individuals.

Empyrean & Harrison 拥有 147 个住房单元，其中 125 个单元为个人的长期无家可归者提供服务。

Applicant 申办: City of Oakland | **Developer 承建:** Resources for Community Development | **Architect 设计:** Gelfand Partners

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	February 2019 2019年2月
Measure A1 Regional: A1法案区域资金池:	\$4,685,000	Projected Completion 预计完工时间:	December 2020 2020年12月
Other County Funding: 县投放的其它资金:	HOPWA - \$165,000	Total Development Cost 总建筑费用:	\$76,621,339

City Match 城市投放额: **\$9,151,014** Per Unit Cost 每单位建筑费用: \$521,234

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$4,685,000	6%
HOPWA HOPWA资金	\$165,000	<1%
City of Oakland Loan 奥克兰市贷款	\$4,988,000	7%
City of Oakland - HOME 奥克兰市 - HOME资金	\$4,163,014	5%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$7,359,373	10%
OHA Loan OHA贷款	\$4,570,000	6%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行-AHP项目	\$1,450,000	2%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) CA-HCD 经济适用住房可持续社区 (AHSC) 项目	\$15,631,118	20%
Deferred Developer Fee 延期开发费	\$1,500,000	2%
General Partner Equity 普通合伙人股权	\$4,074,542	5%
Limited Partner Equity 有限合伙人股权	\$28,035,292	37%
Total Sources 合计	\$76,621,339	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	Studio 套房	1-Bd 1卧室	Total Units 总计单元数
20% AMI	66		66
30% AMI	10		10
50% AMI	32		32
60% AMI	27	11	38
Manager 经理		1	1
Total 合计	135	12	147

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
People with Disabilities 残疾人士	59
People with HIV/AIDS 艾滋病毒/艾滋病患者	14
Chronically Homeless Individuals 个人长期无家可归者	125
Lower Income Workforce 低收入劳动力	74
Total (overlapping populations) 合计 (重复人口)	147

Units @ 20% AMI:

Sixty-six (66) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

六十六 (66) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Estrella Vista



COMPLETE 已建成

Estrella Vista consists of 87 housing units with 86 units serving low-income families.

- Five (5) units are reserved for households with HIV/AIDS.
- Seven (7) units are ADA accessible.

Estrella Vista 由 87 个住房单元组成，其中 86 个单元为低收入家庭服务。

- 五 (5) 个单元是为艾滋病病毒/艾滋病患者家庭保留的。
- 七 (7) 个单元符合 ADA 标准。

Location 地址: 3706 San Pablo, Emeryville & Oakland | District 5

Applicant 申办: City of Oakland | **Developer 承建:** EAH Housing | **Architect 设计:** KTG Architects

Measure A1 Base City: A1法案城市资金池:	\$1,900,000	Construction Start 开始建筑时间:	July 2017 2017年7月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	February 2020 2020年2月
Other County Funding: 县投放的其它资金:	HOME, HOPWA, CDBG: \$3,115,861	Total Development Cost 总建筑费用:	\$73,025,681
City Match 城市投放额:	\$11,000,000*	Per Unit Cost 每单位建筑费用:	\$839,376

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$1,900,000	3%
Alameda County - HOME, HOPWA, CDBG (Acc/Int: \$201,139) 阿拉米达县 - HOME, HOPWA, CDBG 资金 (Acc/Int: \$201,139)	\$3,115,861	5%
City of Oakland Loan 奥克兰市贷款	\$2,000,000	3%
City of Emeryville Loan 埃默里维尔市贷款	\$4,500,000	7%
Land Donation 土地捐赠	\$4,500,000	
Permanent Loan 长期贷款	\$12,180,000	19%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$2,500,000	4%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) CA-HCD 经济适用住房可持续社区 (AHSC)项目	\$5,400,000	8%
Federal Home Loan Bank Affordable Housing Program (AHP)	\$860,000	1%
Deferred Developer Fee 延期开发费	\$2,995,751	4%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$28,433,338	43%
General Partner Equity 普通合伙人股权	\$4,640,731	3%
Total Sources 合计	\$64,532,179	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和						
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	4-Bd 4卧室	Total Units 总计单元数
20% AMI			3		1	4
30% AMI		2	12	1	3	18
40% AMI		2	1	6		9
50% AMI	4	4	19	10	2	39
60% AMI			10	5	1	16
Manager 经理				1		1
Total 合计	4	8	45	23	7	87

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Low-Income Persons with HIV/AIDS 低收入艾滋病病毒/艾滋病患者	5
Low-Income Families 低收入家庭	81
Total 合计	86

Units @ 20% AMI: Eight (8) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数: 八 (8) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。

as of March 2023

*City Match was a combination of land donation and developer contribution
截至至2023年3月

*城市投放额是土地捐赠和开发商投入的总和

Everett Commons



COMPLETE 已建成

Everett & Eagle Family Housing consists of 20 housing units with 19 units serving low-income families.

- Three (3) units are ADA accessible.

Everett & Eagle Family Housing 由 20 个住房单元组成，其中 19 个单元为低收入家庭服务。

- 三 (3) 个单位符合 ADA 标准。

Location 地址: 2437 Eagle Avenue, Alameda | District 3 第三区

Applicant 申办: City of Alameda | **Developer 承建:** Alameda Housing Authority | **Architect 设计:** Anne Phillips Architecture

Measure A1 Base City: A1法案城市资金池:	\$1,000,000	Construction Start 开始建筑时间:	June 2017 2017年6月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	December 2018 2018年12月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$18,878,080
City Match 城市投放额:	\$4,599,775	Per Unit Cost 每单位建筑费用:	\$943,904

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$1,000,000	5%
Alameda Housing Authority Loan 阿拉米达住房管理局贷款	\$4,471,334	24%
City of Alameda HOME Loan 阿拉米达市HOME贷款	\$162,127	1%
Permanent Loan - Chase (PBV) 长期贷款 - 大通银行 (PBV)	\$3,330,168	18%
Fee Waivers 费用减免	\$295,133	2%
Deferred Developer Fee 延期开发费	\$128,441	1%
Limited Partner Equity - Enterprise (9% LIHTC) 有限合伙人股权 - 企业 (9% LIHTC)	\$7,290,877	39%
General Partner Equity 普通合伙人股权	\$2,200,000	12%
Total Sources 合计	\$18,878,080	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	1	1		2
30% AMI	1	1	1	3
40% AMI	1	2	2	5
50% AMI		5	2	7
60% AMI	1	1		2
Manager 经理		1		1
Total 合计	4	11	5	20

Total Project Unit by Target Population 目标人群的预计单位总和		Units 单元数
Low-Income Families 低收入家庭		19
Total 合计		19

Foon Lok West at Brooklyn Basin



COMPLETE 已建成

Foon Lok West consists of 130 housing units with 129 units serving lower-income workforce and homeless households.

