Market Study of

North Housing Permanent Supportive Housing I Apartments

500 Mosley Avenue Alameda, CA 94501

Effective Date: January 16, 2023

Report Date: February 14, 2023

Tony Weng

Housing Authority of the City of Alameda

701 Atlantic Avenue Alameda, CA 94501

KINETIC VALUATION GROUP, INC.

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February 14, 2023

Tony Weng Senior Project Manager Housing Authority of the City of Alameda 701 Atlantic Avenue Alameda, CA 94501

Re: Market Study of North Housing Permanent Supportive Housing I Apartments

500 Mosley Avenue Alameda, CA 94501

Dear Mr. Weng:

At your request, we performed a study of the multifamily rental market relative to the above affordable housing development.

The purpose of this market study is to assess the viability of the North Housing Permanent Supportive Housing I Apartments, which will consist of 45 studio and one-bedroom apartment units, located at 500 Mosley Avenue, Alameda, Alameda County, California. All of the units will be LIHTC-restricted to homeless households earning at or below 30 percent area median income (AMI) levels; one, two-bedroom unit will be utlized as a non-revenue employee unit. Forty (40) Section 8 Project Based Vouchers from the Housing Authority of the City of Alameda (HACA) will be in place to assist tenants with rent and utility costs. The property site was inspected on January 16, 2023, which is also the effective date of the report.

The intended users of this report include Housing Authority of the City of Alameda and assigns. California Tax Credit Allocation Committee (TCAC), California Debt Limit Allocation Committee (CDLAC), the Department of Housing and Community Development (HCD), and Alameda County Community Development Agency may rely upon the market study as an intended user related to the low income housing tax credits application.

The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions. This report incorporates LIHTC rent and income restrictions, and format. The scope of this report meets the requirements of the California Tax Credit Allocation Committee (TCAC) and the California Debt Limit Allocation Committee (CDLAC), or other agencies as designated, including the following:

- Executive Summary and Conclusions
- Project Description
- Delineation of the Market Area
- Market Area Economy
- Population, Household, and Income Trends
- Demand Estimate
- Absorption Rate
- Competitive Rental Market

This engagement was conducted in accordance with the Code of Professional Ethics and Standards of Valuation Practice as promulgated by the Appraisal Institute. The depth of discussion contained in the report is specific to the needs of the client, specifically the requirements of TCAC pursuant to the current market study requirements. A completed market study check list is included in the addendum.

This market study has been prepared by Kinetic Valuation Group, Inc., a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the Standard Definitions of Key Terms Used in Market Studies for Affordable Housing Projects and Model Content Standards for the Content of Market Studies for Affordable Housing Projects. These Standards are designed to enhance the quality of market studies and to make them easier to understand and use. These Standards are voluntary only, and the National Council of Housing Market Analysts assumes no legal responsibility regarding their use.

No identity of interest exists between Kinetic Valuation Group, Inc. and the entity for which the report is prepared, the applicant or its principals.

Kinetic Valuation Group, Inc. is duly qualified and experienced in providing market analysis for Affordable Housing. We have performed several consulting assignments as well as several site inspections within this PMA. Jay Wortmann, MAI has 18 years of experience with multifamily rental housing. Brent Griffiths has nine years of experience with multifamily rental housing. Justine Simons has three years of experience with multifamily rental housing. All the recommendations and conclusions are based solely on the professional opinion and best efforts of Kinetic Valuation Group, Inc.

The company's principals participate in NCHMA educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Kinetic Valuation Group, Inc. is an independent market analyst. No principal or employee of Kinetic Valuation Group, Inc. has any financial interest whatsoever in the development for which this analysis has been undertaken. While the document specifies Kinetic Valuation Group, Inc., the certification is always signed by the individual completing the study and attesting to the certification.

Please do not hesitate to contact us if there are any questions regarding the report or if we can be of further assistance. It has been our pleasure to assist you with this project.

Respectfully submitted,

KINETIC VALUATION GROUP, INC.

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TABLE OF CONTENTS

EXECUTIVE SUMMARY AND CONCLUSIONS	1
PROJECT DESCRIPTION	12
DELINEATION OF MARKET AREA	19
MARKET AREA ECONOMY	31
HOMELESS POPULATION TRENDS	40
HOMELESS POPULATION DEMAND ESTIMATE	45
ABSORPTION	46
COMPETITIVE RENTAL ANALYSIS	48
EXISTING AND PLANNED AFFORDABLE HOUSING	72

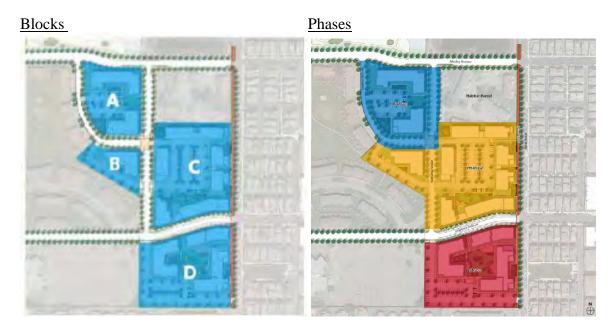
ADDENDA



EXECUTIVE SUMMARY AND CONCLUSIONS

Description of Site and Adjacent Parcels

- The Subject property is located at 500 Mosley Avenue in Alameda, Alameda County, California. The site contains 0.54 acres, is located within Qualified Census Tract 4287.00, and represents a portion of parcel 074-0905-012-09, which will be reassigned upon completion. The site is currently vacant. The developer is acquiring the site to construct a 45-unit permanent supportive housing complex for the homeless population that will be income-restricted, as per LIHTC guidelines.
- North Housing, located on the western end of Alameda Island, is a plan for 12.07 acres at the former Naval Air Station (NAS) that will supply 586 units of low-income housing for formerly homeless, senior, and family households. The development consists of four blocks and will be built in three phases, as outlined below.



The Subject will represent the first project of Phase I located in North Housing Block A. Phase I of North Housing Block A will contain two additional projects: North Housing PSH II, which will contain 46 units and occupy the remaining eastern portion of the parcel, and North Housing Senior Apartments, which will occupy the remaining southern and southeastern portion of the parcel, and will contain 64 units restricted to senior households, for a combined total of 91 units of permanent supportive housing and 64 units of affordable senior housing.

Alameda's former Naval Air Station (NAS), a 68-acre waterfront property, closed over 20 years ago. Since its closure, land has been reallocated and demolition of the existing military buildings has taken place to prepare for redevelopment of the site.



- The site will have access from the east side of Lakehurst Circle. Lakehurst Circle is a two-lane neighborhood street that traverses north/southwest, connecting to Mosley Avenue to the north and serving as an access point to Admirals Cove Apartments. Mosley Avenue, also a two-lane neighborhood street, provides access to the commercial corridor Fifth Street to the east. Currently, Mosley Avenue extends south at the eastern edge of the Subject site; however, this road is not useable or currently open. During construction this extension will be converted to a new neighborhood north/south connector street, Mabuhay Street. The Subject has frontage along the south side of Mosley Avenue.
- The site has excellent visibility from the south side of Mosely Avenue and the east side of Lakehurst Circle. West of the Subject is Admirals Cove, a multifamily property. Admirals Cove was not utilized in the report due to incompatible unit types. To the northwest is vacant land and Estuary Park. Adjacent to the east of the Subject is vacant land, which will house Phase II of the development. Further east is additional vacant land, followed by single-family homes, and Alameda Landing shopping center. Vacant land adjacent to the south of the Subject will contain the North Housing Senior Apartments. Further south is another portion of the Admirals Cove apartment complex and an office building. To the north of the Subject is vacant land, with industrial properties situated further north along the Oakland Inner Harbor. Views to the northeast contain additional vacant land and wet lands, followed by single-family homes and the Bay 37 development. Bay 37 features new for-sale homes, townhomes, and condos and is still partially under construction. Surrounding uses are in average to excellent condition.



Location Map

The map below illustrates the location of the Subject, as well as PSH II and North Housing Senior Apartments.





Project Summary

The Subject will consist of one elevator-served four-story residential building containing 44 studio and one-bedroom units and one non-revenue, two-bedroom unit. PSH II will be adjoined to the Subject at its eastern end via a two-story building that will contain community space for the lobby, leasing, management, and supportive services offices, community room, computer room, and laundry room. The buildings will be wood frame construction with cement plaster and lap siding and flat roofs on concrete slab foundations. Once the Subject and PSH II are complete, the single U-shaped building will contain a central courtyard with barbecue and patio, smoking cabana, and 57 parking spaces for tenant and guest use shared between all three projects in Phase I of the North Housing development. Bicycle parking and a dog run will be situated at the northwest corner of the property.

With the exception of one non-revenue employee unit, all units will be LIHTC restricted to homeless households with income levels at or below 30 percent of the Area Median Income (AMI). Forty (40) Section 8 Project Based Vouchers from the Housing Authority of the City of Alameda (HACA) will be in place to assist tenants with rent and utility costs. The Subject's proposed unit mix and rents are detailed in the following table.

	Unit Mix, Size, Rents								
Unit Type	Number	Unit Size	Net Rents	Utility Allowance	Gross Rents	2022 Max Allowable LIHTC Rents	Additional Subsidy		
		DIEC		30% AMI	Rents	Emil C Rents	Subsity		
0BR/1BA	4	408	\$300	\$54	\$354	\$750	-		
0BR/1BA	20	408	\$696	\$54	\$750	\$750	PBV		
1BR/1BA	20	594	\$742	\$61	\$803	\$803	PBV		
	Manager's Unit								
2BR/1BA	1	1,007	\$0	-	-	-	-		
Total	45	•							



Primary Market Area

The Subject will have a portion of its units set aside for the homeless population. Because the Subject will provide permanent supportive housing to a specific population, potential tenants would likely relocate from anywhere within the city of Alameda to locate permanent supportive housing; therefore, the PMA consists of the city of Alameda

A map outlining the PMA is shown following:





Market Feasibility

- In 2022, the city of Alameda had approximately 264 homeless persons on a given night, a 12.5 percent increase since 2019. These factors support current and future demand for the Subject which will be set aside for these household types.
- Comparable market rate and LIHTC properties in the Subject's PMA are experiencing good occupancy levels, a low instance of concessions, and waiting lists. Therefore, we anticipate the Subject will perform well within the market, as it will offer affordable housing units in an area with a high cost of living. Further, the Subject will be offering supportive housing to homeless individuals, a great need within Alameda.
- As the table below illustrates, there are an estimated 264 homeless households in the city
 of Alameda. The calculation generates a capture rate of 16.7 percent overall, which
 indicates an expected absorption rate of less than one year. It also indicates a tremendous
 level of unmet demand that will still exist even with the Subject entering the market.
 Further, demand is understated because it does not factor in leakage from outside the PMA,
 specifically the other parts of Alameda County.

Demand for Special Needs Units								
Number of Existing Homeless Households 2022 - City of Alameda					264			
Capture Rate - All Units	Developer's Unit Mix	/	Total Demand	=	Total			
OVERALL	44	1	264	=	16.7%			

Recommendations and Modifications

• We do not have any recommendations or modifications to the Subject, as proposed.

Strengths of Subject

- The Subject will address two major community needs in Alameda: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness.
- The unit mix will work well within the market. Other LIHTC and market rate properties in the PMA maintain stabilized occupancy levels.
- The proposed LIHTC rents are substantially below comparable market rents, providing a significant tenant rent advantage for low to moderate income households.
- A variety of resident and support services will be provided on-site and at no additional charge to tenants via Building Futures, a non-profit organization that provides services and programs to Alameda County residents who are experiencing homelessness.

Weaknesses of Subject

• There are no apparent weaknesses.



Summary of Rent Comparables

• A competitive rental analysis of the local market was performed to meet TCAC/CDLAC requirements. We have collected data and surveyed other affordable properties in the area. In addition, we have also illustrated the rents for some market rate comparables in the area. Without the Subject's units set aside for the homeless population, these other housing options are either not affordable or do not have the service component necessary to support the targeted population of these units. The result is continued unsheltered homelessness or sheltered homeless through temporary residences such as emergency shelters and transitional housing. The table following summarizes the properties used as comparables for purposes of the competitive rental analysis required by TCAC/CDLAC.



							Talliot	io value	COTT	Siroup
			Rent	Survey Summary						
	Project/	Type/	Market/	Bed/	Size		Rent	Price Per	Units	Vacancy
No.	Proximity	Yr. Built	Subsidy	Bath/AMI Level	(SF)	Units	(Ask)	Square Foot	Vacant	Rate
1	Stargell Commons Apartments	Garden (3 Story)	LIHTC	1/1.0/50%	668	5	\$891	\$1.33	0	0.0%
	2700 Bette Street	2017		2/1.5/30%	940	4	\$612	\$0.65	0	0.0%
	Alameda, CA			2/1.5/45%	940	4	\$955	\$1.02	0	0.0%
	0.27 miles			2/1.5/50%	940	4	\$1,090	\$1.16	0	0.0%
				2/1.5/60%	940	4	\$1,298	\$1.38	0	0.0%
				3/1.5/50%	1,198	5	\$1,230	\$1.03	0	0.0%
				3/1.5/60%	1,198	5	\$1,494	\$1.25	0	0.0%
				Total		31			0	0.0%
2	The Starling Apartments	Mid-rise (4 Story)	LIHTC	1/1.0/20%	598	5	\$474	\$0.79	0	0.0%
	170 Coronado Street	2021		1/1.0/30%	598	9	\$742	\$1.24	0	0.0%
	Alameda, CA			2/1.0/20%	831	9	Section 8	-	0	0.0%
	0.72 miles			2/1.0/30%	831	8	\$890	\$1.07	0	0.0%
				2/1.0/50%	831	8	\$1,533	\$1.84	0	0.0%
				2/1.0/60%	831	11	\$1,854	\$2.23	0	0.0%
				3/2.0/30%	1,107	3	\$1,023	\$0.92	0	0.0%
				3/2.0/50%	1,107	8	\$1,766	\$1.60	0	0.0%
				3/2.0/60%	1,107	8	\$2,137	\$1.93	0	0.0%
				Total	1,107	69	92,137	Ψ1.73	0	0.0%
3	Everett Commons Apartments	Garden (3 Story)	LIHTC	1/1.0/80%	674	4	\$1,219	\$1.81	0	0.0%
3	2437 Eagle Avenue		LINIC	2/1.0/80%	905	10	\$1,219	\$1.62	0	0.0%
	Alameda, CA	2018		3/2.0/80%	1,184		\$1,469	\$0.00	0	0.0%
	2.92 miles			3/ 2.0/ 80%	1,184	5	\$0	\$0.00	0	0.0%
				Total		19			0	0.0%
4	Park Alameda Apartments	Garden (3 Story)	LIHTC	Studio/1.0/30%	425	20	\$499	\$1.17	0	0.0%
	2428 Central Ave	2012		Studio/1.0/40%	425	21	\$665	\$1.56	0	0.0%
	Alameda, CA 2.95 miles			Studio/1.0/50%	425	21	\$833	\$1.96	0	0.0%
	2.95 miles			Total		62			0	0.0%
5	Summer House Apartments	Garden (3 Story)	Market	1/1.0	645	6	\$2,095	\$3.25	0	0.0%
	1826 Poggi Street	1954/2017		2/1.0	864	604	\$2,412	\$2.79	8	1.3%
	Alameda, CA			2/1.5 TH	895	18	\$2,730	\$3.05	0	0.0%
	0.75 miles			3/2.0	1,000	17	\$3,499	\$3.50	4	23.5%
				4/2.0	1,350	5	\$4,558	\$3.38	0	0.0%
				Total		650			12	1.8%
6	Aero Apartments	Garden (4 Story)	Market	Studio/1.0	517	40	\$2,725	\$5.27	2	5.0%
	2000 Ardent Way	2021		1/1.0	697	80	\$3,245	\$4.66	1	1.3%
	Alameda, CA			2/2.0	1,000	80	\$4,335	\$4.34	0	0.0%
	0.79 miles			Total		200			3	1.5%
7	Garden Court Apartments	Garden (2 Story)	Market	1/1.0	620	29	\$2,060	\$3.32	0	0.0%
′	557 & 559 Buena Vista Avenue	1961	widiket	2/1.0	800	31	\$2,000	\$3.01	4	12.9%
	Alameda, CA	1901				3			0	0.0%
	0.84 miles			3/1.0	1,000	3	\$2,900	\$2.90	U	0.0%
				Total		63			4	6.3%
8	Point Alameda Apartments	Garden (2 Story)	Market	Studio/1.0	579	22	\$2,000	\$3.45	0	0.0%
	1380 Ballena Boulevard	1968		1/1.0	616	94	\$2,150	\$3.49	1	1.1%
1	Alameda, CA			2/1.0	773	16	\$2,650	\$3.43	0	0.0%
1	1.23 miles			2/2.0	1,035	12	\$3,000	\$2.90	0	0.0%
				Total		144			1	0.7%
	Ballena Village Apartments	Garden (2 Story)	Market	Studio/1.0	540	98	\$2,465	\$4.56	1	1.0%
9										
9		1973/2018		1/1.0	615	196	\$2.690	\$4.37	2	1.0%
9	1375 Ballena Boulevard Alameda, CA	1973/2018		1/1.0 2/1.0	615 773	196 49	\$2,690 \$2,865	\$4.37 \$3.71		
9	1375 Ballena Boulevard	1973/2018					\$2,690 \$2,865 \$3,195	\$4.37 \$3.71 \$3.09	2 3 0	1.0% 6.1% 0.0%



Existing and Planned Affordable Housing

We reviewed TCAC, CDLAC and HUD development lists for projects funded over the past several years as being best representative of current and planned affordable housing conditions throughout the PMA. The table below illustrates these properties that exist in the PMA.