Foon Lok West 由 130 个住房单位组成，其中 129 个单位为低收入劳动力和无家可归家庭提供服务。

Location 地址: 101 10th Ave, Oakland | District 3 第三区

Applicant 申办: City of Oakland | **Developer 承建:** MidPen Housing Corporation | **Architect 设计:** HKIT Architects

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	August 2020 2020年8月
Measure A1 Regional: A1法案区域资金池:	\$9,698,000	Projected Completion 预计完工时间:	May 2022 2022年5月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$110,499,559
City Match 城市投放额:	\$12,442,000	Per Unit Cost 每单位建筑费用:	\$849,997

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$9,698,000	10%
City of Oakland Loan 奥克兰市贷款	\$12,442,000	12%
Permanent Loan 长期贷款	\$17,973,000	18%
CA-HCD No Place Like Home Program (NPLH) Competitive CA-HCD No Place Like Home 项目(NPLH) 竞争	\$2,651,251	3%
CA-HCD No Place Like Home Program (NPLH) Non-Competitive CA-HCD No Place Like Home 项目(NPLH) 非竞争	\$2,848,749	3%
Deferred Developer Fee 延期开发费	\$9,141,634	9%
General Partner Equity 普通合伙人股权	\$110,282	<1%
Limited Partner Equity 有限合伙人股权	\$47,018,609	46%
Total Sources 合计	\$101,883,525	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	26			26
30% AMI	5	11	10	26
50% AMI	8	11	18	37
60% AMI	9	12	19	40
Manager 经理		1		1
Total 合计	48	35	47	130

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Lower Income Workforce 低收入劳动力	103
Chronically Homeless 长期无家可归者	26
Total 合计	129

Units @ 20% AMI:

Sixteen (16) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

十六 (16) 个单元仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Fruitvale Studios



COMPLETE 已建成

Fruitvale Studios consists of 24 housing units with 23 units serving lower income households, including homeless households.

Fruitvale Studios 由 24 个住房单元组成，其中 23 个单元为低收入家庭（包括无家可归家庭）提供服务。

Location 地址: 2600 International Ave, Oakland | District 3 第三区

Applicant 申办: City of Oakland | **Developer 承建:** Allied Housing | **Architect 设计:** HKIT Architects

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	October 2020 2020年10月
Measure A1 Regional: A1法案区域资金池:	\$3,484,309	Projected Completion 预计完工时间:	January 2023 2023年1月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$9,928,171
City Match 城市投放额:	\$3,450,000	Per Unit Cost 每单位建筑费用:	\$413,674

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$3,484,309	35%
City of Oakland 奥克兰市	\$3,450,000	35%
Permanent Loan 长期贷款	\$833,000	8%
No Place Like Home (NPLH) NPLH项目	\$2,160,862	22%
Total Sources 合计	\$9,928,171	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和		
Income Level 收入水平	0-Bd 0卧室	Total Units 总计单元数
20% AMI	6	6
30% AMI	5	5
50% AMI	1	1
60% AMI	11	11
Manager 经理	1	1
Total 合计	24	24

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Chronically Homeless 长期无家可归者	12
Total 合计	12

Units @ 20% AMI:

Six (6) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

六 (6) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Granite Ridge



Location 地址: 37350 Sequoia Road, Fremont | District 1 第一区

COMPLETE 已建成

Granite Ridge consists of 73 housing units with 72 units serving lower income individuals and families. The project will also serve homeless households.

Granite Ridge 由 73 个住房单元组成, 其中 72 个单元为低收入个人和家庭服务。该项目还将为无家可归的家庭提供服务。

Applicant 申办: Eden Housing and City of Fremont | **Developer 承建:** Eden Housing & For the Future Housing | **Architect 设计:** Humphreys & Partners Architects LP

Measure A1 Base City: A1法案城市资金池:	\$4,621,067	Construction Start 开始建筑时间:	May 2021 2021年5月
Measure A1 Regional: A1法案区域资金池:	\$5,078,933	Projected Completion 预计完工时间:	December 2022 2022年12月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$46,476,835
City Match 城市投放额:	\$7,500,000	Per Unit Cost 每单位建筑费用:	\$636,669

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$9,700,000	21%
City of Fremont 弗里蒙特市	\$7,500,000	16%
First Mortgage 第一抵押贷款	\$3,900,000	8%
General Partner 普通合伙人	\$200	<1%
Deferred Developer Fee 延期开发费	\$1,004,072	2%
Limited Partner Equity 有限合伙人股权	\$24,372,563	52%
Total Sources 合计	\$46,476,835	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	5	5	5	15
40% AMI	5	5	5	15
50% AMI	11	6	4	21
60% AMI	11	5	5	21
Manager 经理		1		1
Total 合计	32	22	19	73

Total Project Unit for Target Population 为目标人群预计的单元总和	Units 单元数
Low Income Individuals & Families 低收入个人和家庭	72
Chronically Homeless Individuals 长期无家可归者个人	15
Total 合计	72

Units @ 20% AMI:

Fifteen (15) units of the seventy-two (72) affordable units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

七十二 (72) 个经济适用房中的十五 (15) 个单元仅限于收入等于或低于地区收入中位数 20% 的家庭。



Grayson Apartments



COMPLETE 已建成

Grayson Street Apartments consists of 23 housing units with 22 units serving low-income families.

- Seventeen (17) units are set aside for disabled households, including people living with HIV/AIDS.

Grayson Street Apartments 由 23 个住房单元组成，其中 22 个单元为低收入家庭服务。

- 为残疾人家庭（包括艾滋病毒/艾滋病患者）预留了十七 (17) 个单位。

Location 地址: 2478 San Pablo Avenue, Berkeley | District 5 第五区

Applicant 申办: City of Berkeley | Developer 承建: Satellite Affordable Housing Associates | Architect 设计: HKIT Architects

Measure A1 Base City: A1法案城市资金池:	\$691,000	Construction Start 开始建筑时间:	December 2017 2017年12月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	October 2019 2019年10月
Other County Funding: 县投放的其它资金:	HOPWA: \$373,762	Total Development Cost 总建筑费用:	\$18,558,706
City Match 城市投放额:	\$2,712,476	Per Unit Cost 每单位建筑费用:	\$806,900

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$691,000	4%
Alameda County - HOPWA 阿拉米达县 - HOPWA资金	\$373,762	2%
City of Berkeley Housing Trust Fund 伯克利市住房信托基金	\$2,712,476	15%
Tax-Exempt Bond Debt - California Community Reinvestment Corporation (CCRC) 免税债券债务 - 加州社区再投资公司 (CCRC)	\$1,576,324	8%
Department of Justice Loan 司法部贷款	\$533,324	3%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$220,000	1%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$1,000,000	5%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$1,151,553	6%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) - AHD Loan CA-HCD 经济适用住房可持续社区 (AHSC)项目 - AHD 贷款	\$2,949,480	16%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) - AHD Grant CA-HCD 经济适用住房可持续社区 (AHSC)项目 - AHD 拨款	\$22,846	<1%
Deferred Developer Fee 延期开发费	\$125,000	1%
General Partner Equity 普通合伙人股权	\$400,000	2%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$6,802,547	37%
Total Sources 合计	\$18,558,313	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总数			
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	5		5
30% AMI	8	1	9
40% AMI	4	0	4
60% AMI	1	3	4
Manager 经理		1	1
Total 合计	18	5	23

Total Project Unit by Target Population 目标人群的预计单位总数		Units 单元数
Low-Income Disabled Households 低收入残疾人家庭		17
Low-Income Households with HIV/AIDS 感染艾滋病毒/艾滋病的低收入家庭		5
Total 合计		23

Units @ 20% AMI:

Five (5) units will be restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

五 (5) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。

Jordan Court



COMPLETE 已建成

Jordan Court consists of 35 housing units with 34 units serving lower-income seniors and 7 units serving Chronically Homeless individuals.