	Affordable Housing Within PMA								
Project Name	Street Address	City	Program Type	Occupancy Type	# Units	# of Affordable Units	Year Built/Renovated		
Playa del Alameda Apartments	148 Crolis Garden Court	Alameda	LIHTC/Section 8	Large Family	40	39	2001		
The Breakers at Bayport Apartments	459 Neptune Gardens Avenue	Alameda	LIHTC	Large Family	52	51	2006		
Hayward Village Senior Apartments	22084 Arbor Avenue	Alameda	LIHTC	Senior	151	150	2005		
Shinsei Gardens Apartments	401 Stargell Avenue	Alameda	LIHTC	Large Family	39	38	2009		
The Alameda Islander	2428 Central Avenue	Alameda	LIHTC	SRO	62	61	2012		
Jack Capon Villa Apartments	2216 Lincoln Avenue	Alameda	LIHTC	Special Needs	19	18	2012		
Stargell Commons Apartments	2700 Bette Street	Alameda	LIHTC	Large Family	32	31	2015		
Littlejohn Commons Apartments	1301 Buena Vista Avenue	Alameda	LIHTC	Seniors	31	30	2016		
Everett Commons Apartments	2437 Eagle Avenue	Alameda	LIHTC	Large Family	20	19	2018		
Corsair Flats Apartments	171 W Atlantic Avenue	Alameda	LIHTC	Special Needs	60	59	2020		
Rosefield Village Apartments	727 Buena Vista Avenue	Alameda	LIHTC	Large Family	92	91	2021		
The Starling Apartments	170 Coronado Avenue	Alameda	LIHTC	Large Family	70	69	2021		

Impact on Existing Affordable Housing

• Affordable housing developments in the PMA are experiencing stable occupancy levels and waiting lists. All of the data, as well as interviews of managers and real estate professionals, demonstrate an ongoing need for creation of affordable housing in the foreseeable future. As evidenced in the *Homeless Population Demand Estimate* section, there is demand for permanent supportive housing in the area. The Subject will have a positive impact on the surrounding neighborhood and will not hinder existing affordable properties' ability to maintain full occupancy.

Conclusions

- The Subject is located in a primarily residential neighborhood in Alameda. All major shopping, healthcare, and recreational amenities are located within a short distance of the Subject. Access to groceries, pharmacy and transportation is convenient. The Subject will positively impact the neighborhood by providing good quality affordable housing in the area as well as permanent supportive housing designed to combat homelessness. The neighborhood is well suited for this type of housing.
- The Subject is located in a primarily residential neighborhood in the city of Alameda. The Subject's PMA and surrounding Bay Area include many employment options for area residents. Numerous businesses offering a range of positions and skill levels exist throughout the PMA. Many employment opportunities exist within a short distance of the Subject. The wage rates within the area demonstrate a significant pool of potential tenants exist for affordable housing developments.
- In 2022, the city of Alameda had approximately 264 homeless persons on a given night, a 12.5 percent increase since 2019. These factors support current and future demand for the Subject which will be set aside for these household types.



- The demand analysis, existing supply of housing, as well as interviews with real estate professionals demonstrate an ongoing need for creation of affordable housing in the PMA. The Subject will address two major community needs in Alameda: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness. The area's affordable housing developments maintain waiting lists for all unit types with limited vacancies. Therefore, we anticipate that the Subject and the existing affordable properties will not hinder each other's ability to maintain full occupancy.
- The Subject's affordable rents offer a tenant rent advantage over the market rate developments surveyed, and are generally in-line with the comparable affordable developments. The Subject will have a positive impact on the surrounding neighborhood and will not adversely affect existing or proposed affordable housing located in the area.
- We anticipate a good response to the Subject due to the high occupancy rates at affordable properties in the PMA and the absorption data presented later in the report. Therefore, based on the low capture rate illustrated in the *Homeless Population Demand Estimate* section of this report in addition to the current occupancy levels of existing affordable developments and the absorption of affordable properties in the region, we anticipate the Subject will reach a stabilized occupancy within two to three months of completion. The absorption period equates to a rate of 15 to 23 units per month. Further, the Subject will address two major community needs in the PMA: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness. The Subject's affiliation with its supportive services providers will assist the Subject in locating and qualifying the targeted tenant base.
- Without the Subject's units set aside for the homeless population, these other housing options are either not affordable or do not have the service component necessary to support the targeted population of these units. The result is continued unsheltered homelessness or sheltered homeless through temporary residences such as emergency shelters and transitional housing. The Subject will address two major community needs in Alameda: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness.
- The following table compares the Subject's highest LIHTC rents to the weighted average adjusted rents at comparable market rate units.

Ten Percent Rent Test						
Unit Type	Subject's Highest Proposed Rent	Comparable Properties Adjusted Average Rent	Percent Below Highest Rent			
0BR/1BA	\$696	\$2,416	-71.19%			
1BR/1BA	\$742	\$2,957	-74.91%			

The Subject meets the benchmark rent test.



• As shown in the following table the Subject's proposed rents per square foot value ratios meet the required benchmark for all of the units.

Unit Value Ratio								
_	,	— Commonable	Donaant					
	Subject's Highest Proposed Rent	Subject's Square Footage	\$/SF	Comparable Properties Weighted	Percent Advantage of			
Unit Type	1 Toposeu Kent	Square rootage		Average \$/SF	Subject			
0BR/1BA	\$696	408	\$1.71	\$4.48	-61.89%			
1BR/1BA	\$742	594	\$1.25	\$4.38	-71.49%			



PROJECT DESCRIPTION

The description of the Subject is based upon information provided by the developer and the property inspection. We assume the information supplied is accurate.

Site Description

Sponsors Name: Housing Authority of the City of Alameda.

Site Location: The Subject site is located at 500 Mosley Avenue, Alameda,

Alameda County, California It has been assigned a portion of Assessor Parcel Number (APN) 074-0905-012-09, which will be reassigned upon completion. The site is located

within Qualified Census Tract 4287.00.

Existing Improvements: The site is currently vacant.

Size/Shape: The entire North Housing site contains 12.07 acres. The

Subject will occupy the northwestern most portion of the parcel (identified as Block A), and will contain 0.54 acres or 23,486 square feet. North Housing PSH II will occupy the eastern portion of Block A, and North Housing Senior Apartments will occupy the remaining southern and southeastern portion of Block A. The site is irregular in

shape.

Topography: The site topography is level at curb grade.

Vegetation: The site has natural vegetation including grasses, shrubs, and

trees.

Proximity to Adverse

Conditions: At this time, we are unaware of any detrimental influences

that would impact on the value of the Subject.

Drainage: Appears adequate, however no specific tests were

performed.

Soil and Subsoil Conditions: We were not provided with soil surveys.

Environmental: We did not observe any obvious environmental hazards

during the site inspection. However, we are not experts

within this field.



Access and Traffic Flow:

The site will have access from the east side of Lakehurst Circle. Lakehurst Circle is a two-lane neighborhood street that traverses north/southwest, connecting to Mosley Avenue to the north and serving as an access point to Admirals Cove Apartments. Mosley Avenue, also a two-lane neighborhood street, provides access to the commercial corridor Fifth Street to the east. Currently, Mosley Avenue extends south at the eastern edge of the Subject site; however, this road is not useable or currently open. During construction this extension will be converted to a new neighborhood north/south connector street, Mabuhay Street. The Subject has frontage along the south side of Mosley Avenue.

Visibility/Views Contiguous Land Use:

The site has excellent visibility from the south side of Mosely Avenue and the east side of Lakehurst Circle. West of the Subject is Admirals Cove, a multifamily property. Admirals Cove was not utilized in the report due to incompatible unit types. To the northwest is vacant land and Estuary Park. Adjacent to the east of the Subject is vacant land, which will house PSH II of the development. Further east is additional vacant land, followed by single-family homes, and Alameda Landing shopping center. Vacant land adjacent to the south of the Subject will contain the North Housing Senior Apartments. Further south is another portion of the Admirals Cove apartment complex and an office building. To the north of the Subject is vacant land, with industrial properties situated further north along the Oakland Inner Harbor. Views to the northeast contain additional vacant land and wet lands, followed by single-family homes and the Bay 37 development. Bay 37 features new for-sale homes, townhomes, and condos and is still partially under construction. Surrounding uses are in average to excellent condition.

Zoning:

The Subject is zoned R-4-PD, Neighborhood Residential Planned Development. The R-4 zone is intended to permit medium-density residential development. The allowable density is 30 units per acre. Higher density is allowable if the additional units are deed restricted for 55 years to very low or low-income households; therefore, the North Housing project qualifies for a sixty percent density bonus pursuant to the State Density Bonus Law and Alameda Municipal Code.



There is no requirement for off street parking; however, the North Housing Development will provide parking following the minimum parking ratios outlined below.

• Permanent Supportive Housing: 0.25 spaces/unit

• Family Affordable Housing: 0.8 spaces/unit

• Senior Housing: 0.5 spaces/unit

• Above Moderate Housing: 1.0 spaces/unit

The Subject will offer 57 surface parking spaces to be shared between all three projects in Phase I of the development.

According to resolution PB-20-16 of the Planning Board of the City of Alameda, the Subject, as proposed, will represent a legal conforming use.

Zoning information was verified with Emily Woo, Planning Assistant for the City of Alameda, as well as resolution PB-20-16 provided via the City of Alameda Planning Board.

Subject photos are included in the Addenda.

Photographs:



Location Map:

The map below illustrates the location of the Subject, PSH II, and North Housing Senior Apartments.





Proposed Improvements Characteristics

The Subject will consist of one elevator-served four-story residential building containing 44 studio and one-bedroom units and one non-revenue, two-bedroom unit. PSH II will be adjoined to the Subject at its eastern end via a two-story building that will contain community space for the lobby, leasing, management, and supportive services offices, community room, computer room, and laundry room. The buildings will be wood frame construction with cement plaster and lap siding and flat roofs on concrete slab foundations. Once the Subject and PSH II are complete, the single U-shaped building will contain a central courtyard with barbecue and patio, smoking cabana, and 57 parking spaces for tenant and guest use shared between all three projects in Phase I of the North Housing development. Bicycle parking and a dog run will be situated at the northwest corner of the property.

Unit Mix:

With the exception of one non-revenue employee unit, all units will be LIHTC restricted to homeless households with income levels at or below 30 percent of the Area Median Income (AMI). Forty (40) Section 8 Project Based Vouchers from the Housing Authority of the City of Alameda (HACA) will be in place to assist tenants with rent and utility costs. The Subject's proposed unit mix and rents are detailed in the following table.

	Unit Mix, Size, Rents								
Unit Type	Number	Unit	Net Rents	Utility	Gross	2022 Max Allowable	Additional		
Cint Type	rumoci	Size	ret Rents	Allowance	Rents	LIHTC Rents	Subsidy		
				30% AMI					
0BR/1BA	4	408	\$300	\$54	\$354	\$750	-		
0BR/1BA	20	408	\$696	\$54	\$750	\$750	PBV		
1BR/1BA	20	594	\$742	\$61	\$803	\$803	PBV		
	Manager's Unit								
2BR/1BA	1	1,007	\$0	-	-	-	-		
Total	45								

Target Population and Occupancy Type:

The Subject is a proposed permanent supportive housing project restricted to income-qualified homeless households ranging in size from one to two persons. Based on the proposed unit mix, the annual LIHTC income for income-eligible households will range from \$10,620 to \$34,290. For the 40 units with Section 8 Project-Based Vouchers, rental assistance will be in place; therefore, minimum income is effectively reduced to \$0.

New Construction or Rehabilitation:

The Subject will be new construction.

Date of Construction:

The developer plans to start the construction in January 2024. The projected date of market entry is November 2025.



Amenities Table:

The Subject's amenities are detailed in the following table.

Unit Amenities:		Property Amenities:	
Central Heat/Cool	Wall	Community Room	✓
Blinds	✓	Swimming Pool	
Carpet	Vinyl	Spa/Jacuzzi	
Ceiling Fan	✓	Exercise Room	
Skylight		Courtyard/Picnic Area	✓
Storage Closet		Playground	
Coat Closet	✓	Tennis Court	
Walk-In Closet		Basketball Court	
Fireplace		Volleyball Court	
Patio/Balcony		On-Site Manager	✓
·		Laundry Room	✓
Appliances:		Computer Room	✓
	_	Business Center	
Refrigerator	✓	Car Wash Area	
Stove/Oven	✓	Elevator ("Y"es or "N"o)	Y
Dishwasher	✓	Additional Services:	✓
Garbage Disposal	✓	Supportive Services	
Microwave		Case Management	
Washer/Dryer		Dog Run	
Washer/Dryer Hook-up		Smoking Cabana Bike Racks	
•		Direc Ricks	
Parking:		Security:	
Surface Parking	✓	Gated/Controlled Access/Intercom	✓
Carport		Courtesy Patrol	
Underground		Surveillance Cameras	✓
Detached Garage			·
Attached Garage			
Tuck-under Garage			
Parking Garage			

Service Amenities/Provider:

Building Futures will be the primary provider of resident services. Staff, including a resident services coordinator, case managers, clinical supervision, and overall site manager, will be stationed on-site to provide day-to-day services at no additional cost for all residents.

The resident service coordinator will focus on individual service coordination to connect tenants to services available in the community, as well as organizing on-site community building activities.



Case management services will include assessment, safety planning, domestic violence support groups, psychoeducational workshops, trauma-informed care, employment skill development, child care resources, and more depending on household needs. Behavioral health services will be provided by an appropriately licensed organization and/or individual.

Other supportive services will include youth afternoon and evening activities and tutoring, computer training, housing information and referral, household donations and emergency food, and other services necessary to meet resident needs.

Building Futures will also facilitate third party specialized services including economic empowerment specialists from the Alameda Point Collaborative and a nurse and mental health specialist.

The Subject will offer 57 surface parking spaces to be shared between all three projects in Phase I of the North Housing development.

We have reviewed plans provided to us by the developer. The plans are from KKIT Architects and are dated August 27, 2021. Plans are included in the addenda.

Tenants at the Subject will be responsible for all electric utilities including heating, cooling, cooking, and individually metered electricity. The property will provide the electric water heating expenses, as well as the cold water, sewer, and trash expenses. The utility allowance was based upon the utility allowance schedule obtained from the Housing Authority of the City of Alameda; a copy of the utility allowance schedule is included in the Addenda.

The Subject will address two major community needs in Alameda: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness. The neighborhood is well suited for this type of housing.

Parking:

Site & Floor Plans

Utility Structure

Summary:



DELINEATION OF MARKET AREA

Primary and Secondary Market Area

For the purpose of this study, it is necessary to define the market area, or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much "neighborhood oriented" and are generally very reluctant to move from the area where they have grown up. In other areas, residents are much more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents.

The Subject is located in the city of Alameda. All of the Subject's units will be set aside for the homeless population. Because the Subject will provide permanent supportive housing to a specific population, potential tenants would likely relocate from anywhere within the city of Alameda to locate permanent supportive housing; therefore, the PMA consists of Alameda.

The PMA boundaries and overall market health assessment are based upon an analysis of demographic and socioeconomic characteristics, target tenant population, political jurisdictional boundaries, natural boundaries, experience of nearby comparable developments, accessibility to mass transit or key transportation corridors and commute patterns, and market perceptions as well as surveys of existing market rate and affordable apartment projects undertaken by Kinetic Valuation Group, and insights gained from resident managers, area planning staff, and others familiar with the multifamily market. We recognize a smaller sub-market may exist within this PMA; however, market data demonstrates that a significant amount of the renter base considers housing opportunities within this defined area. Given the opportunity to locate good quality affordable housing, the renter base will move within these areas. We anticipate the majority of demand will be generated from this geographic area. However, leakage is expected from outside the PMA from other parts of Alameda County.

There are no natural boundaries in the city that would inhibit anyone from relocating to the Subject. The market area boundaries identified are a reasonable approximation regarding the potential renter market for the Subject.

The secondary market area (SMA) for the Subject is Alameda County. Maps outlining the PMA and SMA can be found on the following pages.

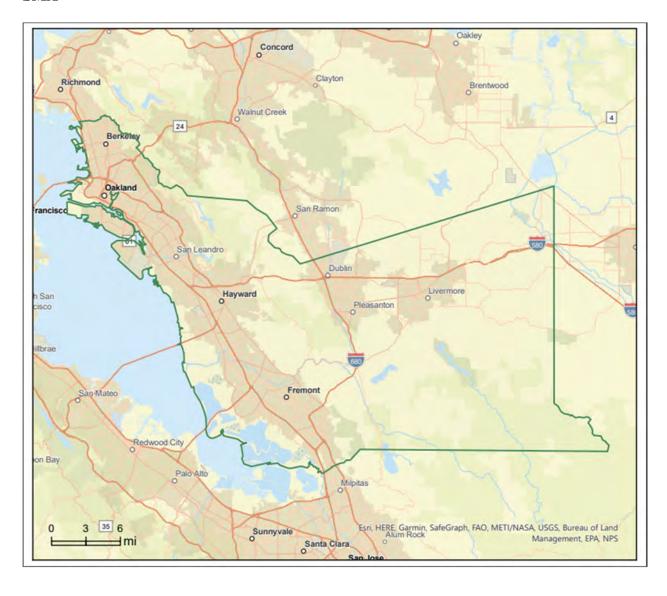


PMA





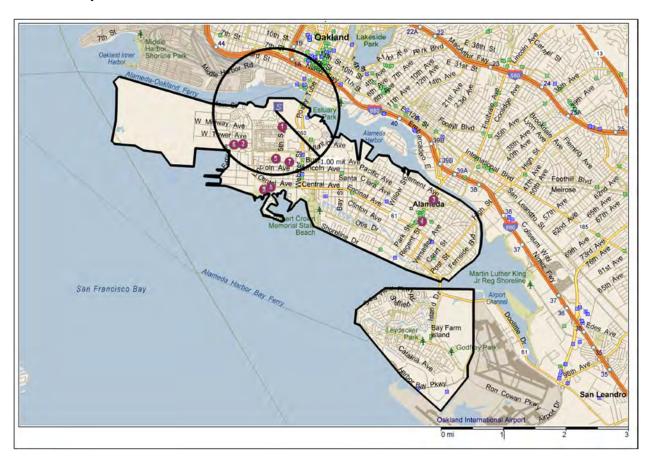
SMA





Rent Comparables Map

Below are the comparable properties utilized in the *Competitive Rental Analysis* section. Three of the market rate comparables are located within a one-mile radius of the Subject. We certify there are no other comparables within a mile that would participate in our surveys. We certify that the comparables utilized are the closest market rate comparables to the Subject that would participate in our survey.