Jordan Court 由 35 个住房单元组成，其中 34 个单元为低收入老年人服务，7 个单元为个人长期无家可归者服务。

Location 地址: 1601 Oxford Street, Berkeley | District 5 第五区

Applicant 申办: Satellite Affordable Housing Developers | **Developer 承建:** Satellite Affordable Housing Developers | **Architect 设计:** HKIT Architects

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	October 2020 2020年10月
Measure A1 Regional: A1法案区域资金池:	\$5,834,096	Projected Completion 预计完工时间:	June 2022 2022年6月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$26,235,273
City Match 城市投放额:	\$6,026,927	Per Unit Cost 每单位建筑费用:	\$749,579

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$5,834,096	22%
City of Berkeley Loan 伯克利市贷款	\$6,026,927	23%
Permanent Loan - Housing Trust Silicon Valley 长期贷款 - 硅谷住房信托基金	\$867,859	3%
Alameda County No Place Like Home (NPLH) 阿拉米达县NPLH项目	\$3,221,692	12%
CA-HCD No Place Like Home (NPLH) CA-HCD NPLH 项目	\$1,314,807	5%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$340,000	1%
Deferred Developer Fee 延期开发费	\$558,297	2%
General Partner Equity 普通合伙人股权	\$21,890	<1%
Limited Partner Equity 有限合伙人股权	\$8,049,705	31%
Total Sources 合计	\$26,235,273	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	Studio 套房	2-Bd 2卧室	Total Units 总计单元数
20% AMI	7		7
30% AMI	5		5
50% AMI	11		11
60% AMI	11		11
Manager 经理		1	1
Total 合计	34	1	35

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Lower Income Seniors 低收入老年人	34
Chronically Homeless Individuals 长期无家可归者个人	7
Total 合计	34

Units @ 20% AMI:

Seven (7) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

七 (7) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。



Kottinger Gardens, Phase II



COMPLETE 已建成

Kottinger Gardens Phase II consists of 54 housing units with 53 units serving low-income seniors.

- Five (5) units will be ADA accessible.

Kottinger Gardens 二期由 54 个住房单元组成，其中 53 个单元为低收入老年人服务。

- 五 (5) 个单元将配备 ADA 无障碍设施。

Location 地址: 251 Kottinger Drive, Pleasanton | District 4 第四区

Applicant 申办: City of Pleasanton | **Developer 承建:** MidPen Housing Corporation | **Architect 设计:** Dahlin Group

Measure A1 Base City: A1法案城市资金池:	\$4,600,000	Construction Start 开始建筑时间:	December 2017 2017年12月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	September 2019 2019年9月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$29,403,818
City Match 城市投放额:	\$2,944,415	Per Unit Cost 每单位建筑费用:	\$544,515

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$4,600,000	16%
City of Pleasanton LIHF (including deferred interest) 普莱森顿市LIHF(包括递延利息)	\$2,944,415	10%
Perm Loan Tranche A 长期贷款 A轮	\$2,144,848	7%
Perm Loan Tranche B 长期贷款 B轮	\$6,097,152	21%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$800,000	3%
Deferred Developer Fee 延期开发费	\$1,472,822	5%
General Partner Equity 普通合伙人股权	\$100	<1%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$11,344,481	39%
Total Sources 合计	\$29,403,818	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	5		5
35% AMI		1	1
40% AMI	10	1	11
50% AMI	25	1	26
60% AMI	10		10
Manager 经理		1	1
Total 合计	50	4	54

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Low-Income Seniors 低收入老年人	53
Total 合计	53

Units @ 20% AMI:

Five (5) units will be restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

五 (5) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。

La Vereda - San Leandro Senior Apartments



COMPLETE 已建成

La Vereda - San Leandro Senior Apartments consists of 85 transit-oriented housing units with 84 units serving low-income seniors.

- Forty-two (42) units are ADA accessible.

La Vereda - San Leandro 高级公寓由 85 个公共交通导向型住房单元组成，其中 84 个单元为低收入老年人服务。

- 四十二 (42) 个单元符合 ADA 标准。

Location 地址: 525 West Juana Avenue, San Leandro | District 3 第三区

Applicant 申办: City of San Leandro | **Developer 承建:** BRIDGE Housing Corporation | **Architect 设计:** Ankrom Moisan Architects, Inc

Measure A1 Base City: A1法案城市资金池:	\$1,700,000	Construction Start 开始建筑时间:	June 2017 2017年6月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	December 2019 2019年12月
Other County Funding: 县投放的其它资金:	Boomerang, HOME: \$916,066	Total Development Cost 总建筑费用:	\$48,138,782
City Match 城市投放额:	\$6,925,112*	Per Unit Cost 每单位建筑费用:	\$566,339

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$1,700,000	4%
Alameda County - Boomerang Funds, HOME 阿拉米达县 - Boomerang资金, HOME资金	\$916,066	2%
City of San Leandro 圣莱安德罗市	\$1,000,000	2%
Land Donation 土地捐赠	\$5,925,112	12%
Permanent Loan - Tranche A 长期贷款 - A 轮	\$2,036,000	4%
Permanent Loan - Tranche B 长期贷款 - B 轮	\$8,133,000	17%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$1,129,674	2%
CA-HCD Affordable Housing & Sustainable Communities (AHSC), HRI Grant CA-HCD 经济适用住房可持续社区 (AHSC)项目, HRI 拨款	\$2,482,761	5%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$1,000,000	2%
CA-HCD Affordable Housing & Sustainable Communities (AHSC) Loan CA-HCD 经济适用住房可持续社区 (AHSC) 贷款	\$4,965,047	10%
Deferred Developer Fee 延期开发费	\$1,550,000	3%
Limited Partner Equity - US Bancorp CDC (9% LIHTC) 有限合伙人股权 - US Bancorp CDC (9% LIHTC)	\$15,418,741	32%
General Partner Equity 普通合伙人股权	\$1,882,381	4%
Total Sources 合计	\$48,138,782	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
30% AMI	8	5	13
40% AMI	14		14
50% AMI	54	3	57
Manager 经理	1		
Total 合计	77	8	85

Total Project Unit by Target Population 目标人群的预计单位总和		Units 单元数
Low-Income Seniors 低收入老年人		84
Total 合计		84

as of March 2023

*City Match was a combination of land donation and developer contribution
截至至2023年3月

*城市投放额为土地捐赠和开发商捐助的总和。

Lazuli Landing

PRE-DEVELOPMENT 前期开发



Lazuli Landing consists of 81 housing units with 80 units serving lower income and formerly homeless households.