	Comparable Properties								
Comp#	Comparable Name	Street Address	City, State	Rent Structure	Proximity from Subject (miles)				
1	Stargell Commons Apartments	2700 Bette Street	Alameda, CA	LIHTC	0.27 miles				
2	The Starling Apartments	170 Coronado Street	Alameda, CA	LIHTC	0.72 miles				
3	Everett Commons Apartments	2437 Eagle Avenue	Alameda, CA	LIHTC	2.92 miles				
4	Park Alameda Apartments	2428 Central Ave	Alameda, CA	LIHTC	2.95 miles				
5	Summer House Apartments	1826 Poggi Street	Alameda, CA	Market	0.75 miles				
6	Aero Apartments	2000 Ardent Way	Alameda, CA	Market	0.79 miles				
7	Garden Court Apartments	557 & 559 Buena Vista Avenue	Alameda, CA	Market	0.84 miles				
8	Point Alameda Apartments	1380 Ballena Boulevard	Alameda, CA	Market	1.23 miles				
9	Ballena Village Apartments	1375 Ballena Boulevard	Alameda, CA	M arket	1.24 miles				



LOCAL AREA DESCRIPTION

Neighborhood

The neighborhood surrounding an apartment property often impacts the property's status, image, class, and style of operation, and sometimes its ability to attract and properly serve a particular market segment. This section investigates the property's neighborhood and evaluates any pertinent location factors that could affect its rent, its occupancy, and overall profitability.

The Subject will be constructed in Phase I of the North Housing Block A development. North Housing, located on the western end of Alameda Island, is a plan for 12.07 acres at the former Naval Air Station (NAS) that will supply 586 units of low-income housing for formerly homeless, senior, and family households. The development consists of four blocks and will be built in three phases, as outlined below.



Each block will contain the following:





Construction is scheduled to take place over three phases, finishing in 2024, 2028, and 2030 respectively, as illustrated in the tables below.



Alameda's former Naval Air Station (NAS), a 68-acre waterfront property, closed over 20 years ago. Since its closure, land has been reallocated and demolition of the existing military buildings has taken place to prepare for redevelopment of the site.

City/Region

Alameda lies on a 6.5 mile long by 1.6-mile-wide island in San Francisco Bay, adjacent to the south of Oakland and east of San Francisco. The city spans Alameda Island and Bay Farm Island. Alameda Island occupies the majority of the city, while Bay Farm Island is separated from the rest of the city by an estuary of San Leandro Bay, as outlined in the figure below provided by the New York Times.



Alameda had a population of 78,280 as of the 2020 census.



The city of Alameda is located in Alameda County. Alameda County is situated in the San Francisco Bay Area of California, and occupies most of the East Bay region. Within its borders, the county has 14 cities and six unincorporated areas. The county seat is Oakland. As of the 2020 census, Alameda County had a population of 1,682,353, making it the seventh most populous county in the state.

Transportation

Highway:

Alameda has vehicle access from Oakland via Park Street, Fruitvale Avenue, and High Street Bridges, as well as Posey and Webster Street Tubes. Connection to Bay Farm Island is provided be the Bay Farm Island Bridge. The city itself is primarily served by California State Route 61. California State Route 61 runs in a northwest/southeast direction from the eastern edge of Oakland International Airport and across the Bay Farm Island Bridge through eastern Alameda.

Air:

The closest commercial airport is the Oakland International Airport. Covering over 2,500 acres, the airport consists of four runways, two terminals, and averages 170 daily departures. The airport services several major domestic and international airlines including Delta, Southwest, US Airways, and Volaris. Oakland International Airport is located approximately 10.7 miles to the southeast of the Subject.

Public Transportation

The Alameda-Contra Costa Transit District (AC Transit) is the third-largest public bus system in California, serving13 cities in Alameda and Contra Costa County, including Alameda. The nearest bus stop is located approximately 0.19 miles east at 5th Street and Singleton Avenue.

The Bay Area Rapid Transit (BART) is a heavy-rail transit and subway system that connects the San Francisco Peninsula to other major cities in the East and South Bay, including Alameda. The nearest BART stations to the Subject are located at 12th Street, Fruitvale, and Lake Merritt.

Healthcare

The nearest hospital to the Subject is the Alameda Hospital located approximately 2.42 miles southeast of the Subject. The 217-bed short term acute care hospital provides services such as cardiology, emergency, orthopedics, heart, and urology services among others.

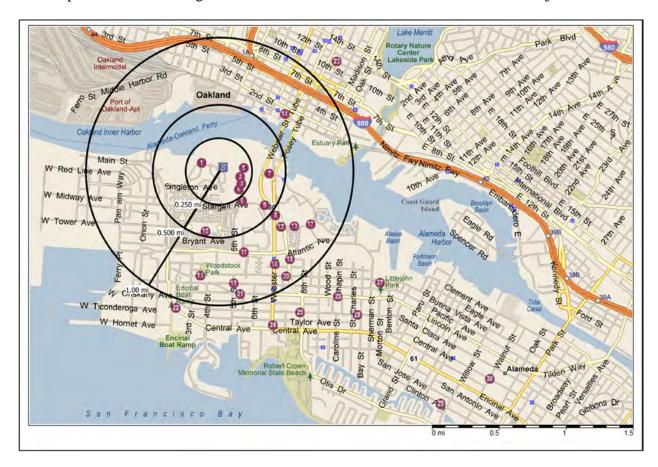
Education

The Subject is located in the Alameda Unified School District. The district serves over 9,000 preschool through high school students annually and through its preschool, nine elementary schools, four middle schools, and four high schools. The nearest schools to the Subject are Ruby Bridges Elementary School (K-5) and Encinal Junior/Senior High School (6-12) located approximately 0.44 and 1.07 miles from the Subject, respectively.



Locational Amenities & Map - Overview

The map and table following illustrate the location amenities in relation to the Subject site.





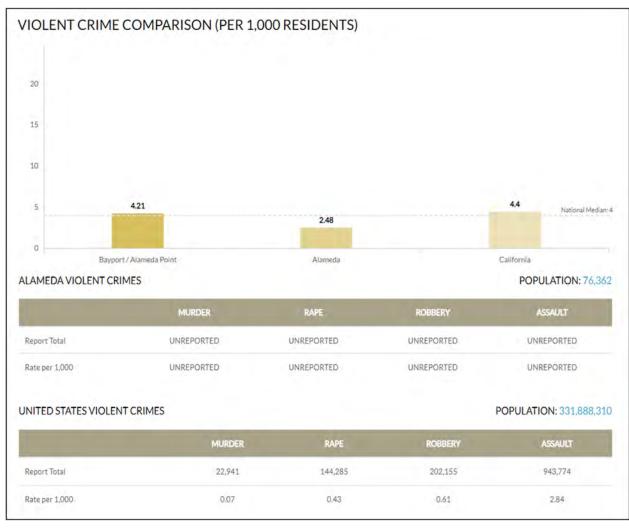
Distance From Local Services							
Map#	Name	Service	Distance				
1	Estuary Park	Recreation	0.05 miles				
2	5th Street & Singleton Avenue	Bus Stop	0.19 miles				
3	Carbon Health Urgent Care Alameda	Urgent Care	0.19 miles				
4	Bank of America	Bank	0.19 miles				
5	Target	Grocery & CVS Pharmacy	0.22 miles				
6	Safeway	Grocery Store	0.28 miles				
7	Marina Village Parkway & Mariner Square Loop	Bus Stop	0.37 miles				
8	Webster Street & Stargell Avenue	Bus Stop	0.41 miles				
9	Safeway Fuel Station	Gas Station	0.43 miles				
10	Ruby Bridges Elementary School (K-5)	School	0.44 miles				
11	College of Alameda	College	0.50 miles				
12	Neptune Park	Recreation	0.61 miles				
13	Lucky	Grocery Store	0.64 miles				
14	Concentra Urgent Care	Urgent Care	0.66 miles				
15	Woodstock Park	Recreation	0.70 miles				
16	Walgreens	Pharmacy	0.76 miles				
17	CVS	Pharmacy	0.79 miles				
18	Jean Sweeney Park	Recreation	0.83 miles				
19	Island High School (Continuation)	School	0.86 miles				
20	Grocery Outlet	Grocery Store	0.94 miles				
21	Longfellow Park	Recreation	0.94 miles				
22	Encinal Junior/Senior High School (6-12)	School	1.07 miles				
23	Hong Lok Senior Center	Senior Center	1.20 miles				
24	United States Postal Service	Post Office	1.22 miles				
25	Alameda West End Library	Library	1.23 miles				
26	Alameda Chapel	Church	1.29 miles				
27	Littlejohn Park	Recreation	1.45 miles				
28	Alameda Mastick Senior Center	Senior Center	1.50 miles				
29	Alameda Hospital	Hospital	2.42 miles				
30	Alameda High School	School	2.63 miles				



Crime Statistics

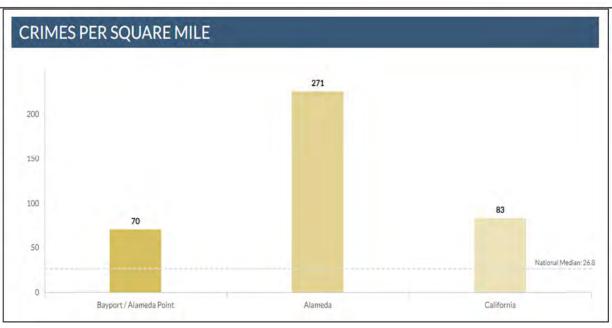
The following crime data is provided by Neighborhood Scout.













Due to the demand for affordable housing, especially for the targeted population and after inspection and observation of the Subject's neighborhood, we do not anticipate the overall crime statistics will affect the marketability for the Subject. Further, the Subject will have controlled access buildings with a gated perimeter, and will be equipped with surveillance cameras.

Summary

The Subject will provide affordable permanent supportive housing to the homeless population in an area suitable for this development. The site is located in a primarily residential neighborhood in Alameda. All major shopping, transportation, and recreational amenities are located within a short distance of the Subject. Access to groceries, pharmacy and shopping is convenient. The construction of the Subject, as proposed, will positively impact the neighborhood and the availability of affordable permanent supportive housing in this neighborhood. The neighborhood is well suited for this type of housing.

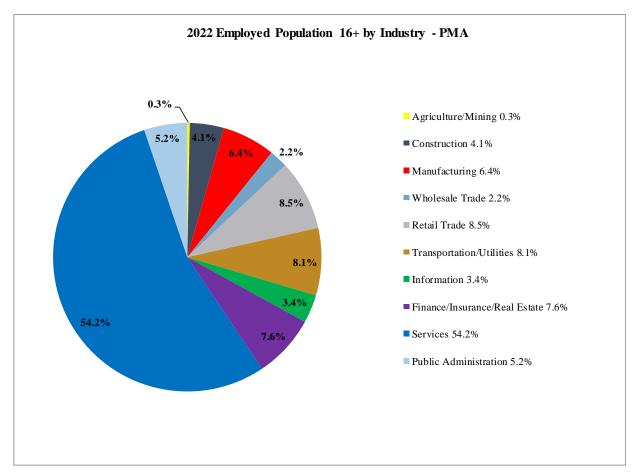


MARKET AREA ECONOMY

The following discussion includes an analysis of the local economy. This section will present and analyze information regarding employment by industry, the major employers, and unemployment trends. Information was provided, where available, for the Subject's Primary Market Area (PMA). The economic information is from ESRI Demographics, the Bureau of Labor Statistics, City of Alameda, and California Employment Development Department. These data sources are reliable and current.

Employment by Industry

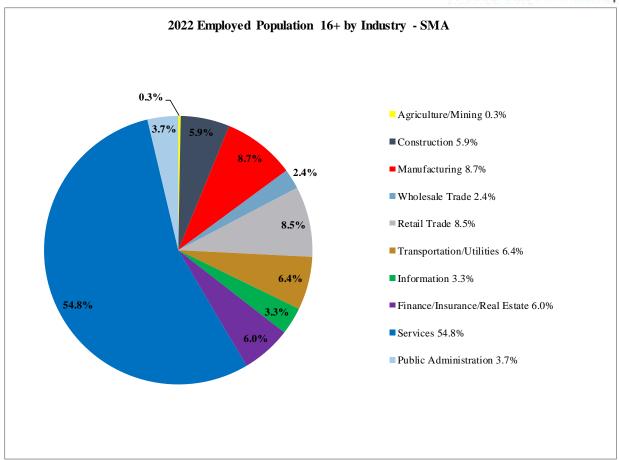
The following charts illustrate the distribution of employment sectors by industry within the PMA and SMA.



Source: ESRI Demographics

Approximately 54.2 percent of the PMA's workforce is employed in the services sector, followed by 8.5 percent in the retail trade sector, and 8.1 percent in the transportation and utilities.





Source: ESRI Demographics

Approximately 54.8 percent of the SMA's workforce is employed in the services sector, followed by 8.7 percent in the manufacturing sector, and 8.5 percent in the retail trade sector.



Major Employers

The following chart identifies the major employers in the city of Alameda and Alameda County.

City of Alameda, CA Major F	Employers - 2022
Employer	Industry
Celera	BioTechnology
Exelixis	BioTechnology
Glycosan Biosystems	BioTechnology
Health Diagnostics	Medical Services
PA Acquisition Corp	Party Supplies
Penumbra, Inc.	Medical Technology
Telecare Corp	Behavioral Health
UTStarcom Inc.	IT Services/Consulting
Voxify	Technology
Wind River Systems	Software

Source: City of Alameda Comprehensive Annual Financial Report 2022

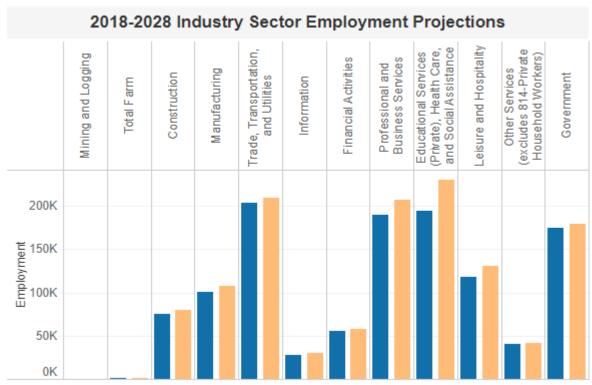
Alameda	Alameda County, CA Major Employers - 2022								
Employer	Location	Industry							
Alameda County Law Enforcement	Oakland	Government Offices-County							
Alameda County Sheriff's Dept	San Leandro	Government Offices-County							
Alameda County Sheriff's Ofc	Oakland	Sheriff							
Alta Bates Summit Med Ctr Alta	Berkeley	Hospitals							
Alta Bates Summit Med Ctr Lab	Oakland	Laboratories-Medical							
BART PD	Oakland	Transit Lines							
California State Univ East Bay	Hayward	Schools-Universities & Colleges Academic							
Cooper Vision Inc	Pleasanton	Optical Goods-Wholesale							
Dell EMC	Pleasanton	Computer Storage Devices (mfrs)							
East Bay Mud	Oakland	Water & Sewage Companies-Utility							
Ebmud	Oakland	Utilities							
Grifols Diagnostic Solutions	Emeryville	Pharmaceutical Research Laboratories							
Kaiser Permanente Oakland Med	Oakland	Hospitals							
Lawerence Berkeley Lab	Berkeley	Laboratories-Research & Development							
Lawrence Livermore Natl Lab	Livermore	University-College Dept/Facility/Office							
Peoples oft Inc	Pleasanton	Computer Software-Manufacturers							
Sanfrancisco Bayarea Rapid	Oakland	Transit Lines							
Transportation Dept-California	Oakland	Government Offices-State							
UCSF Benioff Children's Hosp	Oakland	Hospitals							
University of CA Berkeley	Berkeley	Schools-Universities & Colleges Academic							
University of CA-BERKELEY	Berkeley	University-College Dept/Facility/Office							
University-Ca-Berkeley Dept	Berkeley	University-College Dept/Facility/Office							
Valley Care Health System	Livermore	Health Services							
Washington Hospital Healthcare	Fremont	Health Care Management							
Western Digital Corp	Fremont	Computer Storage Devices (mfrs)							

Source: State of California Employment Development Department



Employment Expansion/Contractions and Trends

The information below was obtained from the Employment Development Department (EDD) for the Oakland-Hayward-Berkely Metropolitan Division (MD), which consists of Alameda and Contra Costa Counties.



Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2019 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.





	2018-2028 Fastest Growing Occupations												
Standard Occupational Classification	Occupational Title	Base Year Employment Estimate	Projected Year Employment Estimate	Percentage Change	Median Hourly Wage	Median Annual Wage							
29-1171	Nurse Practitioners	1,000	1,450	45.0%	\$65.79	\$136,841							
53-3041	Taxi Drivers and Chauffeurs	2,110	2,910	37.9%	\$0.00	\$0							
15-1132	Software Developers, Applications	9,870	13,430	36.1%	\$0.00	\$0							
29-2032	Diagnostic Medical Sonographers	630	830	31.7%	\$54.54	\$113,430							
29-1126	Respiratory Therapists	1,120	1,470	31.3%	\$49.68	\$103,332							
15-2031	Operations Research Analysts	920	1,200	30.4%	\$50.47	\$104,974							
15-1122	Information Security Analysts	600	780	30.0%	\$0.00	\$0							
29-1127	Speech-Language Pathologists	910	1,180	29.7%	\$45.03	\$93,663							
31-9092	Medical Assistants	6,590	8,500	29.0%	\$22.18	\$46,139							
17-2112	Industrial Engineers	1,490	1,910	28.2%	\$53.32	\$110,908							

The top three industries with the highest level of employment in Oakland-Hayward-Berkely (MD) include educational services (private), health care, and social assistance; trade, transportation, and utilities; and professional and business services. Educational services (private), health care, and social assistance; trade, transportation, and utilities; and professional and business services are projected to see an 18.6, 2.6, and 9.3 percent increase, respectively, in employment between 2018 and 2028.