Lazuli Landing 由 81 个住房单元组成，其中 80 个单元为低收入家庭和以前无家可归的家庭提供服务。

Location 地址: Mission Blvd & D Street, Union City | District 2 第二区

Applicant 申办: City of Union City | **Developer 承建:** MidPen Housing Corporation | **Architect 设计:** BDE Architecture

Measure A1 Base City: A1法案城市资金池:	\$4,453,899	Construction Start 开始建筑时间:	December 2025 2025年12月
Measure A1 Regional: A1法案区域资金池:	\$8,787,121	Projected Completion 预计完工时间:	August 2027 2027年8月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$71,600,805
City Match 城市投放额:	\$5,034,924	Per Unit Cost 每单位建筑费用:	\$883,961

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$13,241,000	18%
City of Union City Land Value 联合市市土地价值	\$7,490,000	10%
City of Union City Housing Funds 联合市市住房基金	\$5,034,924	7%
Permanent Loan 长期贷款	\$4,919,700	7%
City of Union City Centro and Youth & Family Services 联合市市中心和青少年及家庭服务	\$1,800,000	2%
Deferred Developer Fee & General Partner Equity 延期开发费 & 普通合伙人股权	\$5,841,578	8%
FHLBSF AHP FHLBSF AHP项目	\$800,000	1%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC) CA-HCD 经济适用房可持续社区项目 (AHSC)	\$7,946,721	11%
Tax Credit Investor Proceeds 税收抵免的投资者收益	\$24,526,882	34%
Total Sources 合计	\$71,600,805	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					
Income Level 收入水平	0-Bd 0卧室	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI		13	3		16
40% AMI		1	10	5	16
50% AMI		2	10	9	21
60% AMI	1	9	11		21
80% AMI	1	2	3		6
Manager 经理			1		1
Total 合计	2	27	38	14	81

Total Project Unit for Target Population 为目标人群预计的单元总和	Units 单元数
Formerly Homeless Households 曾经无家可归的家庭	16
Total 合计	16

Units @ 20% AMI:

Sixteen (16) units of the eighty-one (81) affordable units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

八十一 (81) 个经济适用房中的十六 (16) 个单元仅限于收入等于或低于地区收入中位数 20% 的家庭。

Loro Landing



COMPLETE 已建成

Parrott Street Apartments consists of 62 housing units with 61 units serving low-income families including veterans. Project received 25 VASH project-based vouchers.

- Four (4) units will be ADA-accessible.

Parrott Street Apartments 由 62 个住房单元组成，其中 61 个单元为包括退伍军人在内的低收入家庭提供服务。项目收到 25 张基于 VASH 项目的代金券。

- 四 (4) 个单元将符合 ADA 标准。

Location 地址: 1642 San Leandro Blvd, San Leandro | District 3 第三区

Applicant 申办: City of San Leandro | **Developer 承建:** Eden Housing, Inc | **Architect 设计:** Lowney Architects

Measure A1 Base City: A1法案城市资金池:	\$4,000,000	Construction Start 开始建筑时间:	April 2020 2020年4月
Measure A1 Regional: A1法案区域资金池:	\$1,466,259	Projected Completion 预计完工时间:	February 2022 2020年2月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$43,310,011
City Match 城市投放额:	\$1,00,000	Per Unit Cost 每单位建筑费用:	\$698,549

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Base City A1法案债券 - 城市资金池	\$4,000,000	9%
Measure A1 Regional A1法案债券 - 区域资金池	\$1,466,259	3%
City of San Leandro Loan 圣莱安德罗市贷款	\$1,000,000	2%
Permanent Loan - CCRC (VASH PBV) 长期贷款 - CCRC (VASH PBV)	\$3,337,000	8%
Home Depot	\$300,000	1%
CA-HCD Veterans Housing & Homelessness Prevention (VHHP) CA-HCD 退伍军人住房和无家可归预防 (VHHP) 项目	\$3,067,794	7%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$570,000	1%
Certificated State Tax Credits - Sponsor Loan 经认证的州税抵免 - 赞助贷款	\$3,465,000	8%
Deferred Developer Fee 延期开发费	\$188,708	<1%
General Partner Equity 普通合伙人股权	\$100	<1%
Limited Partner Equity (9% LIHTC) 有限合伙人股权 (9% LIHTC)	\$25,915,150	60%
Total Sources 合计	\$43,310,011	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和						Total Project Unit by Target Population 目标人群的预计单位总和		Units 单元数
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	4-Bd 4卧室	Total Units 总计单元数	Low-Income Veterans 低收入退伍军人	25	
20% AMI	4				4	Low-Income Households with HIV/AIDS 患有艾滋病毒/艾滋病的低收入家庭	6	
30% AMI	9	6	4		19	Low-Income Families 低收入家庭	30	
50% AMI	9	9	2		20	Total 合计	61	
60% AMI		7	11		18			
Manager 经理			1					
Total 合计	22	22	14	4	62			

Units @ 20% AMI:

Four (4) units will be restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

四 (4) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。



Madrone Terrace



Location 地址: 16060 E 14th Street, San Leandro. | District 4 第四区

PRE-DEVELOPMENT 前期开发

Madrone Terrace consists of 79 housing units with 78 units serving lower income and formerly homeless households.

Madrone Terrace 由 79 个住房单元组成，其中 78 个单元为低收入家庭和以前无家可归的家庭提供服务。

Applicant 申办: Ashland (Unincorporated County) | Developer 承建: Resources for Community Development | Architect 设计: Kava Massih

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	March 2023 2023年3月
Measure A1 Regional: A1法案区域资金池:	\$8,852,352	Projected Completion 预计完工时间:	August 2024 2024年8月
Other County Funding: 县投放的其它资金:	CDBG: \$1,411,058	Total Development Cost 总建筑费用:	\$84,840,763
City Match 城市投放额:	\$5,900,000	Per Unit Cost 每单位建筑费用:	\$1,073,934

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$8,852,352	10%
CDBG CDBG资金	\$1,411,058	2%
Hayward Rec & Park Hard Loan 海沃德市休闲中心和公园区贷款	\$5,900,000	7%
CA-HCD Affordable Housing Sustainable Communities Program (AHSC) CA-HCD 经济适用住房可持续社区项目 (AHSC)	\$13,143,710	15%
CA-HCD Affordable Housing Sustainable Communities Grant (AHSC) CA-HCD 经济适用住房可持续社区拨款 (AHSC)	\$63,166	<1%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$1,170,000	1%
CA-HCD No Place Like Home (NPLH) CA-HCD NPLH 项目	\$6,045,604	7%
CA-HCD No Place Like Home (COSR) CA-HCD NPLH (COSR) 项目	\$3,720,120	4%
CA-HCD Accelerator CA-HCD Accelerator项目	\$44,072,753	52%
Deferred Developer Fee 延期开发费	\$462,000	<1%
Total Sources 合计	\$84,840,763	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					Total Project Unit for Target Population 为目标人群预计的单元总和	
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数	Units 单元数	
15% AMI	20			20	Formerly Homeless Households 曾经无家可归的家庭	
30% AMI	12			12	Total 合计	
50% AMI	4	16	18	38	16	
60% AMI		4	4	8		
Manager 经理		1		1		
Total 合计	36	21	22	79		

Units @ 20% AMI:

Twenty (20) units of the seventy-nine (79) affordable units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

七十九 (79) 套经济适用房中的二十 (20) 套仅限于收入等于或低于地区中位收入 20% 的家庭。

Mission Paradise



Location 地址: 28000 Mission Blvd, Hayward | District 2 第二区

IN CONSTRUCTION 建设中

Mission Paradise consists of 76 housing units with 75 units serving lower-income households.

Mission Paradise 由 76 个住房单元组成，其中 75 个单元为低收入家庭服务。

Applicant 申办: City of Hayward | **Developer 承建:** EAH, Inc. | **Architect 设计:** Dahlin Group

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	November 2022 2022年11月
Measure A1 Regional: A1法案区域资金池:	\$4,592,006	Projected Completion 预计完工时间:	September 2024 2024年9月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$57,907,564
City Match 城市投放额:	\$2,500,000	Per Unit Cost 每单位建筑费用:	\$761,942

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$4,592,006	8%
City of Hayward 海沃德市	\$2,500,000	4%
Permanent Loan 长期贷款	\$1,000,000	2%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$11,463,076	19%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$410,000	1%
HUD 202 Capital HUD 202 资本	\$5,043,504	9%
NPLH NPLH项目	\$2,343,222	4%
Deferred Developer Fee 延期开发费	\$312,020	1%
General Partner Equity 普通合伙人股权	\$4,059,832	7%
Limited Partner Equity 有限合伙人股权	\$27,325,741	46%
Total Sources 合计	\$59,049,401	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	13	2	15
30% AMI	19	2	21
40% AMI	12	1	13
50% AMI	21	1	22
80% AMI		4	4
Manager 经理		1	1
Total 合计	65	11	76

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Formerly Homeless Individuals 曾经无家可归的家庭	15
Total (overlapping populations) 合计(重复人口)	15

Units @ 20% AMI:
Fifteen (15) units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:
十五 (15) 个单位仅限于收入等于或低于地区收入中位数 20% 的家庭。

Monarch Homes



COMPLETE 已建成

Monarch Homes consists of 51 housing units with 50 units serving low-income seniors including veterans and seniors at risk of homelessness.

- Three (3) units are ADA accessible.

Monarch Homes 拥有 51 个住房单元，其中 50 个单元为低收入老年人提供服务，其中包括退伍军人和面临无家可归风险的老年人。

- 三 (3) 个单元符合 ADA 标准。

Location 地址: 3268 San Pablo, Oakland | District 5 第五区

Applicant 申办: City of Oakland | Developer 承建: Satellite Affordable Housing Associates | Architect 设计: HKIT Architects

Measure A1 Base City: A1法案城市资金池:	\$7,180,000	Construction Start 开始建筑时间:	June 2019 2019年6月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	February 2021 2021年2月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$36,096,578
City Match 城市投放额:	\$1,000,000	Per Unit Cost 每单位建筑费用:	\$707,776

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$7,180,000	20%
City of Oakland Loan 奥克兰市贷款	\$1,000,000	3%
CA-HCD Affordable Housing & Sustainable Communities Loan (AHSC) CA-HCD 经济适用住房可持续社区贷款(AHSC)	\$5,500,000	15%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$1,367,300	4%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$1,000,000	3%
Deferred Developer Fee 延期开发费	\$681,461	2%
Tax Exempt Bond Debt - California Community Reinvestment Corporation 免税债券债务 - 加州社区再投资公司	\$4,152,000	12%
General Partner Equity 普通合伙人股权	\$1,300,000	4%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$13,915,817	39%
Total Sources 合计	\$36,096,578	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				Total Project Unit by Target Population 目标人群的预计单位总和	
Income Level 收入水平	Studio 套房	1-Bd 1卧室	Total Units 总计单元数		Units 单元数
20% AMI	10		10	Low-Income Seniors 低收入老年人	50
30% AMI	3		3	Total 合计	50
50% AMI		18	18	Units @ 20% AMI:	
60% AMI		19	19	Ten (10) units are restricted to households with incomes at or below 20% Area Median Income.	
Manager 经理		1	1	单位 @ 20% 地区收入中位数:	
Total 合计	13	38	51	十 (10) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。	

NOVA Apartments



COMPLETE 已建成

NOVA Apartments consists of 57 housing units with 56 units serving chronically homeless individuals.

NOVA 公寓由 57 个住房单元组成，其中 56 个单元为长期无家可归者提供服务。

Location 地址: 445 30th Street, Oakland | District 5 第五区

Applicant 申办: City of Oakland | **Developer 承建:** Affirmed Housing | **Architect 设计:** Dahlin Group

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	December 2019 2019年12月
Measure A1 Regional: A1法案区域资金池:	\$13,766,776	Projected Completion 预计完工时间:	April 2021 2021年4月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$40,150,093
City Match 城市投放额:	\$1,600,000	Per Unit Cost 每单位建筑费用:	\$704,388

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$13,766,776	34%
City of Oakland 奥克兰市	\$1,600,000	4%
Permanent Loan 长期贷款	\$5,134,293	13%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$1,120,000	3%
Deferred Developer Fee 延期开发费	\$602,241	1%
Limited Partner Equity 有限合伙人股权	\$17,926,783	45%
Total Sources 合计	\$40,150,093	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	32	24		56
Manager 经理			1	1
Total 合计	32		25	57

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Chronically Homeless Individuals 个人长期无家可归者	56
Total 合计	56

Units @ 20% AMI:

Fifty-six (56) units are restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

五十六 (56) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。

Pacific Avenue Senior Homes



Location 地址: 3701 Pacific Ave, Livermore | District 1 第一区

PRE-DEVELOPMENT 前期开发

Pacific Avenue Senior Homes consists of 140 housing units with 139 units serving lower income and formerly homeless seniors.

Pacific Avenue Senior Homes 由 140 个住房单元组成，其中 139 个单元为低收入和以前无家可归的老年人提供服务。

Applicant 申办: Livermore | **Developer 承建:** Satellite Affordable Housing Associates (SAHA) | **Architect 设计:** DAHLIN Group

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	November 2023 2023年11月
Measure A1 Regional: A1法案区域资金池:	\$3,999,263	Projected Completion 预计完工时间:	August 2024 2024年8月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$63,875,386
City Match 城市投放额:	\$11,900,000	Per Unit Cost 每单位建筑费用:	\$456,253

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$3,999,263	6%
City of Livermore 利弗莫尔市	\$11,900,000	18%
Permanent Loan 长期贷款	\$4,969,000	7%
CA-HCD Veterans Housing and Homelessness Prevention (VHHP) CA-HCD 退伍军人住房和无家可归预防 (VHHP) 项目	\$8,466,864	13%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$1,000,000	1%
CA-HCD No Place Like Home (NPLH) CA-HCD NPLH 项目	\$5,252,388	12%
Deferred Developer Fee 延期开发费	\$1,055,250	2%
General Partner Equity 普通合伙人股权	\$1,144,750	2%
Limited Partner Equity - 4% LIHTC 有限合伙人股权 - 4% LIHTC	\$26,088,134	39%
Total Sources 合计	\$63,875,649	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				Total Project Unit for Target Population 为目标人群预计的单元总和	Units 单元数
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数	Seniors 老年人	139
20% AMI	28	2	30	Chronically Homeless 长期无家可归者	30
30% AMI	14		14	Total (overlapping units) 合计 (重复单位)	139
50% AMI	40	11	51	Units @ 20% AMI:	
60% AMI	42	2	44	Thirty (30) units of the one hundred thirty-nine (139) affordable units are restricted to households with incomes at or below 20% Area Median Income.	
Manager 经理		1	1	单位 @ 20% 地区收入中位数:	
Total 合计	124	16	140	一百三十九 (139) 个经济适用房中的三十 (30) 个单元仅限于收入等于或低于地区中位收入 20% 的家庭。	

Pimentel Place

PRE-DEVELOPMENT 前期开发



Matsya Villa – Pimentel Place consists of 57 housing units with 56 units serving lower-income households.