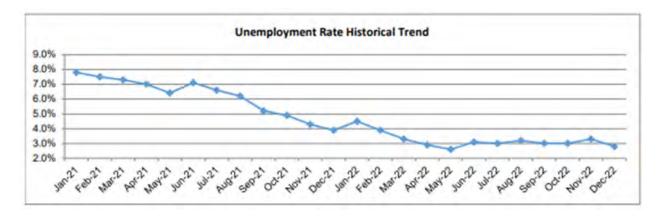


The January 2023 Oakland-Hayward-Berkely (MD) press release published by the "State of California Employment Development Department, Labor Market Information Division" summarizes the following.

"Between December 2021 and December 2022, the total number of jobs located in the East Bay increased by 32,300 or 2.8 percent.

- Leisure and hospitality (up 8,000 jobs) has led the region in year-over recovery consecutively for the last thirteen months. Accommodation and food services (up 5,400 jobs) contributed to over-half of the growth, while arts, entertainment, and recreation added 2,600 jobs.
- Manufacturing expanded by 7,700 jobs, with durable goods (up 6,800 jobs) accounting for a majority of the expansion.
- Private educational and health services picked up 6,100 jobs. Health care and social assistance (up 5,000 jobs) accounted for an estimated 82 percent of the improvement.
- Other notable year-over additions included: other services (up 4,200 jobs), construction (up 4,000), trade, transportation, and utilities (up 3,300), and professional and business services (up 1,500).
- On the downside, government lost 2,400 jobs and financial activities declined by 500 jobs.

The unemployment rate in the Oakland-Hayward-Berkeley MD was 2.8 percent in December 2022, down from a revised 3.3 percent in November 2022, and below the year-ago estimate of 3.9 percent. This compares with an unadjusted unemployment rate of 3.7 percent for California and 3.3 percent for the nation during the same period. The unemployment rate was 2.7 percent in Alameda County, and 2.9 percent in Contra Costa County."





Workforce and Unemployment Trends

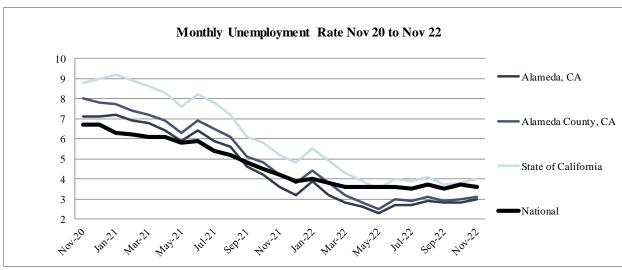
The table below illustrates the workforce and unemployment trends for the city of Alameda and Alameda County.

	Unemployment Trends - 2011-2022 YTD											
		Alame	da, CA		Alameda County, CA							
Year	Total Labor	Total	Unemployment	(%)	Total Labor	Total	Unemployment	(%)				
Teal	Force	Employment	Rate (%)	Change	Force	Employment	Rate (%)	Change				
2011	39,432	35,920	8.9	ı	785,124	704,596	10.3	-				
2012	40,002	36,942	7.6	-1.3	796,456	726,131	8.8	-1.5				
2013	40,033	37,496	6.3	-1.3	799,847	741,222	7.3	-1.5				
2014	40,282	38,234	5.1	-1.2	806,326	758,819	5.9	-1.4				
2015	40,801	39,123	4.1	-1.0	819,008	779,897	4.8	-1.1				
2016	41,491	39,843	4.0	-0.1	831,827	796,037	4.3	-0.5				
2017	41,608	40,158	3.5	-0.5	838,175	807,100	3.7	-0.6				
2018	41,251	40,062	2.9	-0.6	841,435	815,554	3.1	-0.6				
2019	40,787	39,676	2.7	-0.2	842,645	817,355	3.0	-0.1				
2020	40,305	36,840	8.6	5.9	816,829	743,193	9.0	6.0				
2021	39,932	37,716	5.5	-3.1	809,964	760,859	6.1	-2.9				
2022 YTD	40,929	39,716	3.0	-2.5	827,169	801,205	3.1	-3.0				

Source: Bureau of Labor Statistics

The unemployment rate in the city peaked at 8.9 percent in 2011. Since 2011, it has decreased year-over-year, reaching a decade low of 2.7 percent in 2019. The unemployment rate increased to 8.6 percent in 2020 due to the COVID-19 Pandemic. As of 2022 year-to-date, it has decreased to 3.0 percent. The unemployment rate in the county has followed a similar trend.

Below we have compared the city, county, state, and national unemployment rates over the past 24 months.



Source: Bureau of Labor Statistics



The beginning of the previous 24-month period coincides with the middle of the COVID-19 Pandemic. Unemployment rates during this time were elevated as the effects of government-mandated shutdowns and social distancing due to the COVID-19 Pandemic were felt. The city and county have consistently maintained an unemployment rate below that of the state, and have fluctuated above and below the nation over the past 24 months. All areas have shown a general decreasing trend since November 2020, a result of businesses reopening as guidelines to manage the pandemic were put into place.

Employment Trends

The table below illustrates the employment trends in Alameda and Alameda County.

	Employment	Trends - 201	1 - 2022 YTD	
	Alamed	a, CA	Alameda C	County, CA
	Total	Percentage	Total	Percentage
Year	Employment	Growth	Employment	Growth
2011	35,920	-	704,596	-
2012	36,942	2.8%	726,131	3.1%
2013	37,496	1.5%	741,222	2.1%
2014	38,234	2.0%	758,819	2.4%
2015	39,123	2.3%	779,897	2.8%
2016	39,843	1.8%	796,037	2.1%
2017	40,158	0.8%	807,100	1.4%
2018	40,062	-0.2%	815,554	1.0%
2019	39,676	-1.0%	817,355	0.2%
2020	36,840	-7.1%	743,193	-9.1%
2021	37,716	2.4%	760,859	2.4%
2022 YTD	39,716	5.3%	801,205	5.3%

Source: Bureau of Labor Statistics

Over the past decade, employment levels in Alameda increased year over year until a slight decrease in 2018 and 2019, and a decrease of 7.1 percent in 2020 due to the COVID-19 Pandemic. As of 2022 year to date, employment has increased 5.3 percent. The county has followed a similar trend.



Wages by Occupation

The table below displays the wages by occupation for the San Francisco-Oakland-Hayward Metropolitan Division (MD), which includes Alameda County.

Wage by Occupation Oakland-Hayward	Wage by Occupation Oakland-Hayward-Berkeley, CA MD - 2022									
Occupational Title	Number of Employees	Average Hourly Wage	Average Annual Wage							
Total all occupations	1,089,620	\$39.21	\$81,570							
Management Occupations	85,660	\$76.09	\$158,264							
Business and Financial Operations Occupations	75,490	\$49.87	\$103,746							
Computer and Mathematical Occupations	44,530	\$63.48	\$132,023							
Architecture and Engineering Occupations	28,600	\$56.16	\$116,813							
Life, Physical, and Social Science Occupations	18,780	\$57.29	\$119,154							
Community and Social Service Occupations	19,410	\$35.61	\$74,069							
Legal Occupations	9,250	\$67.40	\$140,202							
Educational Instruction and Library Occupations	65,730	\$40.00	\$83,191							
Arts, Design, Entertainment, Sports, and Media Occupations	13,620	\$40.16	\$83,512							
Healthcare Practitioners and Technical Occupations	61,160	\$66.11	\$137,505							
Healthcare Support Occupations	70,350	\$21.33	\$44,372							
Protective Service Occupations	22,590	\$37.84	\$78,720							
Food Preparation and Serving Related Occupations	72,150	\$20.15	\$41,919							
Building and Grounds Cleaning and Maintenance Occupations	28,240	\$23.58	\$49,049							
Personal Care and Service Occupations	18,200	\$22.32	\$46,441							
Sales and Related Occupations	93,280	\$29.01	\$60,340							
Office and Administrative Support Occupations	119,560	\$28.45	\$59,163							
Farming, Fishing, and Forestry Occupations	1,190	\$23.34	\$48,540							
Construction and Extraction Occupations	54,980	\$38.64	\$80,365							
Installation, Maintenance, and Repair Occupations	35,120	\$34.03	\$70,778							
Production Occupations	63,110	\$26.78	\$55,700							
Transportation and Material Moving Occupations	88,640	\$26.30	\$54,710							

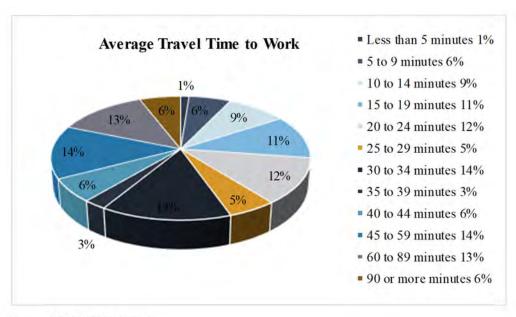
Source: CA EDD

The data presented in the previous table depicts the wages in the MD and is representative of wages earned in the PMA. The chart shows average hourly and annual wages by employment classification. The classification with the lowest average hourly wage was food preparation and serving-related occupations at \$20.15 per hour. The highest average hourly wage of \$76.09 was management occupations.



Commuting Patterns

The chart below shows the travel time to work for the PMA according to ESRI data.



Source: ESRI Demographics

Approximately 59 percent of persons in the PMA have a commute time of less than 35 minutes indicating a majority of the persons in the PMA commute to work in nearby areas.

Conclusion

The Subject is located in a primarily residential neighborhood in the city of Alameda. The Subject's PMA and surrounding Bay Area include many employment options for area residents. Numerous businesses offering a range of positions and skill levels exist throughout the PMA. Many employment opportunities exist within a short distance of the Subject. The wage rates within the area demonstrate a significant pool of potential tenants exist for affordable housing developments.



HOMELESS POPULATION TRENDS

The Subject site is proposed to be improved with a permanent supportive housing project for the homeless population. Because these units will provide permanent supportive housing to a specific population, potential tenants will not only come from a specific portion of the city, but would likely relocate from anywhere within Alameda to locate permanent supportive housing; therefore, the PMA for the Subject consists of the city of Alameda.

In this section, the population trends for this demographic have been presented. All of the information was obtained from the EveryOne Counts! 2022 Homeless Count and Survey for Alameda County, which is the latest data available. The point-in-time count is conducted every two years; however, the U.S. Department of Housing and Urban Development (HUD) exempted the county from conducting a 2021 count, due to the COVID-19 Pandemic. The 2022 count took place in February 2022. The data has been provided for the city of Alameda where available; however, some data was only available for Alameda County.

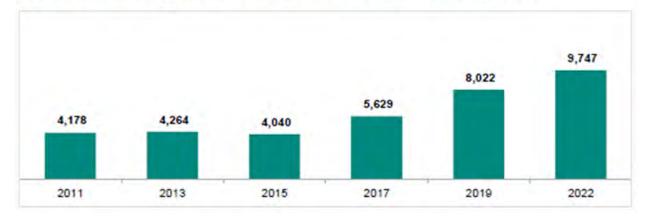
HOMELESS POPULATION TRENDS

Total Homeless Population

According to the EveryOne Counts! 2022 Homeless Count and Survey for Alameda County, the city of Alameda had approximately 264 homeless persons on a given night, while Alameda County had 9,747 homeless persons, an approximate 12.5 and 22 percent increase respectively, from the last point-in-time count conducted in 2019. The charts below illustrate the statistics.

	2019	-	2022					
Jurisdiction	Sheltered	Unsheltered	Total Count	Total %	Sheltered	Unsheltered	Total Count	Total %
Alameda	99	132	231	3%	84	180	264	3%

Figure 1. Total Number of Homeless Persons Enumerated During the Point-in-Time Count

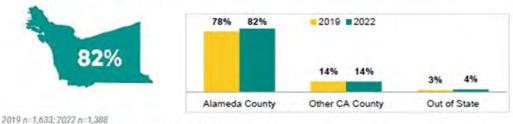




Origin of Homelessness

Approximately 82 percent of the population lived in Alameda County prior to becoming homeless.

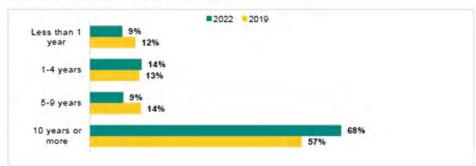
Figure 12. Location of Residence When Most Recently Becoming Homeless (All Respondents)



Note: Percentages may not add up to 100 due to rounding.

Sixty-eight (68) percent had been living in the county for more than 10 years.

Figure 13. Length of Time Spent in Alameda County (All Respondents)



Unsheltered Homeless Population

As shown in the graphics below, of the total homeless population in Alameda County, approximately 7,135, or 73 percent, are unsheltered. It should be noted the chart below the graph is mislabeled. The homeless population in the city Alameda follows a similar trend, with 180, or 68 percent of homeless individuals being unsheltered.

Figure 2. Total Number of Homeless Persons by Shelter Status



Year	2011	2013	2015	2017	2019	2022
Unsheltered	2,106	1,927	1,643	1,766	1,710	2,612
Sheltered	2,072	2,337	2,397	3,863	6,312	7,135
Total	4,178	4,264	4,040	5,629	8,022	9,747

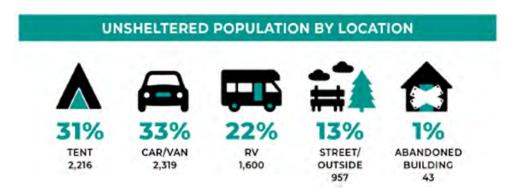
	2019		2022					
Jurisdiction	Sheltered	Unsheltered	Total Count	Total %	Sheltered	Unsheltered	Total Count	Total %
Alameda	99	132	231	3%	84	180	264	3%

41



Current Living Arrangements

For those unsheltered in the county, the greatest percentage of respondents (33 percent) reported sleeping in a car or van.



Homelessness by Household Composition

The largest household type experiencing homelessness is single individuals, which encompasses 91 percent of all homeless households in the county.

Figure 4. Total Number of Homeless Persons by Household Type, Age, and Shelter Status

POPULATION	UNSHELTERED	SHELTERED	TOTAL	TOTAL PERCENT
Persons in Families with Children	322	522	844	9%
Children under 18	188	298	486	5%
Youth 18-24	22	47	69	<1%
Adults 25+	112	177	289	3%
Single Individuals	6,813	2,090	8,903	91%
Children under 18	88	9	97	1%
Youth 18-24	574	161	735	8%
Adults 25+	6,151	1,920	8,071	83%

Homelessness by Age

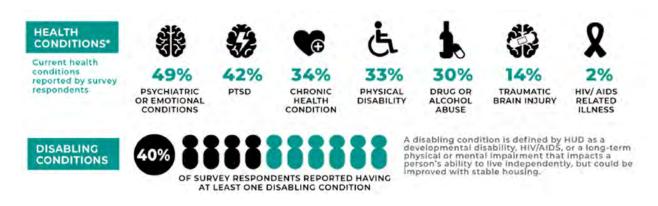
The largest age cohort among the homeless population in the county was 25+ (approximately 86 percent).





Health Conditions

The most frequently reported health condition among the homeless population in the county was psychiatric or emotional conditions, which accounted for 49 percent of the population. Forty (40) percent have a disabling condition.



Subpopulations of Homelessness

Approximately 28 percent of individuals experiencing homelessness reported chronic homelessness, and six percent identified as a veteran.

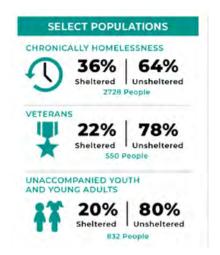


Figure 11. Federally Reported Subpopulations

	2017		2019		2022	
	#	96	#	%	#	96
Persons in Families with Children	711	13%	524	7%	844	9%
Unaccompanied Children and TAY	991	18%	731	9%	832	9%
Chronically Homeless	1,652	29%	2,236	28%	2,728	28%
Veterans	531	9%	692	9%	550	6%
Adults with Serious Mental Illness	1,622	29%	2,590	32%	2,348	24%
Adults with HIV/AIDS	157	3%	207	3%	98	1%
Total Population	5,629		8,022		9,747	

43



Conclusion

In 2022, the city of Alameda had approximately 264 homeless persons on a given night, an increase of 12.5 since 2019. These factors support current and future demand for the Subject which will be set aside for these household types.



HOMELESS POPULATION DEMAND ESTIMATE

The estimate of demand will be based on the EveryOne Counts! 2022 Homeless Count and Survey for Alameda County. It should be noted that point-in-time counts are the only measure that captures the scope of people experiencing homelessness who are unsheltered – living on the streets, in cars, in abandoned buildings, and other places not meant for human habitation. Point-in-time counts are intended to provide a snapshot of how many people are homeless on a given night. Percentages derived from the EveryOne Counts! publication and illustrated in the *Homeless Population Trends* section of this report.

DEMAND FROM EXISTING HOMELESS HOUSEHOLDS

We estimated demand based on the 2022 Homeless Count results for the county of Alameda. A description of the steps involved in the estimate of demand is detailed below.

Number of Existing Homeless Households

As noted in the *Homeless Population Trends* section of this report, the total number of homeless households in the city of Alameda on a given night was 264 households in 2022. This is the beginning point for analysis.

Number of Income Qualified Homeless Households

Given that homeless persons are likely to have no incomes, it is reasonable to assume all of the households will be income qualified.

Demand Estimate

The following illustrates the calculation previously explained. The Subject will provide 44 affordable units for homeless households. This results in an overall capture rate of 16.7 percent units.