Matsya Villa – Pimentel Place 由 57 个住房单元组成，其中 56 个单元为低收入家庭服务。

Location 地址: 22647 2nd St., Hayward | District 2 第二区

Applicant 申办: City of Hayward | **Developer 承建:** EAH, Inc. | **Architect 设计:** Dahlin Group

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	April 2023 2023年4月
Measure A1 Regional: A1法案区域资金池:	\$5,353,400	Projected Completion 预计完工时间:	TBD 待定
Other County Funding: 县投放的其它资金:	HOME - \$400,000	Total Development Cost 总建筑费用:	\$58,349,183
City Match 城市投放额:	\$2,000,000	Per Unit Cost 每单位建筑费用:	\$1,023,670

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$5,353,400	9%
HOME HOME资金	\$400,000	1%
City of Hayward 海沃德市	\$2,000,000	3%
Permanent Loan 长期贷款	\$2,200,532	4%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$8,020,612	14%
CDBG CDBG资金	\$238,951	<1%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$560,000	1%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$4,038,134	7%
CA-HCD Housing for a Healthy California (HHC) CA-HCD 健康加州住房(HHC)项目	\$2,534,259	4%
Deferred Developer Fee 延期开发费	\$266,521	<1%
General Partner Equity (uncommitted) 普通合伙人股权 (未商榷的)	\$4,227,473	7%
Limited Partner Equity (uncommitted) 有限合伙人股权 (未商榷的)	\$28,509,301	49%
Total Sources 合计	\$58,349,183	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					Total Project Unit by Target Population 目标人群的预计单位总和	
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数	Units 单元数	
20% AMI	10	5		15	Chronically Homeless Individuals 个人长期无家可归者	
30% AMI		11	9	20	Total (overlapping populations) 合计 (重复人口)	
50% AMI	1	10		11	12	
80% AMI		1	9	10	Units @ 20% AMI:	
ALAMEDA Manager 经理		1		1	Fifteen (15) units are restricted to households with incomes at or below 20% Area Median Income.	
Total 合计	11	28	18	57	单位@ 20% 地区收入中位数: 十五 (15) 个单位仅限于收入等于或低于地区收入中位数 20% 的家庭。	

as of March 2023
截至至2023年3月

Regional Street



Location 地址: 6543 Regional Street, Dublin | District 1 第一区

PRE-DEVELOPMENT 前期开发

Regional Street consists of 113 much needed affordable homes to low-income seniors.

Regional Street 拥有 113 套低收入老年人急需的经济适用住房。

Applicant 申办: City of Dublin | **Developer 承建:** Eden Housing | **Architect 设计:** Bar Architects

Measure A1 Base City: A1法案城市资金池:	\$5,048,319	Construction Start 开始建筑时间:	TBD 待定
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	TBD 待定
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$77,265,529
City Match 城市投放额:	\$0	Per Unit Cost 每单位建筑费用:	\$677,768

Permanent Financing Sources (updated 1/12/2018) 资金来源 (更新于 1/12/2018)	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$5,048,319	7%
CA-HCD Local Housing Trust (uncommitted) CA-HCD 当地住房信托基金 (未商榷的)	\$3,333,333	4%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$20,000,000	26%
Perm Loan -Tranche A 长期贷款- A 轮	\$4,526,000	6%
Perm Loan -Tranche B 长期贷款- B 轮	\$2,236,100	3%
Deferred Developer Fee 延期开发费	\$1,203,932	2%
General Partner Equity 普通合伙人股权	\$3,596,068	5%
Limited Partner Equity 有限合伙人股权	\$37,321,777	48%
Total Sources 合计	\$77,265,529	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	3	2		5
30% AMI	14	15		29
50% AMI	38	40		78
Manager 经理			1	1
Total 合计	55	57	1	113

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Low-Income Seniors 低收入老年人	
Total 合计	

Units @ 20% AMI:

Five (5) units will be restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

五 (5) 个单位将仅限于收入等于或低于地区收入中位数 20%。

Rosefield Village



Location 地址: 718-736 Eagle/715-727 Buena Vista Ave, Alameda | District 3 第三区

COMPLETE 已建成

Rosefield Village consists of 92 housing units with 91 units serving low-income households.

- Fourteen (14) units are ADA accessible.

Rosefield Village 由 92 个住房单元组成，其中 91 个单元为低收入家庭服务。

- 十四 (14) 个单元符合 ADA 标准。

Applicant 申办: City of Alameda | Developer 承建: City of Alameda Housing Authority | Architect 设计: Dahlin Group

Measure A1 Base City: A1法案城市资金池:	\$1,670,000	Construction Start 开始建筑时间:	August 2020 2022年8月
Measure A1 Regional: A1法案区域资金池:	\$6,423,414	Completion 完工时间:	June 2022 2022年6月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$75,973,873
City Match 城市投放额:	\$1,886,402	Per Unit Cost 每单位建筑费用:	\$825,803

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$8,093,414	11%
Permanent Loan 长期贷款	\$13,858,000	18%
Seller Take Back Loan 卖方收回贷款	\$16,885,508	22%
CDBG CDBG资金	\$649,970	1%
Alameda Unified School District 阿拉米达联合校区	\$6,600,000	9%
Alameda Housing Authority Loan 阿拉米达住房管理局贷款	\$1,483,052	2%
City of Alameda HOME Loan 阿拉米达市HOME贷款	\$403,350	1%
Deferred Developer Fee 延期开发费	\$2,000,000	3%
Certificated State Tax Credits - Sponsor Loan 经认证的州税抵免 - 赞助贷款	\$2,287,350	3%
General Partner Equity and Reserves 普通合伙人股权和储备金	\$1,115,000	3%
Limited Partner Equity 有限合伙人股权	\$22,598,229	30%
Total Sources 合计	\$75,973,873	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2 卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	7	11			18
30% AMI		5	2	3	10
50% AMI		6	10	8	24
60% AMI		11	9	10	30
80% AMI		2	5	2	9
Manager 经理			1		1
Total 合计	7	35	27	23	92

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Low-Income Households 低收入家庭	91
Total 合计	91

Units @ 20% AMI:

Eighteen (18) units will be restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

十八 (18) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。

Ruby Street



Location 地址: 1744 Ruby Street, Castro Valley | District 4 第四区

PRE-DEVELOPMENT 前期开发

Ruby Street consists of 72 housing units with 71 units serving lower income and chronically homeless households.

Ruby Street 由 72 个住房单元组成，其中 71 个单元服务于低收入和长期无家可归的家庭。

Applicant 申办: Castro Valley | **Developer 承建:** Eden Housing, Inc. | **Architect 设计:** PYATOK Architects

Measure A1 Base City: A1法案城市资金池:	\$8,852,352	Construction Start: 开始建筑时间:	May 2023 2023年5月
Measure A1 Regional: A1法案区域资金池:	\$0	Projected Completion: 预计完工时间:	September 2024 2024年9月
Other County Funding: 县投放的其它资金:	Boomerang, CDBG - \$2,167,000	Total Development Cost: 总建筑费用:	\$61,604,944
City Match 城市投放额:	\$0	Per Unit Cost: 每单位建筑费用:	\$855,624

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$8,852,352	14%
Boomerang, CDBG Boomerang 和 CDBG 资金	\$2,167,000	4%
First Mortgage - Silicon Valley Bank (SVB) 第一抵押贷款 - 硅谷银行 (SVB)	\$4,440,000	7%
CA-HCD Housing for a Healthy California (HHC) CA-HCD 健康加州住房(HHC)项目	\$8,270,000	13%
CA-HCD No Place Like Home Program (NPLH) CA-HCD NPLH项目	\$6,025,903	10%
Regional Center of the East Bay 东湾区域中心	\$1,500,000	2%
Federal Home Loan Bank-AHP Loan 联邦住房贷款银行-AHP贷款	\$1,065,000	2%
Deferred Developer Fee 延期开发费	\$1,300,000	2%
General Partner Equity 普通合伙人股权	\$100	<1%
Limited Partner Equity 有限合伙人股权	\$27,984,589	45%
Total Sources 合计	\$61,604,944	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和

Income Level 收入水平	0-Bd 0卧室	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数
20% AMI	5	4	3	3	15
50% AMI	3	10	6	6	25
60% AMI		13	8	10	31
Manager 经理			1		1
Total 合计	8	27	18	19	72

Total Project Unit for Target Population 为目标人群预计的单元总和

	Units 单元数
Chronically Homeless 长期无家可归者	15
Total 合计	15

Units @ 20% AMI:

Fifteen (15) units of the seventy-two (72) affordable units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

七十二 (72) 个经济适用房中的十五 (15) 个单元仅限于收入等于或低于地区收入中位数 20% 的家庭。

as of March 2023
截至至2023年3月

Sunflower Hill at Irby Ranch



COMPLETE 已建成

Sunflower Hill Apartments consists of 31 housing units with 30 units serving low-income populations with developmental disabilities.

- Four (4) units are ADA accessible.

Sunflower Hill Apartments 由 31 个住房单元组成，其中 30 个单元为患有发育障碍的低收入人群服务。

- 四 (4) 个单元符合 ADA 标准。

Location 地址: 3701 Nevada St, Pleasanton, CA | District 4 第四区

Applicant 申办: City of Pleasanton | **Developer 承建:** Satellite Affordable Housing Associates | **Architect 设计:** Dahlin Group

Measure A1 Base City: A1法案城市资金池:	\$6,820,302	Construction Start 开始建筑时间:	March 2019 2019年3月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	August 2020 2020年8月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$23,280,664
City Match 城市投放额:	\$6,270,000	Per Unit Cost 每单位建筑费用:	\$750,989

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$6,820,302	29%
City of Pleasanton Loan 普莱森顿市贷款	\$2,250,000	10%
City of Pleasanton Donation 普莱森顿市捐赠	\$4,020,000	17%
General Partner Equity 普通合伙人股权	\$100	<1%
Limited Partner Equity (9% LIHTC) 有限合伙人股权 (9% LIHTC)	\$10,190,262	44%
Total Sources 合计	\$23,280,664	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI		5	1	6
50% AMI		17		17
60% AMI		5	1	6
Manager 经理	1		1	2
Total 合计	1	27	3	31

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Low-Income Persons with Developmental Disabilities 有发育障碍的低收入人士	30
Total 合计	30

Units @ 20% AMI:

Six (6) units will be restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

六 (6) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。

Timber Senior Housing

PRE-DEVELOPMENT 前期开发



Location 地址: 37660 Timber Street, Newark | District 2 第二区

Timber Senior Housing consists of 78 housing units with 77 units serving low-income seniors.

Timber Senior Housing 由 78 个住房单元组成，其中 77 个单元为低收入老年人服务。

Applicant 申办: City of Newark | Developer 承建: Eden Housing | Architect 设计: Van Meter Williams Pollack

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	November 2023 2023年11月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	May 2025 2025年5月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$49,248,309
City Match 城市投放额:	\$0	Per Unit Cost 每单位建筑费用:	\$631,389

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$5,426,348	11%
City of Newark 纽瓦克市	\$2,765,000	6%
Federal Home Loan Bank-AHP Loan 联邦住房贷款银行经济适用住房项目 (AHP)	\$790,000	2%
Permanent Loan 长期贷款	\$3,778,672	8%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$15,087,156	31%
Deferred Developer Fee 延期开发费	\$520,202	1%
Limited Partner Equity 有限合伙人股权	\$20,880,931	42%
Total Sources 合计	\$49,248,309	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	Total Units 总计单元数
20% AMI	6		6
50% AMI	72		72
Manager 经理		1	1
Total 合计	78	1	79

Total Project Unit by Target Population 目标人群的预计单位总和	Units 单元数
Low-Income Seniors 低收入老年人	78
Total 合计	78

Units @ 20% AMI:

Six (6) units will be restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

六 (6) 个单位将仅限于收入等于或低于地区收入中位数 20%。

The Black Panther (7th & Campbell)



IN CONSTRUCTION 建设中

The Black Panther consists of 79 housing units with 78 units serving low-income families.

- Eight (8) units will be ADA accessible.

The Black Panther 由 79 个住房单元组成，其中 78 个单元为低收入家庭服务。

- 八 (8) 个单元将配备 ADA 无障碍设施。

Location 地址: 1676 7th Street, Oakland | District 5 第五区

Applicant 申办: City of Oakland | **Developer 承建:** Oakland & The World Enterprises/MBS | **Architect 设计:** MWA Architects

Measure A1 Base City: A1法案城市资金池:	\$12,688,996	Construction Start 开始建筑时间:	August 2022 2022年8月
Measure A1 Regional: A1法案区域资金池:	\$0	Completion 完工时间:	September 2024 2024年9月
Other County Funding: 县投放的其它资金:	Boomerang: \$270,255	Total Development Cost 总建筑费用:	\$77,942,611
City Match 城市投放额:	\$2,470,122	Per Unit Cost 每单位建筑费用:	\$986,615

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$12,688,996	16%
Alameda County - Boomerang Funds 阿拉米达县 - Boomerang资金	\$270,255	<1%
City of Oakland Housing Authority PBV Loan 奥克兰市房屋委员会PBV贷款	\$2,470,122	3%
CA-HCD Supportive Housing Multifamily Housing Program (SHMHP) Loan CA-HCD 支持性住房多户住房项目 (SHMHP) 贷款	\$8,750,000	11%
CA-HCD Transit-Oriented Development (TOD) Loan CA-HCD 交通导向建设(TOD) 贷款	\$10,000,000	13%
CA-HCD MDAP Loan CA-HCD MDAP 贷款	\$42,983,238	55%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$780,000	1%
Total Sources 合计	\$77,942,611	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和				
Income Level 收入水平	Studio 套房	1-Bd 1 卧室	2-Bd 2卧 室	Total Units 总计 单元数
20% AMI	6	7	4	17
30% AMI	16	17	28	61
Manager 经理			1	1
Total 合计	22	24	33	79

Target Populations 目标人群	Units 单元数	% of Total 百分比
Homeless Households 无家可归的家庭	16	20%
Re-entry Households 重返社会的家庭	30	38%
Veterans 退伍军人	5	6%
Low-Income Households 低收入家庭	78	100%
Total Units 总计单元数	78	

Units @ 20% AMI:

Seventeen (17) units will be restricted to households with incomes at or below 20% Area Median Income.

单位 @ 20% 地区收入中位数:

十七 (17) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。



The Starling



COMPLETE 已建成

The Starling consists of 70 housing units with 69 units serving low-income families.

- Thirty-two (32) units are ADA accessible.