Demand for Special Needs Units									
Number of Existing Homeless Households 2022 - City of Alameda									
Capture Rate - All Units	Developer's Unit Mix	/	Total Demand	=	Total				
OVERALL	44	/	264	=	16.7%				

Conclusion

There are an estimated 264 homeless households in Alameda. The above calculation generates a capture rate of 16.7 percent overall, which indicates an expected absorption rate of less than one year. It also indicates a tremendous level of unmet demand that will still exist even with the Subject entering the market. Further, demand is understated because it does not factor in leakage from outside the PMA, specifically the other parts of Alameda County.



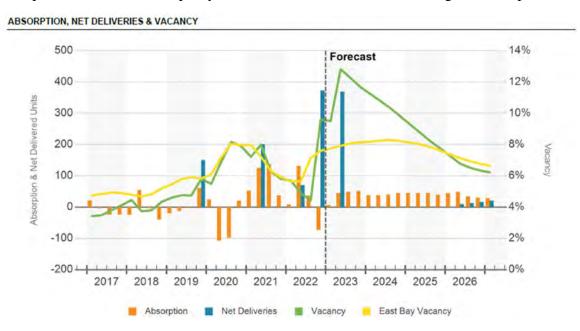
ABSORPTION

The demand estimate indicates that there are sufficient income eligible households in the Subject's PMA. We were able to obtain absorption information from two LIHTC properties and one market rate property located within the PMA.

- Corsair Flats, located at 171 W Atlantic Avenue, contains 60 one and two-bedroom units restricted to senior (62+) households. Twenty-eight (28) units are restricted to households at the 15, 30, and 60 percent AMI level; the remaining units are Project Based Section 8 VASH referral units. The property opened in 2020 and was fully occupied within seven months, exhibiting an absorption pace of eight to nine units per month.
- The Starling Apartments, located at 170 Coronado Avenue, consists of 70 one, two, and three bedroom-units restricted to family households at the 20, 30, 40, 50, and 60 percent AMI levels. Nine (9) units have Project Based Section 8 vouchers; one unit is a non-revenue manager's unit. The property opened in in 2021 and was 100 percent preleased at opening, for an absorption pace of 69 units per month.
- Aero Apartments, located at 2000 Ardent Way Street, contains 200 studio, one, and twobedroom market rate units. The property opened in April 2021 and was fully leased within 12 months, for an absorption pace of 16 to 17 units per month.

The following is from the Alameda submarket report from CoStar.

According to CoStar, "The vacancy rate in the Alameda Submarket has expanded over the past four quarters, and at 9.6%, is above the long-term average. About 440 units have come on line over the past year, far outpacing the five-year average. Development is set to continue, as roughly 370 units are underway, which will expand the existing inventory by 4.4%. Rents have increased by an impressive 3.8% over the past year, which was in line with the average over the past decade."





A good response to the Subject is anticipated due to the high occupancy rates and lengthy waiting lists at affordable properties in the PMA. Further, the Subject will address two major community needs in Alameda: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness. Taking this data into consideration, along with the demand illustrated in this report, if the Subject is properly marketed and pre-leasing begins approximately three months prior to completion of construction; the property could be completely absorbed into the market in approximately two to three months. This equates to an average absorption of 15 to 23 units per month. The Subject's affiliation with its supportive services providers will assist the Subject in locating and qualifying the targeted tenant base.



COMPETITIVE RENTAL ANALYSIS

A competitive rental analysis of the local market was performed to meet TCAC requirements. We have collected data and surveyed other affordable properties in the area. In addition, we have also illustrated the rents for some market rate comparables in the area. Without the Subject's units set aside for the homeless population, these other housing options are either not affordable or do not have the service component necessary to support the targeted population of these units. The result is continued unsheltered homelessness or sheltered homeless through temporary residences such as emergency shelters and transitional housing.

To meet TCAC requirements, analysis of the comparable market rate and LIHTC properties is included in this section. The properties included in the survey are considered the best "true comparables" for the Subject. The Subject will consist of studio and one-bedroom units. We performed an extensive search for comparable properties within a one-mile radius. One market comparable utilized in the studio TCAC matrices and three market comparables utilized in the one-bedroom TCAC matrices are located within a one-mile radius. The remaining two comparables in the studio TCAC matrices are situated outside of a one-mile radius. We certify there are no other comparables within a mile that would participate in our surveys. We certify that the comparables utilized are the closest market rate comparables to the Subject that would participate in our survey.

Due to the lack of studio LIHTC multifamily units in the PMA, one comparable has been utilized in the studio TCAC matrices.

The following table illustrates properties considered but excluded as comparables

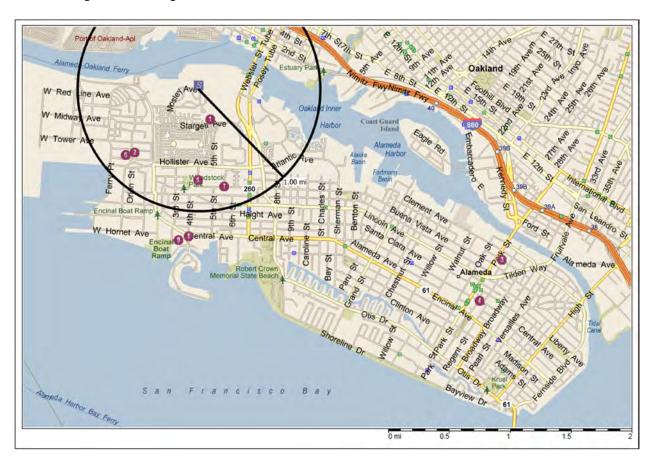
Excluded Properties						
Project Name	Street Address	City	Program Type	Occupancy Type	Reason For Exclusion	
Shoreline Apartments	1801 Shore Line Drive	Alameda	Market	Family	Location	
South Shore Apartments	901 Shorepoint Court	Alameda	Market	Family	Location	
Bay Vista Apartments	470 Central Avenue	Alameda	Market	Family	Location	
Panomar Apartments	1100 Pacific Marina	Alameda	Market	Family	Location	
Marine View Apartments	564 Central Avenue	Alameda	Market	Family	Unable to Survey	
Park Central Apartments	773 Esterbrook Court	Alameda	Market	Family	Unable to Survey	
Islander Apartments	1701 Shore Line Drive	Alameda	Market	Family	Unable to Survey/Unit Type	
Shinesei Gardens Apartments	401 Stargell Avenue	Alameda	LIHTC/Section 8	Family	Section 8	
Breakers at Baypoint Apartments	459 Neptune Gardens Avenue	Alameda	LIHTC	Family	Unit Type	
Playa del Alameda Apartments	148 Crolls Garden Court	Alameda	LIHTC	Family	Unit Type	
Corsair Flats Apartments	171 W Atlantic Avenue	Alameda	LIHTC	Senior	Senior	
Alameda Point Senior Housing	171 W Atlantic Avenue	Alameda	LIHTC	Senior	Senior	
Littlejohn Commons Apartments	1301 Buena Vista Avenue	Alameda	LIHTC	Senior	Senior	

Unit sizes are reported on a net basis for comparable properties, which is the typical basis reported within the apartment industry. Additionally, unit size may not be reflective of the appeal of the unit; an example being two apartments with differing floor plans wherein the smaller size unit may appear to be larger to the observer due to floor plan layout and lighting. In some cases where multiple floor plans were available for identical unit sizes, an average unit size and rent was applied.



Following is a summary of the comparables, corresponding map and individual rent comparable data sheets for the comparables used in our analysis.

Rent Comparables Map



	Comparable Properties						
Comp#	Comparable Name	Street Address	City, State	Rent Structure	Proximity from Subject (miles)		
1	Stargell Commons Apartments	2700 Bette Street	Alameda, CA	LIHTC	0.27 miles		
2	The Starling Apartments	170 Coronado Street	Alameda, CA	LIHTC	0.72 miles		
3	Everett Commons Apartments	2437 Eagle Avenue	Alameda, CA	LIHTC	2.92 miles		
4	Park Alameda Apartments	2428 Central Ave	Alameda, CA	LIHTC	2.95 miles		
5	Summer House Apartments	1826 Poggi Street	Alameda, CA	M arket	0.75 miles		
6	Aero Apartments	2000 Ardent Way	Alameda, CA	M arket	0.79 miles		
7	Garden Court Apartments	557 & 559 Buena Vista Avenue	Alameda, CA	Market	0.84 miles		
8	Point Alameda Apartments	1380 Ballena Boulevard	Alameda, CA	M arket	1.23 miles		
9	Ballena Village Apartments	1375 Ballena Boulevard	Alameda, CA	M arket	1.24 miles		



									/ 12 x 2 x 2 x 2 x 2	
			Rent	Survey Summary						
	Project/	Type/	Market/	Bed/	Size		Rent	Price Per	Units	Vacancy
No.	Proximity	Yr. Built	Subsidy	Bath/AMI Level	(SF)	Units	(Ask)	Square Foot	Vacant	Rate
1	Stargell Commons Apartments	Garden (3 Story)	LIHTC	1/1.0/50%	668	5	\$891	\$1.33	0	0.0%
l	2700 Bette Street	2017		2/1.5/30%	940	4	\$612	\$0.65	0	0.0%
l	Alameda, CA			2/1.5/45%	940	4	\$955	\$1.02	0	0.0%
l	0.27 miles			2/1.5/50%	940	4	\$1,090	\$1.16	0	0.0%
l				2/1.5/60%	940	4	\$1,298	\$1.38	0	0.0%
l				3/1.5/50%	1,198	5	\$1,230	\$1.03	0	0.0%
				3/1.5/60%	1,198	5	\$1,494	\$1.25	0	0.0%
				Total		31			0	0.0%
2	The Starling Apartments	Mid-rise (4 Story)	LIHTC	1/1.0/20%	598	5	\$474	\$0.79	0	0.0%
1	170 Coronado Street	2021		1/1.0/30%	598	9	\$742	\$1.24	0	0.0%
1	Alameda, CA			2/1.0/20%	831	9	Section 8	-	0	0.0%
1	0.72 miles			2/1.0/30%	831	8	\$890	\$1.07	0	0.0%
1				2/1.0/50%	831	8	\$1,533	\$1.84	0	0.0%
1				2/1.0/60%	831	11	\$1,854	\$2.23	0	0.0%
1				3/2.0/30%	1,107	3	\$1,023	\$0.92	0	0.0%
1				3/2.0/50%	1,107	8	\$1,766	\$1.60	0	0.0%
1				3/2.0/60%	1,107	8	\$2,137	\$1.93	0	0.0%
				Total		69			0	0.0%
3	Everett Commons Apartments	Garden (3 Story)	LIHTC	1/1.0/80%	674	4	\$1,219	\$1.81	0	0.0%
1	2437 Eagle Avenue	2018		2/1.0/80%	905	10	\$1,469	\$1.62	0	0.0%
	Alameda, CA 2.92 miles			3/2.0/80%	1,184	5	\$0	\$0.00	0	0.0%
	2.72 111100			Total		19			0	0.0%
4	Park Alameda Apartments	Garden (3 Story)	LIHTC	Studio/1.0/30%	425	20	\$499	\$1.17	0	0.0%
1	2428 Central Ave	2012		Studio/1.0/40%	425	21	\$665	\$1.56	0	0.0%
	Alameda, CA			Studio/1.0/50%	425	21	\$833	\$1.96	0	0.0%
	2.95 miles			Total		62			0	0.0%
5	Summer House Apartments	Garden (3 Story)	Market	1/1.0	645	6	\$2,095	\$3.25	0	0.0%
3	1826 Poggi Street	1954/2017	Market	2/1.0	864	604	\$2,093	\$3.23 \$2.79	8	1.3%
	Alameda, CA	1934/2017		2/1.5 TH	895	18	\$2,412	\$3.05	0	0.0%
	0.75 miles			3/2.0		18		\$3.50	4	23.5%
1	0.75 miles				1,000		\$3,499			
				4/2.0 Total	1,350	5 650	\$4,558	\$3.38	0 12	0.0%
				Totai		650			12	1.8%
6	Aero Apartments	Garden (4 Story)	Market	Studio/1.0	517	40	\$2,725	\$5.27	2	5.0%
1	2000 Ardent Way	2021		1/1.0	697	80	\$3,245	\$4.66	1	1.3%
	Alameda, CA 0.79 miles			2/2.0	1,000	80	\$4,335	\$4.34	0	0.0%
	ony maco			Total		200			3	1.5%
7	Garden Court Apartments	Garden (2 Story)	Market	1/1.0	620	29	\$2,060	\$3.32	0	0.0%
	557 & 559 Buena Vista Avenue	1961		2/1.0	800	31	\$2,409	\$3.01	4	12.9%
	Alameda, CA			3/1.0	1,000	3	\$2,900	\$2.90	0	0.0%
	0.84 miles			Total		63			4	6.3%
8	Point Alameda Apartments	Garden (2 Story)	Market	Studio/1.0	579	22	\$2,000	\$3.45	0	0.0%
	1380 Ballena Boulevard	1968	urnet	1/1.0	616	94	\$2,000	\$3.49	1	1.1%
	Alameda, CA	1700		2/1.0	773	16	\$2,650	\$3.43	0	0.0%
	1.23 miles			2/2.0	1,035	12	\$3,000	\$2.90	0	0.0%
				Total	1,000	144	ψ5,000	Ψ2.70	1	0.7%
l	Ballena Village Apartments	Garden (2 Story)	Market	Studio/1.0	540	98	\$2,465	\$4.56	1	1.0%
9						196		\$4.37	2	1.0%
9	1375 Ballena Boulevard	1973/2018		1/1.0	615	196	\$2.090	34.37	2	1.0%
9	1375 Ballena Boulevard Alameda, CA	1973/2018		1/1.0 2/1.0	773	49	\$2,690 \$2,865			
9		1973/2018					\$2,865 \$3,195	\$3.71 \$3.09	3 0	6.1% 0.0%

Comparable #1 Stargell Commons Apartments Property Name Street 2700 Bette Street City, State Alameda, CA County Alameda Phone Number 510-263-9464 Contact Name Ira Type Multifamily ("M"arket/"L"ow Income) LIHTC Proximity 0.27 miles Garden (3 Story) Structure Yes - 2 HH's Section 8 Vouchers Yearly Turnover % 3% 30 days Leasing Pace Yes - 2,500 HH's Waiting List Concessions None Change in Rent Increased in 2022 Year Built/Renovated 2017 Comp ID Number 11463



Froperty Desci	ripuon:					
Bed/Bath/	Area (SF)	Units	Rent	Concession	Vacant Units	Vacancy
AMI	Aica (Si')	Ollits	Kent	(monthly)	vacant Omis	Rate
1/1.0/50%	668	5	\$891	\$0	0	0.0%
2/1.5/30%	940	4	\$612	\$0	0	0.0%
2/1.5/45%	940	4	\$955	\$0	0	0.0%
2/1.5/50%	940	4	\$1,090	\$0	0	0.0%
2/1.5/60%	940	4	\$1,298	\$0	0	0.0%
3/1.5/50%	1,198	5	\$1,230	\$0	0	0.0%
3/1.5/60%	1,198	5	\$1,494	\$0	0	0.0%
Total Units		31			0	0.0%

Utilities:		
	Who Pays	Gas/Electric
	Utility?	G=Gas
		E=Electric
Other Electric	T	E
Heat	T	E
Water Heat	T	E
Cooking	T	E
Water	L	
Sewer	L	
Trash	L	

Appliances:	
Refrigerator	✓
Stove/Oven	✓
Dishwasher	✓
Garbage Disposal	✓
Microwave	
Washer/Dryer	
Washer/Dryer Hook-up	
	,

Property Amenities:	
Community Room	√
Swimming Pool	
Spa/Jacuzzi	
Exercise Room	
Picnic Area	
Playground	✓
Tennis Court	
Basketball Court	
Volleyball Court	
On-Site Manager	✓
Laundry Room	✓
Computer Room	
Business Center	
Car Wash Area	
Additional Services*	√
Elevator ("Y"es or "N"o)	N

Parking:	
Surface Parking Carport Underground Detached Garage Attached Garage Tuck-under Garage Parking Garage	
Security:	
Gated/Controlled Access/Intercom Courtesy Patrol Surveillance Cameras	□ □ ✓

*See Notes

Notes:

The property has bike storage, and provides social services to its tenants on-site and free of charge. Three, one-bedroom units, two, two-bedroom units, and two, three-bedroom units are Section 8 units. Management was unable to verify unit breakdown by AMI level; therefore, units have been split evenly. Management indicated no major renovations have occurred. Based on this information, an effective age consistent with the property's actual age is estimated for this property.