The Starling 由 70 个住房单元组成，其中 69 个单元为低收入家庭服务。

- 三十二 (32) 个单元符合 ADA 标准。

Location 地址: 170 Coronado Avenue, Alameda | District 3 第三区

Applicant 申办: City of Alameda | **Developer 承建:** Eden Housing, Inc | **Architect 设计:** KTG Architects

Measure A1 Base City: A1法案城市资金池:	\$2,059,591	Construction Start 开始建筑时间:	June 2020 2020年6月
Measure A1 Regional: A1法案区域资金池:	\$9,153,038	Projected Completion 预计完工时间:	February 2022 2022年2月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$55,547,719
City Match 城市投放额:	\$7,350,000*	Per Unit Cost 每单位建筑费用:	\$793,539

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond Base City A1法案债券 - 城市资金池	\$2,059,591	4%
Measure A1 Regional A1法案债券 - 区域资金池	\$9,153,038	16%
Permanent Loan - Tranche A 长期贷款 - A 轮	\$2,694,000	5%
Permanent Loan - Tranche B 长期贷款 - B 轮	\$4,027,000	7%
CA-HCD No Place Like Home Program (NPLH) Competitive CA-HCD No Place Like Home 项目(NPLH) 竞争	\$1,984,799	4%
CA-HCD No Place Like Home Program (NPLH) Non-competitive CA-HCD No Place Like Home 项目(NPLH) 非竞争	\$2,300,912	4%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$690,000	1%
Master Developer Inclusionary Contribution 主开发商增值投入	\$1,500,000	3%
Deferred Developer Fee 延期开发费	\$4,281,254	8%
General Partner Equity 普通合伙人股权	\$100	<1%
Limited Partner Equity (4% LIHTC) 有限合伙人股权 (4% LIHTC)	\$26,916,616	48%
Total Sources 合计	\$55,547,719	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和					Total Project Unit by Target Population 目标人群的预计单位总和		Units 单元数
Income Level 收入水平	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总 计单元数			
20% AMI	5	9		14	Chronically Homeless Households 长期无家可归者家庭		21
30% AMI	9	8	3	20	Low-Income Persons with Disabilities 低收入残疾人		32
50% AMI		8	8	16	Total 合计		53
60% AMI		11	8	19	Units @ 20% AMI: Fourteen (14) units will be restricted to households with incomes at or below 20% Area Median Income. 单位@ 20% 地区收入中位数: 十四 (14) 个单位将仅限于收入等于或低于地区收入中位数 20% 的家庭。		
Manager 经理		1					
Total 合计	14	37	19	70			

The Vineyard



Location 地址: 460 N. Livermore Ave, Livermore | District 1 第一区

IN CONSTRUCTION 建设中

The Vineyard consists of 23 permanent supportive housing units serving lower income and chronically homeless.

The Vineyard 由 23 个永久性支持性住房单元组成，为低收入群体和长期无家可归者提供服务。

Applicant 申办: Livermore | **Developer 承建:** Housing Consortium of the East Bay | **Architect 设计:** Gunkel Architecture

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	March 2022 2022年3月
Measure A1 Regional: A1法案区域资金池:	\$6,197,490	Projected Completion 预计完工时间:	September 2023 2023年9月
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$23,371,701
City Match 城市投放额:	\$6,765,632	Per Unit Cost 每单位建筑费用:	\$1,016,161

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$6,197,490	28%
City of Livermore 利弗莫尔市	\$6,765,632	30%
Alameda County Supervisors Funding	\$1,500,000	7%
Dublin CDBG 都柏林市CDBG资金	\$300,000	3%
Pleasanton CDBG 普莱森顿市CDBG资金	\$214,012	1%
City of Livermore Human Service Facility Fee 利弗莫尔市人工服务设施费	\$1,620,135	7%
Private Donor 私人捐助	\$1,130,000	5%
CA-HCD No Place Like Home (NPLH) CA-HCD NPLH 项目	\$1,985,412	9%
CA-HCD No Place Like Home (w/o COSR) CA-HCD NPLH 项目 (w/o COSR)	\$2,484,536	11%
Total Sources 合计	\$22,197,217	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和			
Income Level 收入水平	0-Bd 0卧室	1-Bd 1卧室	Total Units 总计单元数
15% AMI	6	5	11
20% AMI	7		7
30% AMI	5		5
Total 合计	18	5	23

Total Project Unit for Target Population 为目标人群预计的单元总和	Units 单元数
Chronically Homeless 长期无家可归者	18
Total 合计	18

Units @ 20% AMI:

Eighteen (18) units of the twenty-three (23) affordable units are restricted to households with incomes at or below 20% Area Median Income.

单位@ 20% 地区收入中位数:

二十三 (23) 套经济适用房中的十八 (18) 套仅限收入等于或低于地区收入中位数 20% 的家庭使用。

West Grand & Brush



Location 地址: 2201 Brush St, Oakland | District 5 第五区

IN CONSTRUCTION 建设中

West Grand & Brush consists of 59 housing units with 58 units serving lower-income households.

West Grand & Brush 拥有 59 个住房单元，其中 58 个单元为低收入家庭服务。

Applicant 申办: City of Oakland | **Developer 承建:** East Bay Asian Local Development Corporation | **Architect 设计:** Pyatok Architects

Measure A1 Base City: A1法案城市资金池:	\$0	Construction Start 开始建筑时间:	September 2021 2021年9月
Measure A1 Regional: A1法案区域资金池:	\$5,266,428	Projected Completion 预计完工时间:	TBD 待定
Other County Funding: 县投放的其它资金:	\$0	Total Development Cost 总建筑费用:	\$56,800,957
City Match 城市投放额:	\$5,665,000	Per Unit Cost 每单位建筑费用:	\$906,950

Permanent Financing Sources 资金来源	Amount 金额	% of Total 百分比
Measure A1 Bond A1法案债券	\$5,226,428	9%
City of Oakland 奥克兰市	\$5,665,000	10%
Permanent Loan 长期贷款	\$3,490,500	6%
CA-HCD Multifamily Housing Program (MHP) CA-HCD 多户住房项目(MHP)	\$11,616,978	20%
Federal Home Loan Bank Affordable Housing Program (AHP) 联邦住房贷款银行经济适用住房项目 (AHP)	\$870,000	2%
CA-HCD Infill Infrastructure Grant (IIG) CA-HCD 填充基础设施拨款 (IIG)	\$3,076,568	5%
DTSC Grants DTSC补助金	\$1,179,966	2%
CA-HCD Accelerator CA-HCD Accelerator项目	\$25,675,517	45%
Total Sources 合计	\$56,800,957	100%

Total Project Unit Mix Affordability Levels 不同可负担水平的预计单位总和						Total Project Unit by Target Population 目标人群的预计单位总和	
Income Level 收入水平	Studio 套房	1-Bd 1卧室	2-Bd 2卧室	3-Bd 3卧室	Total Units 总计单元数	Units 单元数	
15% AMI	5				5	Formerly Homeless Individuals 曾经无家可归的家庭	28
20% AMI	16	5	2		23	Total (overlapping populations) 合计(重复人口)	28
30% AMI			2	3	5	Units @ 20% AMI: Twenty-eight (28) units are restricted to households with incomes at or below 20% Area Median Income.	
50% AMI	3		10	4	17	单位@ 20% 地区收入中位数: 二十八 (28) 个单位仅限收入等于或低于地区收入中位数 20% 的家庭使用。	
80% AMI				8	8		
Manager 经理				1	1		
Total 合计	24	5	14	16	59		