Comparable #2 The Starling Apartments Property Name Street 170 Coronado Street City, State Alameda, CA County Alameda 510-263-8141 Phone Number Yuong Multifamily Contact Name Type LIHTC ("M"arket/"L"ow Income) Proximity 0.72 miles Structure Mid-rise (4 Story) HCV Tenants Yes - NA Yearly Turnover % 10% Preleased Leasing Pace Waiting List Yes - 200 HH's Concessions None Change in Rent None Year Built/Renovated 2021 15966 Comp ID Number



Property Desc	eription:					
Bed/Bath/ AMI	Area (SF)	Units	Rent	Concession (monthly)	Vacant Units	Vacancy Rate
1/1.0/20%	598	5	\$474	\$0	0	0.0%
1/1.0/30%	598	9	\$742	\$0	0	0.0%
2/1.0/20%	831	9	Section 8	\$0	0	0.0%
2/1.0/30%	831	8	\$890	\$0	0	0.0%
2/1.0/50%	831	8	\$1,533	\$0	0	0.0%
2/1.0/60%	831	11	\$1,854	\$0	0	0.0%
3/2.0/30%	1,107	3	\$1,023	\$0	0	0.0%
3/2.0/50%	1,107	8	\$1,766	\$0	0	0.0%
3/2.0/60%	1,107	8	\$2,137	\$0	0	0.0%
Total Units		69			0	0.0%

Utilities:			Unit Amenities:
	Who Pays	Gas/Electric	
	Utility?	G=Gas	Central Heat/Cool
		E=Electric	Blinds
Other Electric	T	E	Carpet
Heat	T	E	Ceiling Fan
Water Heat	T	E	Skylight
Cooking	T	E	Storage Closet
Water	L		Coat Closet
Sewer	L		Walk-In Closet
Trash	L		Fireplace
			Patio/Balcony

Appliances:	
Refrigerator	
Stove/Oven	√
Dishwasher	✓
Garbage Disposal	✓
Microwave	
Washer/Dryer	
Washer/Dryer Hook-up	

Property Amenities:	
Community Room	✓
Swimming Pool	
Spa/Jacuzzi	
Exercise Room	
Picnic Area	✓
Playground	✓
Tennis Court	
Basketball Court	
Volleyball Court	
On-Site Manager	✓
Laundry Room	✓
Computer Room	
Business Center	✓
Car Wash Area	
Additional Services*	✓
Elevator ("Y"es or "N"o)	Y

Surface Parking	⊔
Carport	
Underground	
Detached Garage	
Attached Garage	
Tuck-under Garage	
Parking Garage	✓
	•
Security :	
Gated/Controlled Access/Intercom	✓
Courtesy Patrol	
Surveillance Cameras	П

*See Notes

Notes

The property opened in 2021 and was 100 percent preleased at opening, for an absorption pace of 69 units per month. Additional services include bike storage and a community garden.

Comparable #3 Property Name **Everett Commons Apartments** Street 2437 Eagle Avenue Alameda, CA City, State County Alameda Phone Number 510-217-8683 Contact Name Kim Type Multifamily ("M"arket/"L"ow Income) LIHTC Proximity 2.92 miles Structure Garden (3 Story) **HCV** Tenants Yes - 17 HH's Yearly Turnover % 0% Leasing Pace Preleased Yes - 100 HH's Waiting List Concessions Increased \$46 to \$56 in 2022 Change in Rent

Year Built/Renovated 2018 11501 Comp ID Number



Property Description: Vacancy Concession Vacant Units Bed/Bath/ AMI Area (SF) Units Rent (monthly) Rate 674 1/1.0/80% 4 \$1,219 \$0 0 0.0% 905 10 0.0% 2/1.0/80% \$1,469 \$0 0 3/2.0/80% 1,184 \$0 \$0 0.0%5 0 Total Units 19 0.0%

Utilities:		
	Who Pays	Gas/Electric
	Utility?	G=Gas
		E=Electric
Other Electric	T	E
Heat	T	E
Water Heat	T	E
Cooking	T	E
Water	T	
Sewer	T	
Trash	L	

Appliances:	
Refrigerator	✓
Stove/Oven	✓
Dishwasher	✓
Garbage Disposal	✓
Microwave	
Washer/Dryer	
Washer/Dryer Hook-up	

Property Amenities:	
Community Room	✓
Swimming Pool	
Spa/Jacuzzi	
Exercise Room	
Picnic Area	
Playground	
Tennis Court	
Basketball Court	
Volleyball Court	
On-Site Manager	✓
Laundry Room	✓
Computer Room	
Business Center	
Car Wash Area	
Additional Services*	✓
Elevator ("Y"es or "N"o)	N

Parking:	
Surface Parking	✓
Carport	
Underground	
Detached Garage	
Attached Garage	
Tuck-under Garage	
Parking Garage	
Security:	
Gated/Controlled Access/Intercom	
Courtesy Patrol	
Surveillance Cameras	

*See Notes

The property offers supportive services through the LifeSTEPS program. Seventeen units at the property are Section 8 Project Based units. The property has not had a vacancy since opening in 2018.

Comparable #4 Property Name Park Alameda Apartments 2428 Central Ave Street City, State Alameda, CA Alameda County Phone Number 510-864-1864 Contact Name Rod Multifamily Type ("M"arket/"L"ow Income) LIHTC 2.95 miles Proximity Garden (3 Story) Structure **HCV** Tenants Yes - 4 HH's Yearly Turnover % 15% Leasing Pace Preleased to one week

Yes - N/A Waiting List Concessions None

Increased 4% in 2022 Change in Rent

Year Built/Renovated 2012 11500



րստո.					
Area (SE)	Unite	Rent	Concession	Vacant Units	Vacancy
Aica (Si')	Omts	Kent	(monthly)	vacant Omts	Rate
425	20	\$499	\$0	0	0.0%
425	21	\$665	\$0	0	0.0%
425	21	\$833	\$0	0	0.0%
	62			0	0.0%
	Area (SF) 425 425	Area (SF) Units 425 20 425 21 425 21	Area (SF) Units Rent 425 20 \$499 425 21 \$665 425 21 \$833	Area (SF) Units Rent (monthly) Concession (monthly) 425 20 \$499 \$0 425 21 \$665 \$0 425 21 \$833 \$0	Area (SF) Units Rent (monthly) Concession (monthly) Vacant Units 425 20 \$499 \$0 0 425 21 \$665 \$0 0 425 21 \$833 \$0 0

Utilities:			Unit Amenities:	
	Who Pays	Gas/Electric		
	Utility?	G=Gas	Central Heat/Cool	
		E=Electric	Blinds	✓
Other Electric	T	E	Carpet	√
Heat	T	E	Ceiling Fan	
Water Heat	T	E	Skylight	
Cooking	T	E	Storage Closet	
Water	T		Coat Closet	✓
Sewer	T		Walk-In Closet	
Trash	T		Fireplace	
			Patio/Balcony	1

Appliances:	
Refrigerator	✓
Stove/Oven	✓
Dishwasher	✓
Garbage Disposal	
Microwave	
Washer/Dryer	
Washer/Dryer Hook-up	

Property Amenities:	
Community Room	
Swimming Pool	
Spa/Jacuzzi	
Exercise Room	
Picnic Area	✓
Playground	
Tennis Court	
Basketball Court	
Volleyball Court	
On-Site Manager	✓
Laundry Room	✓
Computer Room	
Business Center	
Car Wash Area	
Additional Services*	✓
Elevator ("Y"es or "N"o)	N

Parking:	
Surface Parking Carport Underground Detached Garage Attached Garage Tuck-under Garage Parking Garage	
Security:	
Gated/Controlled Access/Intercom Courtesy Patrol	

Surveillance Cameras

Survey Date: 1/23/2023

*See Notes

Additional amenities include bike storage and a community garden. Management indicated no major renovations have occurred and no evidence of renovations could be obtained from online photographs or exterior observation of the property; therefore, it is assumed this property has an effective age consistent with its actual age.

Comparable #5 Property Name Summer House Apartments Street 1826 Poggi Street City, State Alameda, CA County Alameda Phone Number 510-343-7973 Contact Name Jennifer Type Multifamily ("M"arket/"L"ow Income) Market Proximity $0.75 \; miles$ Structure Garden (3 Story) HCV Tenants None Yearly Turnover % 15% Leasing Pace Two weeks Waiting List None Concessions None Change in Rent Fluctuates 1954/2017 Year Built/Renovated Comp ID Number 11287



Property Des	cripuon:					
Bed/Bath	Area (SF)	Units	Rent	Concession	Vacant	Vacancy
Bed/Batil	Alea (SF)	Omis	Kent	(monthly)	Units	Rate
1/1.0	645	6	\$2,095	\$0	0	0.0%
2/1.0	864	604	\$2,412	\$0	8	1.3%
2/1.5 TH	895	18	\$2,730	\$0	0	0.0%
3/2.0	1,000	17	\$3,499	\$0	4	23.5%
4/2.0	1,350	5	\$4,558	\$0	0	0.0%
Total Units		650			12	1.8%

Utilities:		
	Who Pays	Gas/Electric
	Utility?	G=Gas
		E=Electric
Other Electric	T	E
Heat	T	E
Water Heat	T	G
Cooking	T	E
Water	T	
Sewer	T	
Trash	T	

Appliances:	
Refrigerator	✓
Stove/Oven	✓
Dishwasher	✓
Garbage Disposal	✓
Microwave	✓
Washer/Dryer	
Washer/Dryer Hook-up	
•	

Property Amenities:	
Community Room	✓
Swimming Pool	✓
Spa/Jacuzzi	
Exercise Room	✓
Picnic Area	✓
Playground	✓
Tennis Court	
Basketball Court	
Volleyball Court	
On-Site Manager	✓
Laundry Room	✓
Computer Room	
Business Center	✓
Car Wash Area	
Additional Services	
Elevator ("Y"es or "N"o)	N

Parking:	
Surface Parking	✓
Carport	
Underground	
Detached Garage	
Attached Garage	
Tuck-under Garage	
Parking Garage	
Security:	
Gated/Controlled Access/Intercom	
Courtesy Patrol	_ v
Surveillance Cameras	

*See Notes

Notes:

Walk-in closets are in the townhome units only. Storage closets are \$30 a month. This property was renovated in 2017. Based on the information provided by management regarding the renovations as well as photographs of unit interiors obtained online, an effective year built of 2010 is estimated for this property.

Comparable #6 Property Name Aero Apartments 2000 Ardent Way Street City, State Alameda, CA County Alameda Phone Number 510-254-3270 Contact Name Chris Type Multifamily ("M"arket/"L"ow Income) Market Proximity $0.79 \; miles$ Structure Garden (4 Story) HCV Tenants None 15% Yearly Turnover % Leasing Pace Preleased to two weeks Waiting List None Concessions None

Fluctuates

2021

11498



Year Built/Renovated
Comp ID Number
Property Description:

Change in Rent

Bed/Bath	Area (SF)	Units	Rent	Concession (monthly)	Vacant Units	Vacancy Rate
Studio/1.0	517	40	\$2,725	\$681	2	5.0%
1/1.0	697	80	\$3,245	\$811	1	1.3%
2/2.0	1,000	80	\$4,335	\$1,084	0	0.0%
Total Units		200			3	1.5%

Utilities:			Unit Amenities:	
	Who Pays	Gas/Electric		
	Utility?	G=Gas	Central Heat/Cool	✓
		E=Electric	Blinds	
Other Electric	T	E	Carpet	
Heat	T	E	Ceiling Fan	
Water Heat	T	E	Skylight	
Cooking	T	E	Storage Closet	
Water	T		Coat Closet	✓
Sewer	T		Walk-In Closet	✓
Trash	T		Fireplace	
			Patio/Balcony*	

Appliances:	
Refrigerator	✓
Stove/Oven	✓
Dishwasher	✓
Garbage Disposal	
Microwave	✓
Washer/Dryer	✓
Washer/Dryer Hook-up	

Property Amenities:

Community Room	√
Swimming Pool	
Spa/Jacuzzi	
Exercise Room	✓
Picnic Area	✓
Playground	
Tennis Court	
Basketball Court	
Volleyball Court	
On-Site Manager	✓
Laundry Room	
Computer Room	✓
Business Center	✓
Car Wash Area	
Additional Services*	✓
Elevator ("Y"es or "N"o)	Y

Parking:

Surface Parking	
Carport	
Underground	
Detached Garage	
Attached Garage	
Tuck-under Garage	
Parking Garage*	

Security:

Gated/Controlled Access/Intercon
Courtesy Patrol
Surveillance Cameras

✓
1

*See Notes

Notes:

This property was completed and began leasing in April of 2021 and took 12 months to reach stable occupancy, which equates to an absorption pace of 16 to 17 units per month. Studio, one, and two-bedroom units range in size up to 517, 710, and 1,017 square feet and rent up to \$2,920, \$4,010, and \$4,850, respectively, based on location, size, and amenities. Select units include a patio/balcony. Private parking spots in the parking garage are available for an additional \$165 per month. Additional services include a dog park, bike storage, a rooftop deck and lounge, and electric vehicle charging stations.

Comparable #7 Property Name Garden Court Apartments Street 557 & 559 Buena Vista Avenue City, State Alameda, CA County Alameda Phone Number 510-281-0438 Contact Name Linda Type Multifamily ("M"arket/"L"ow Income) Market Proximity 0.84 miles Garden (2 Story) Structure HCV Tenants Yes -10 HH's Yearly Turnover % 20% Leasing Pace One week Waiting List None Concessions None Change in Rent Fluctuates

1961 11286

Year Built/Renovated

Comp ID Number



r roperty Des	ci ipuon.					
Bed/Bath	Area (SF)	Units	Rent	Concession	Vacant Units	Vacancy
Ded/Datii	Aica (Si)	Omts	Kent	(monthly)	vacant Omis	Rate
1/1.0	620	29	\$2,060	\$0	0	0.0%
2/1.0	800	31	\$2,409	\$0	4	12.9%
3/1.0	1,000	3	\$2,900	\$0	0	0.0%
Total Units		63			4	6.3%

Utilities:		
	Who Pays	Gas/Electric
	Utility?	G=Gas
		E=Electric
Other Electric	T	E
Heat	T	G
Water Heat	T	E
Cooking	T	E
Water	T	
Sewer	T	
Trash	T	

Appliances:	
Refrigerator	✓
Stove/Oven	✓
Dishwasher	
Garbage Disposal	✓
Microwave	
Washer/Dryer	
Washer/Dryer Hook-up	

Property Amenities:				
Community Room				
Swimming Pool	✓			
Spa/Jacuzzi				
Exercise Room				
Picnic Area	✓			
Playground				
Tennis Court				
Basketball Court				
Volleyball Court				
On-Site Manager	✓			
Laundry Room	✓			
Computer Room				
Business Center				
Car Wash Area				
Additional Services				
Elevator ("Y"es or "N"o)	N			

Parking:	
Surface Parking Carport Underground Detached Garage Attached Garage	/ /
Tuck-under Garage Parking Garage	
Security:	
Gated/Controlled Access/Intercom	√

Surveillance Cameras

*See Notes

Notes:

Two and three-bedroom units range up to \$2,750 and \$2,985, respectively, based on renovations. Patio/balconies are included in select units. Management indicated units have been remodeled and/or updated on an as-needed basis throughout the years as they have turned over. Renovations have included new flooring, countertops, and anything in the unit that requires updating. Based on this information as well as photographs of unit interiors obtained online, an effective year built of 2005 is estimated for this property.

Comparable #8 Property Name Point Alameda Apartments 1380 Ballena Boulevard Street City, State Alameda, CA County Alameda Phone Number 510-864-9115 Contact Name Rachel Multifamily Type ("M"arket/"L"ow Income) Market 1.23 miles Proximity Garden (2 Story) Structure **HCV** Tenants None Yearly Turnover % 20% Leasing Pace Preleased Waiting List None Concessions None Increased \$100 to \$150 in 2022 Change in Rent Year Built/Renovated 1968 Comp ID Number 11284



Property Description: Vacancy Concession Vacant Bed/Bath Area (SF) Units Rent (monthly) Units Rate Studio/1.0 579 22 \$2,000 0.0% \$0 0 1/1.0 616 94 \$2,150 \$0 1 1.1% 2/1.0 773 16 \$2,650 \$0 0 0.0%

 2/2.0
 1,035
 12
 \$3,000
 \$0
 0
 0.0%

 Total Units
 144
 1
 0.7%

Utilities:			Unit Amenities:	
'	Who Pays	Gas/Electric		
	Utility?	G=Gas	Central Heat/Cool	
		E=Electric	Blinds	✓
Other Electric	T	E	Carpet	✓
Heat	T	E	Ceiling Fan	✓
Water Heat	T	E	Skylight	
Cooking	T	E	Storage Closet	
Water	L		Coat Closet	✓
Sewer	L		Walk-In Closet*	
Trash	L		Fireplace	
			Patio/Balcony	✓

Appliances:	
Refrigerator	✓
Stove/Oven	✓
Dishwasher	✓
Garbage Disposal	✓
Microwave	
Washer/Dryer	
Washer/Dryer Hook-up	

Property Amenities:	
Community Room	✓
Swimming Pool	✓
Spa/Jacuzzi	✓
Exercise Room	✓
Picnic Area	✓
Playground	
Tennis Court	
Basketball Court	
Volleyball Court	✓
On-Site Manager	✓
Laundry Room	✓
Computer Room	
Business Center	
Car Wash Area	
Additional Services	
Elevator ("Y"es or "N"o)	Y

Parking:	
Surface Parking Carport Underground Detached Garage	✓ ✓ □
Attached Garage Tuck-under Garage Parking Garage	
Security:	
Gated/Controlled Access/Intercom Courtesy Patrol Surveillance Cameras	✓

*See Notes

Notes:

One and two bedroom two bath units range in size and rent up to 745 and 902 square feet and \$2,350 and \$2,750, respectively. Walk-in closets are in one bedroom units only. Management indicated units have been remodeled and/or updated on an as-needed basis throughout the years as they have turned over. Based on this information as well as photographs of unit interiors obtained online, an effective year built of 2010 is estimated for this property.



Comparable #9 Ballena Village Apartments Property Name Street 1375 Ballena Boulevard City, State Alameda, CA County Alameda Phone Number 510-987-8962 Contact Name Sara Type Multifamily ("M"arket/"L"ow Income) Market Proximity 1.24 miles Garden (2 Story) Structure **HCV** Tenants Yes - 5 HH's Yearly Turnover % Leasing Pace Preleased Waiting List None Concessions None Fluctuates daily Change in Rent Year Built/Renovated 1973/2018 11285 Comp ID Number



Property Description:

- F						
Bed/Bath	Area (SF)	Units	Rent	Concession	Vacant	Vacancy
Ded/Datii	Alea (SF)	Omis	Kent	(monthly)	Units	Rate
Studio/1.0	540	98	\$2,465	\$0	1	1.0%
1/1.0	615	196	\$2,690	\$0	2	1.0%
2/1.0	773	49	\$2,865	\$0	3	6.1%
2/2.0	1,035	49	\$3,195	\$0	0	0.0%
Total Units		392			6	1.5%

Utilities:			Unit Amenities:	
	Who Pays	Gas/Electric		
	Utility?	G=Gas	Central Heat/Cool	
		E=Electric	Blinds	✓
Other Electric	T	E	Carpet	✓
Heat	T	E	Ceiling Fan	✓
Water Heat	T	E	Skylight	
Cooking	T	E	Storage Closet*	
Water	T		Coat Closet	✓
Sewer	T		Walk-In Closet*	
Trash	T		Fireplace	
			Patio/Balcony	

Appliances:	
P. C.	
Refrigerator	✓
Stove/Oven	✓
Dishwasher	✓
Garbage Disposal	✓
Microwave	✓
Washer/Dryer	
Washer/Dryer Hook-up	

Property Amenities:

Community Room	✓
Swimming Pool	✓
Spa/Jacuzzi	✓
Exercise Room	✓
Picnic Area	✓
Playground	
Tennis Court	
Basketball Court	✓
Volleyball Court	
On-Site Manager	✓
Laundry Room	✓
Computer Room	
Business Center	
Car Wash Area	
Additional Services	
Elevator ("Y"es or "N"o)	Y

Parking:

Surface Parking Carport Underground Detached Garage Attached Garage Tuck-under Garage Parking Garage

Security:

Gated/Controlled Access/Intercom Courtesy Patrol Surveillance Cameras

Ī	✓
Γ	√
Γ	

*See Notes

Notes:

One-bedroom, two-bedroom, and two-bedroom with two bathroom units range in rent up to \$2,760, \$2,951, and \$3,333, respectively, based on floor plans and renovations. Walk-in closets are in one-bedroom units only. Storage closets are \$75 a month. This property was renovated in 2018. Based on the information provided by management regarding the renovations as well as photographs of unit interiors obtained online, an effective year built of 2010 is estimated for this property.



Characteristics	Re	nt Adjustment Table F	or Multifamily Projects
Base BR Elevator (Yes/No) S10		-	
Elevator (Yes/No)	Chair actor issues		Comment
Electricity	Elevator (Yes/No)		
Heat	Tenant Paid Utilities		
Hot Water	Electricity	From U.A.	Use amount from the utility allowance schedule
From U.A. Use amount from the utility allowance schedule TV	Heat	From U.A.	Use amount from the utility allowance schedule
TV	Hot Water	From U.A.	Use amount from the utility allowance schedule
Water/Sewer/Trash	CookingPower	From U.A.	Use amount from the utility allowance schedule
Sewer	TV	From U.A.	Use amount from the utility allowance schedule
Trash	Water/Sewer/Trash	From U.A.	Use amount from the utility allowance schedule
Unit Amenities			•
Central Heat/Cool S20		From U.A.	Use amount from the utility allowance schedule
Blinds			
Carpet \$0 Ceiling Fan \$5 Skylight/Vaulted Ciclings \$10 Storage Closet \$30 Coar Closet \$0 Walk-In Closet \$5 Fireplace \$5 Patio/Balcony \$5 Aplliances Refigerator Stove/Oven \$20 Dishwasher \$10 Garbage Disposal \$0 Microwave \$5 Washer/Dryer \$25 Washer/Dryer Connection \$15 Parking/Transportation \$10 Surface Parking \$20 Compare to off-site parking Carport \$50 Compare to off-site parking			Central VS Wall \$10
Ceiling Fan \$5 Skylight/Vaulted Ciclings \$10 Storage Closet \$30 Coat Closet \$0 Walk In Closet \$5 Fireplace \$5 Patio/Balcony \$5 Aplliances Refrigerator Refrigerator \$20 Stove/Oven \$20 Dishwasher \$10 Garbage Disposal \$0 Microwave \$5 Washer/Dyer \$25 Washer/Dyer Connection \$15 Parking/Transportation \$15 Surface Parking \$20 Compare to off-site parking Carport \$50 Compare to off-site parking Carport \$50 Compare to off-site parking Luder Garage \$165 Attached Garage S165 Attached Garage \$165 Tuck-Under Garage \$50 Parking Garage Parking Garage \$165 Parking Garage Parking Garage \$165 Parking Garage Parking Garage			
Skylight/Vaulted Ciclings S10	•		
Storage Closet			
Coat Closet \$0 Walk-In Closet \$5 Fireplace \$5 Patio/Balcony \$5 Aplliances Refrigerator \$20 Stove/Oven \$20 Dishwasher \$10 Garbage Disposal \$0 Microwave \$5 Washer/Dryer Connection \$15 Parking/Transportation Surface Parking \$20 Compare to off-site parking Carport \$50 Compare to off-site parking Ludeground Parking \$165 Compare to off-site parking Luded Garage \$165 Attached Garage Attached Garage \$165 Attached Garage Parking Garage \$165 Attached Garage Project Amenities Clubhouse/Community Room \$10 Spal/acuzzi Syminming Pool \$10 Spal/acuzzi \$5 Exercise Room \$10 Spal/acuzzi \$5 Exercise Room \$5 Spal/acu			
Walk-In Closet \$5 Fireplace \$5 Patio/Balcony \$5 Aplliances Refrigerator \$20 Stove/Oven \$20 Dishwasher \$10 Garbage Disposal \$0 Microwave \$5 Washer/Dryer Connection \$15 Parking/Transportation Surface Parking \$20 Compare to off-site parking Carport \$50 Compare to off-site parking Stop Parking Garage \$165 Project Amenties S10 S10 Project Amenties S10 <td< td=""><td></td><td></td><td></td></td<>			
Fireplace			
Patio/Balcony			
Aplliances 820 Refrigerator \$20 Stove/Oven \$20 Dishwasher \$10 Garbage Disposal \$0 Microwave \$5 Washer/Dryer \$25 Washer/Dryer Connection \$15 Parking/Transportation Surface Parking \$20 Compare to off-site parking Carport \$50 Compare to off-site parking Underground Parking \$165 Detached Garage Underground Parking \$165 Detached Garage Attached Garage \$165 Security Project Amenities Security Clubhouse/Community Room \$10 Security Spa/Jacuzzi \$5 Security Frenic Area \$5 Security Tennic Court \$5 Security Gated \$5 Security Gated \$5 Security Gated \$5 Security Lundy Room \$10 Security Gated <td></td> <td></td> <td></td>			
Refrigerator S20 Stove/Oven S20 Dishvasher S10 Garbage Disposal S0 Microwave S5 S Washer/Dryer S25 Washer/Dryer S25 Washer/Dryer Connection S15 Parking/Transportation Surface Parking S20 Compare to off-site parking Carport S50 Underground Parking S165 Detached Garage S165 Attached Garage S165 Attached Garage S165 Tuck-Under Garage S165 Project Amenities S10 SparJacuzzi S5 SayJacuzzi	·	43	
Stove/Oven \$20		\$20	
Dishwasher S10 Garbage Disposal S0 Microwave S5 Washer/Dryer \$25 Washer/Dryer \$25 Washer/Dryer Connection S15 Parking/Transportation Surface Parking S20 Compare to off-site parking Carport S50 Underground Parking S165 Detached Garage S165 Surface Parking S165 Carport S50 Carport Carport S50 Carport Carport Carport Carport Carport Carport Carport Carport			
Garbage Disposal \$0 Microwave \$5 Washer/Dryer \$25 Washer/Dryer Connection \$15 Parking/Transportation \$16 Surface Parking \$20 Compare to off-site parking Carport \$50 \$165 Underground Parking \$165 \$165 Detached Garage \$165 \$165 Attached Garage \$165 \$165 Tuck-Under Garage \$50 \$20 Parking Garage \$165 \$165 Project Amenities \$165 \$165 Project Amenities \$10 \$10 Clubhouse/Community Room \$10 \$5 SparJacuzzi \$5 \$5 Exercise Room \$10 \$5 Picnic Area \$5 \$5 Tot Lot/Playground \$5 \$5 Tennis Court \$5 \$5 Basketball Court \$5 \$5 On-Site Manager \$10 \$1 Laundy Room \$10			
Microwave \$5 Washer/Dryer \$25 Washer/Dryer Connection \$15 Parking/Transportation Surface Parking Surface Parking \$20 Compare to off-site parking Carport \$50 Underground Parking Underground Parking \$165 Indeed Garage Attached Garage \$165 Indeed Garage Parking Garage \$165 Indeed Garage Project Amenities Indeed Garage \$165 Project Amenities Indeed Garage \$165 Project Amenities Indeed Garage \$105 Salida Indeed Garage \$10 Spal/acuzzi \$5 Indeed Garage Spal/acuzzi \$5 Indeed Garage Spal/acuzzi \$5 Indeed Garage Spal/acuzzi \$5 Indeed Garage Spal/acuzzi \$5			
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Underground Parking	Surface Parking	\$20	Compare to off-site parking
Detached Garage	Carport	\$50	
Attached Garage \$165 Tuck-Under Garage \$50 Parking Garage \$165 Project Amenities Clubhouse/Community Room \$10 Swimming Pool \$10 Spa/Jacuzzi \$5 Exercise Room \$10 Picnic Area \$5 Tot Lot/Playground \$5 Tennis Court \$5 Basketball Court \$5 Volleyball Court \$5 On-Site Manager \$10 Laundy Room \$10 Computer Room \$10 Business Center \$10 Car Wash Area \$5 Security \$6 Gated \$5 Courtesy Patrol \$5 Emergengy Pull Cords \$10 Intercomm \$5	Underground Parking	\$165	
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Parking Garage \$165 Project Amenities \$10 Clubhouse/Community Room \$10 Swimming Pool \$10 Spa/Jacuzzi \$5 Exercise Room \$10 Picnic Area \$5 Tot Lot/Playground \$5 Tennis Court \$5 Basketball Court \$5 Volleyball Court \$5 On-Site Manager \$10 Laundy Room \$10 Computer Room \$10 Business Center \$10 Car Wash Area \$5 Security \$5 Gated \$5 Courtesy Patrol \$5 Emergengy Pull Cords \$10 Intercomm \$5	Attached Garage	\$165	
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Exercise Room		<u> </u>	
Picnic Area \$5 Tot Lot/Playground \$5 Tennis Court \$5 Basketball Court \$5 Volleyball Court \$5 On-Site Manager \$10 Laundy Room \$10 Computer Room \$10 Business Center \$10 Car Wash Area \$5 Security \$5 Gated \$5 Courtesy Patrol \$5 Emergengy Pull Cords \$10 Intercomm \$5	*		
Tot Lot/Playground			
Tennis Court			
Basketball Court \$5 Volleyball Court \$5 On-Site Manager \$10 Laundy Room \$10 Computer Room \$10 Business Center \$10 Car Wash Area \$5 Security S6 Gated \$5 Courtesy Patrol \$5 Emergengy Pull Cords \$10 Intercomm \$5	70		
Volleyball Court \$5 On-Site Manager \$10 Laundy Room \$10 Computer Room \$10 Business Center \$10 Car Wash Area \$5 Security Security Gated \$5 Courtesy Patrol \$5 Emergengy Pull Cords \$10 Intercomm \$5			
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Car Wash Area \$5 Security	•		
Security \$5 Gated \$5 Courtesy Patrol \$5 Emergengy Pull Cords \$10 Intercomm \$5			
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Courtesy Patrol \$5 Emergengy Pull Cords \$10 Intercomm \$5	·	\$5	
Emergengy Pull Cords \$10 Intercomm \$5			
Intercomm \$5			
Surveillance Cameras \$5			
	Surveillance Cameras	\$5	

TCAC Adjustments Matrix: LIHTC Studio		Park Ala			
Date of Market Study: January 2023	Subject Highest Rent	Apartments 2428 Central Ave		Totals & Weighted Averages	Differential
		Alameda, CA			
Prepared by: Kinetic Valuation Group		510-864-	1864		
	Char	Char	Adj		
Type ("M"arket, "L"ow Income)	L	L			
Distance in Miles from Subject Number of Units		2.95 miles 20		20	
Vacancy Rate		0.0%			
Waiting List ("Y"es or "N"o)		Yes - N/A			
Turnover Rate		15%			
Unit Size in SF	408	425		425	
Aggregate Size in SF Base Rent	\$696	8,500 \$499	AMI 30%	8,500	20.400/
Aggregate Rent	3090	\$9,980	30%	\$499 \$9,980	39.48%
Value Ratio (\$/SF)	\$1.71	\$1.17		\$1.17	45.29%
# of stories Elevator ("Y"es or "N"o)	4 Y	3 N			
# of Bedrooms	0	0			
# of Bathrooms	1	1			
Unit Size Adjustment Rent Concessions	408	425 None			
Age (built or last renovated)	2025	2012			
Utilities Paid by Tenant					
Electricity Heat ("G"as or "E"lectric)	T T/E	T T/E			
Hot Water (G or E)	L/E	T/E			
Cooking (G or E)	T/E	T/E			
TV ("C"able or "S"atellite) Water	T L	T T			
Sewer	Ĺ	T			
Trash	L	T			
Unit Amenities Central Heat/Cool	Wall				-
Blinds	~	✓			
Carpet	Vinyl	√			
Ceiling Fan Skylight	ľ				
Storage Closet					
Coat Closet Walk-In Closet		√			
Fireplace					
Patio/Balcony		✓			
Appliances Refrigerator	/	√			-
Stove/Oven	·	✓			
Dishwasher	Y	√			
Garbage Disposal Microwave	· 0				
Washer/Dryer	<u> </u>	Ö			
Washer/Dryer Hook-ups					
Parking/Transportation Surface Parking	1				
Carport	<u> </u>				
Underground Parking					
Detached Garage Attached Garage					
Tuck-under Garage					
Parking Garage Project Amenities		✓			
Clubhouse/Community Room	✓				
Swimming Pool					
Spa/Jacuzzi Exercise Room					
Picnic Area	1	✓			
Tot Lot/Playground Tennis Court					
Basketball Court					
Volleyball Court	0				
On Site Manager Laundry Room	*	√			
Computer Room	✓				
Business Center					
Car Wash Area Security					
Gated	✓				
Courtesy Patrol					
Surveillance Camera Adjusted Rent	\$696		\$499	\$499	39.48%
Aggregate Adjusted Rent			\$9,980	\$9,980	
Adjusted Value Ratio (\$/SF)	\$1.71		\$1.17	\$1.17	45.29%

TCAC Adjustments Matrix: LIHTC 1BR		Stargell Co		The Star		Everett Cor			
Date of Market Study: January 2023	Subject Highest Rent	2700 Bette Street		170 Coronado Street		2437 Eagle Avenue		Totals & Weighted Averages	Differential
		Alameda, CA		Alameda, CA		Alameda, CA		Averages	
Prepared by: Kinetic Valuation Group		510-263-9464		510-263-8141		510-217-	8683		
	Char	Char	Adj	Char	Adj	Char	Adj		
Type ("M"arket, "L"ow Income)	L	L		L		L			
Distance in Miles from Subject Number of Units		0.27 miles 5		0.72 miles 9		2.92 miles 4		18	
Vacancy Rate		0.0%		0.0%		0.0%		10	
Waiting List ("Y"es or "N"o)		Yes - 2,500		Yes - 200		Yes - 100			
Turnover Rate		HH's 3%		НН's 10%		HH's 0%			
Unit Size in SF	594	668		598		674		634	
Aggregate Size in SF		3,340	AMI	5,382	AMI	2,696	AMI	11,418	
Base Rent	\$742	\$891	50%	\$742	30%	\$1,219	80%	\$889	-16.57%
Aggregate Rent Value Ratio (\$/SF)	\$1.25	\$4,455 \$1.33		\$6,678 \$1.24		\$4,876 \$1.81		\$16,009 \$1.40	-10.91%
# of stories	4	3		4		3		31.40	-10.5170
Elevator ("Y"es or "N"o)	Y	N		Y		N			
# of Bedrooms	1	1		1		1			
# of Bathrooms Unit Size Adjustment	1 594	1 668		1 598		1 674			
Rent Concessions	U,	None		None		None			
Age (built or last renovated)	2025	2017		2021		2018			
Utilities Paid by Tenant Electricity	Т	T		T		Т			_
Heat ("G"as or "E"lectric)	T/E	T/E		T/E		T/E			
Hot Water (G or E)	L/E	T/E		T/E		T/E			
Cooking (G or E)	T/E T	T/E T		T/E T		T/E T			
TV ("C"able or "S"atellite) Water	L L	L L		L L		T			
Sewer	L	L		L		T			
Trash	L	L		L		L			
Unit Amenities Central Heat/Cool	Wall	✓		√		✓			-
Blinds	√ · · · · · · · · · · · · · · · · · · ·	✓		✓		✓			
Carpet	Vinyl	*		√		√			
Ceiling Fan Skylight	√	✓		√					
Storage Closet									
Coat Closet	✓_	✓		✓		✓			
Walk-In Closet Fireplace									
Patio/Balcony									
Appliances				,					
Refrigerator Stove/Oven	*	*		√ ✓		√			
Dishwasher	· /	· /				· 🗸			
Garbage Disposal	✓	✓		✓		✓			
Microwave									
Washer/Dryer Washer/Dryer Hook-ups									
Parking/Transportation									
Surface Parking	'	✓				√			
Carport Underground Parking									
Detached Garage									
Attached Garage									
Tuck-under Garage Parking Garage				✓					
Project Amenities				,					
Clubhouse/Community Room Swimming Pool	✓	✓		↓ □		\			
Spa/Jacuzzi									
Exercise Room									
Picnic Area Tot Lot/Playground	√	□ ✓		✓					
Tot Lot/Playground Tennis Court		Ů		Ū					
Basketball Court									
Volleyball Court				□ ✓		□ ✓			
On Site Manager Laundry Room	· ·	*		*		*			
Computer Room	✓								
Business Center				√ [
Car Wash Area Security									
Gated	√			√					
Courtesy Patrol									
Surveillance Camera Adjusted Rent	√ \$742	✓	\$891		\$742		\$1,219	\$889	-16.57%
Adjusted Rent Aggregate Adjusted Rent	\$144		\$4,455		\$742 \$6,678		\$4,876	\$889 \$16,009	-10.5/%
Adjusted Value Ratio (\$/SF)	\$1.25		\$1.33		\$1.24		\$1.81	\$1.40	-10.91%

TCAC Adjustments Matrix: MKT Studio		Aero Apa	artments	Point Al		Ballena '			
Date of Market Study: January 2023	Subject Highest Rent	2000 Ardent Way		1380 Ballena Boulevard		1375 Ballena Boulevard		Totals & Weighted Averages	Differential
		Alamed	la, CA	Alameda, CA		Alameda, CA			
Prepared by: Kinetic Valuation Group		510-254	4-3270	510-864	-9115	510-987	-8962		
	Char	Char	Adj	Char	Adj	Char	Adj		
Type ("M"arket, "L"ow Income)	L	M		M		M			
Distance in Miles from Subject		0.79 miles		1.23 miles		1.24 miles			
Number of Units		40		22		98		160	
Vacancy Rate Waiting List ("Y"es or "N"o)		5.0% None		0.0% None		1.0% None			
Turnover Rate		15%		20%		30%			
Unit Size in SF	408	517		579		540		540	
Aggregate Size in SF		20,680		12,738		52,920		86,338	
Base Rent	\$696	\$2,725		\$2,000		\$2,465		\$2,466	-71.78%
Aggregate Rent		\$109,000		\$44,000		\$241,570		\$394,570	
Value Ratio (S/SF)	\$1.71	\$5.27		\$3.45		\$4.56		\$4.57	-62.67%
# of stories	4	4		2		2			
Elevator ("Y"es or "N"o) # of Bedrooms	Y 0	Y 0		Y 0		Y 0			
# of Bathrooms	1	1		1		1			
Unit Size Adjustment	408	517	(\$144)	579	(\$148)	540	(\$151)		
Rent Concessions		None	(511.)	None	(52.0)	None	(5101)		
Age (built or last renovated) Quality	2025	2021	\$20	1968	\$80	1973/2018	\$80		
Location	Average	Similar		Similar		Similar			
Utilities Paid by Tenant		_				-			
Electricity Heat ("G"as or "E"lectric)	T T/E	T T/E		T T/E		T T/E			
Hot Water (G or E)	L/E	T/E	\$11	T/E	\$11	T/E	\$11		
Cooking (G or E)	T/E	T/E		T/E		T/E			
TV ("C"able or "S"atellite)	T	T		T		T			
Water	L	T	\$59	L		T	\$59		
Sewer	L	T	\$29	L		T	\$29		
Trash	L	T	\$36	L		T	\$36		
Unit Amenities Central Heat/Cool	Wall	1	(\$10)		\$10		\$10		-
Blinds	···		\$5	√	310	7	310		
Carpet	Vinyl		\$0	✓	\$0	✓	\$0		
Ceiling Fan	✓		\$5	1		1			
Skylight									
Storage Closet		□ ✓		0		0			
Coat Closet Walk-In Closet	i	· /	(\$5)	i		ò			
Fireplace	lā		(50)	l		ō			
Patio/Balcony				✓	(\$5)				
Appliances									
Refrigerator	*	*		*		1			
Stove/Oven Dishwasher	· ·	,		· ·		,			
Garbage Disposal	1		\$0	1		1			
Microwave	0	✓	(\$5)			✓	(\$5)		
Washer/Dryer		✓_	(\$25)			0			
Washer/Dryer Hook-ups						0			
Parking/Transportation Surface Parking	_		\$20	/		· ·			
Carport	6		320	1	(\$50)	1	(\$50)		
Underground Parking				0	(000)		(0.0)		
Detached Garage	<u> </u>			<u> </u>		<u> </u>			
Attached Garage						_ _	(0.50)		
Tuck-under Garage Parking Garage						0	(\$50)		
Project Amenities	٠	٦							
Clubhouse/Community Room	~	✓		✓		-			
Swimming Pool	_	_		'	(\$10)	✓.	(\$10)		
Spa/Jacuzzi		,		'	(\$5)	*	(\$5)		
Exercise Room		*	(\$10)	1	(\$10)	'	(\$10)		
Picnic Area Tot Lot/Playground	Ď	Ď		Ď		Ď			
Tennis Court	6	ō		ō		ō			
Basketball Court						1	(\$5)		
Volleyball Court	o o	٥		✓	(\$5)	o o			
On Site Manager	*	√	610	*		* *			
Laundry Room Computer Room	*	✓	\$10		\$10	0	\$10		
Business Center	Ġ	<i>'</i>	(\$10)		510	ä	510		
Car Wash Area	Ö		(4.0)	ō		ŏ			
Security									
Gated	√	√		\ _		1	(0.5)		
Courtesy Patrol Surveillance Camera		_ ✓		0	85	√ □	(\$5) \$5		
Surveillance Camera Adjusted Rent	\$696	-	\$2,711		\$5 \$1,883	U	\$5 \$2,414	\$2,416	-71.19%
Aggregate Adjusted Rent	5070		\$108,455		\$41,433		\$236,607	\$386,496	-/1.17/0
Adjusted Value Ratio (S/SF)	\$1.71		\$5.24		\$3.25		\$4.47	\$4.48	-61.89%
Adjusted Rent/Base Rent			99%		94%		98%		

TCAC Adjustments Matrix: MKT One-Bedroom		Summer Aparti		Aero Apa	rtments	Garden			
Date of Market Study: January 2023	Subject Highest Rent	1826 Poggi Street		2000 Ardent Way		Apartments 557 & 559 Buena Vista Avenue		Totals & Weighted Averages	Differential
	Kent	Alamed	a, CA	Alameda, CA		Alameda, CA		Averages	
Prepared by: Kinetic Valuation Group		510-343	-7973	510-254	1-3270	510-281-0438			
	Char	Char	Adj	Char	Adj	Char	Adj		
Type ("M"arket, "L"ow Income)	L	M		M		M			
Distance in Miles from Subject Number of Units		0.75 miles 6		0.79 miles 80		0.84 miles 29		115	
Vacancy Rate		0.0%		1.3%		0.0%		113	
Waiting List ("Y"es or "N"o)		None		None		None			
Turnover Rate		15%		15%		20%			
Unit Size in SF	594	645		697		620		675	
Aggregate Size in SF	\$742	3,870		55,760		17,980		77,610 \$2,886	-74.29%
Base Rent Aggregate Rent	3/42	\$2,095 \$12,570		\$3,245 \$259,600		\$2,060 \$59,740		\$331,910	-74.2976
Value Ratio (\$/SF)	\$1.25	\$3.25		\$4.66		\$3.32		\$4.28	-70.79%
# of stories	4	3		4		2			
Elevator ("Y"es or "N"o)	Y	N	\$10	Y		N	\$10		
# of Bedrooms	1	1		1		1			
# of Bathrooms	1	1	(0.41)	1	(6120)	1	(622)		
Unit Size Adjustment Rent Concessions	594	645 None	(\$41)	697 None	(\$120)	620 None	(\$22)		
Age (built or last renovated) Quality	2025	1954/2017	\$80	2021	\$20	1961	\$100		
Location	Average	Similar		Similar		Similar			
Utilities Paid by Tenant									
Electricity	T	T		T		T			
Heat ("G"as or "E"lectric) Hot Water (G or E)	T/E L/E	T/E T/G	\$13	T/E T/E	\$13	T/G T/E	\$13		
Cooking (G or E)	T/E	T/E	313	T/E	\$13	T/E	313		
TV ("C"able or "S"atellite)	T	T		T		T			
Water	L	T	\$60	T	\$60	T	\$60		
Sewer	L	T	\$29	T	\$29	T	\$29		
Trash	L	T	\$45	T	\$45	T	\$45		
Unit Amenities Central Heat/Cool	Wall		\$10	-	(\$10)		\$10		
Blinds	vv an ✓	7	310		\$5	7	310		
Carpet	Vinyl	✓	\$0		\$0	✓	\$0		
Ceiling Fan	1		\$5		\$5	'			
Skylight						,			
Storage Closet						*	(\$30)		
Coat Closet Walk-In Closet	i	li		;	(\$5)	i			
Fireplace	ŏ	lö			(33)	lö			
Patio/Balcony		1	(\$5)						
Appliances									
Refrigerator	*	*		*		4			
Stove/Oven Dishwasher	•	· /		, , , , , , , , , , , , , , , , , , ,		Ď	\$10		
Garbage Disposal	· /	·		.	\$0	7	310		
Microwave		✓	(\$5)	✓	(\$5)				
Washer/Dryer				/	(\$25)	0			
Washer/Dryer Hook-ups	0								
Parking/Transportation Surface Parking	_	_			\$20	_			
Surface Farking Carport	i	İ			\$20	`~	(\$50)		
Underground Parking	l ō			5			(330)		
Detached Garage									
Attached Garage	<u> </u>	□		□		□			
Tuck-under Garage									
Parking Garage Project Amenities									
Clubhouse/Community Roon	✓	✓		✓			\$10		
Swimming Pool		✓	(\$10)			✓	(\$10)		
Spa/Jacuzzi	<u> </u>	<u> </u>		ا ا		_			
Exercise Room	0	*	(\$10)	*	(\$10)				
Picnic Area Tot Lot/Playground	6	*	(85)						
Tot Lot/Playground Tennis Court		Ů	(\$5)						
Basketball Court	6			6		6			
Volleyball Court									
On Site Manager	1	*		<u> </u>		'			
Laundry Room	*	√	610		\$10	√	610		
Computer Room Business Center	6		\$10 (\$10)	*	(\$10)		\$10		
Business Center Car Wash Area		ľ	(310)	ľ	(310)				
Security									
Gated	1	✓.		1		/			
Courtesy Patrol	o o	*	(\$5)	ق ا		و ا			
Surveillance Camera	V	✓		✓		·	na.c.:-		
Adjusted Rent Aggregate Adjusted Rent	\$742		\$2,266 \$13,594		\$3,267 \$261,369		\$2,245 \$65,117	\$2,957 \$340,080	-74.91%
Adjusted Value Ratio (\$/SF)	\$1.25		\$3.51		\$4.69		\$3.62	\$4.38	-71.49%
Adjusted Rent/Base Rent			108%		101%		109%		
					_	_	_		



MARKET CHARACTERISTICS

Following are relevant market characteristics of comparable properties surveyed:

Age & Condition

The Subject will be new construction and will be in excellent condition with an estimated completion year of 2025. The market rate comparable properties were built between 1954 and 2021. Based on information obtained from property management and/or online photographs regarding the date and extent of the renovations, an effective year built was estimated for each property.

To account for difference between the Subject's and the comparable properties' effective age and its influence on rental value, we performed a pairing of a more recently built property in the area to properties of older vintage such as the comparables. Conservative age adjustments applied to the comparables are based on approximately \$5.00 per year difference between the Subject's estimated completion year (2025) and the effective year built of the comparables; rounding to the nearest \$10 increment. The table below outlines the adjustments applied to each comparable.

Age & Condition Adjustment										
Comparable	Property Name	Year Built	Effective Year Built	Adjustment						
Subject	North Housing Permanent Supportive Housing I Apartments	2025	2025	-						
5	Summer House Apartments	1954/2017	2010	\$80						
6	Aero Apartments	2021	2021	\$20						
7	Garden Court Apartments	1961	2005	\$100						
8	Point Alameda Apartments	1968	2010	\$80						
9	Ballena Village Apartments	1973/2018	2010	\$80						

Based upon TCAC market study guidelines when making an age or physical adjustment, we are required to walk the property, and speak to the management company to take into account the project maintenance, and/or the rehab/unit updating that has occurred on an on-going basis over the years. We interviewed the property contacts regarding maintenance levels and renovations of the properties during the course of confirming our rental data. During our inspections of the comparables, a visual inspection of the comparables to ascertain observed condition/quality of the structures was performed. This analysis is always performed within our scope of professional work.

Storage Adjustment

The adjustment for storage was derived from Comparable 4 and 8, which offer extra storage for an additional \$30 and \$75 per month, respectively. An adjustment of \$30, towards the lower end of the range, was utilized for storage.

Parking Adjustment

The adjustments for parking were derived from the charges for parking at properties in the region that charge additional fees for parking. A nearby property offers \$50 for covered parking and Comparable 5 offers garage parking for \$165 per month; therefore, \$20 for surface parking, \$50 for covered or tuck-under parking, and \$165 for garage parking have been utilized as parking adjustments.



Unit Mix

The unit mix for the Subject and comparable properties summation are shown in the following table. The Subject will have studio and one-bedroom units for tenants, and one, two-bedroom manager's unit.

		Unit Mix		
	Total Units	Percent	Total Units	Percent
Unit Type	(Subject)	(Subject)	(Comps)	(Comps)
Studio	24	53.3%	222	13.6%
1 BR	20	44.4%	428	26.3%
2 BR	1	2.2%	921	56.5%
3 BR	0	0.0%	54	3.3%
4 BR	0	0.0%	5	0.3%
Total	45	100.0%	1,630	100.0%

The unit mix will work well for the intended tenant base.

Turnover

The table below illustrates the turnover rates at each comparable. Management at Comparable 3 indicated they have not had a vacancy since opening.

	Turnover				
Comp#	Property Name	Rent Structure	Turnover		
1	Stargell Commons Apartments	LIHTC	3%		
2	The Starling Apartments	LIHTC	10%		
3	Everett Commons Apartments	LIHTC	0%		
4	Park Alameda Apartments	LIHTC	15%		
5	Summer House Apartments	Market	15%		
6	Aero Apartments	Market	15%		
7	Garden Court Apartments	Market	20%		
8	Point Alameda Apartments	Market	20%		
9	Ballena Village Apartments	Market	30%		
	Average Turnover		14%		

The comparable properties in the PMA indicate a turnover range from zero to 30 percent with an average turnover of 14 percent. Given the turnover rate in the market, the Subject's unit mix and target market, assuming competent management, turnover is anticipated to be minimal at the Subject due to the affordable rents and demand for affordable properties. Average turnover at the Subject should be 15 percent or less, annually.



Utility Structure

Tenants at the Subject will be responsible for electric utilities including heating, cooling, cooking, and individually metered electricity. The property will provide electric water heating expense, as well as the cold water, sewer, and trash expenses. Adjustments applied to the comparables for differences in utility structure are based on the utility allowance from the Housing Authority of the City Alameda (HACA); a copy of the utility allowance schedule is included in the Addenda.

Tenants at Comparables 5, 6, 7, and 9 are responsible for all utilities; therefore, upward adjustments for hot water, cold water, sewer, and trash were applied to Comparables 5, 6, 7, and 9.

Tenants at Comparable 8 are responsible for all electric utilities including hot water; therefore, an upward adjustment for hot water was applied to Comparable 8.

Concessions

None of the comparables are offering concessions. Occasional concessions are consistent with ongoing marketing strategies during periods of increased tenant turnover and high vacancy rates. Concessions are considered temporary, and not part of an ongoing marketing strategy within the Subject's market. With demand for affordable units in the PMA, we do not anticipate it will be necessary for the Subject to offer concessions.

Waiting Lists

In markets with high housing costs and a limited supply of affordable housing, waiting lists are common. A waiting list indicates a strong market with high occupancy and unmet demand. Properties that carry a waiting list typically enjoy easy lease-up on turnover. The table below illustrates the waiting list status at each of the comparables.

Waiting Lists					
Comp#	Property Name	Rent Structure	Waiting List		
1	Stargell Commons Apartments	LIHTC	Yes - 2,500 HH's		
2	The Starling Apartments	LIHTC	Yes - 200 HH's		
3	Everett Commons Apartments	LIHTC	Yes - 100 HH's		
4	Park Alameda Apartments	LIHTC	Yes - N/A		
5	Summer House Apartments	Market	None		
6	Aero Apartments	Market	None		
7	Garden Court Apartments	Market	None		
8	Point Alameda Apartments	Market	None		
9	Ballena Village Apartments	Market	None		

All of the LIHTC comparable properties maintain lengthy waiting lists. It is likely the Subject will maintain a waiting list.



Vacancy

The charts below show overall vacancy rates, as well as vacancy by property and unit type, at the comparable properties included in the survey.

		Vacancy			
Comp#	Property Name	Rent Structure	Total Units	Vacant Units	Vacancy Rate
1	Stargell Commons Apartments	LIHTC	31	0	0.0%
2	The Starling Apartments	LIHTC	69	0	0.0%
3	Everett Commons Apartments	LIHTC	19	0	0.0%
4	Park Alameda Apartments	LIHTC	62	0	0.0%
5	Summer House Apartments	Market	650	12	1.8%
6	Aero Apartments	Market	200	3	1.5%
7	Garden Court Apartments	Market	63	4	6.3%
8	Point Alameda Apartments	Market	144	1	0.7%
9	Ballena Village Apartments	Market	392	6	1.5%
				Average	1.6%

Vacancy by Unit Type					
Unit Total Total # of Page					
Type	Units	Vacant	Percent		
Studio	222	3	1.4%		
1 BR	428	4	0.9%		
2 BR	921	15	1.6%		
3 BR	54	4	7.4%		
4 BR	5	0	0.0%		
Total	1,630	26	1.6%		

Vacancy at comparable properties ranges between 0.0 and 6.3 percent, with an average of 1.6 percent. Taking the vacancy into account, combined with the demand for affordable housing in the area, we expect vacancy at the Subject property to be 3.0 percent or less.

Rent History

The table below illustrates the change in rent within the past year for each of the comparables.

Rent History				
Comp#	Comparable Name	Rent Structure	Change in Rent	
1	Stargell Commons Apartments	LIHTC	Increased in 2022	
2	The Starling Apartments	LIHTC	None	
3	Everett Commons Apartments	LIHTC	Increased \$46 to \$56 in 2022	
4	Park Alameda Apartments	LIHTC	Increased 4% in 2022	
5	Summer House Apartments	M arket	Fluctuates	
6	Aero Apartments	M arket	Fluctuates	
7	Garden Court Apartments	M arket	Fluctuates	
8	Point Alameda Apartments	M arket	Increased \$100 to \$150 in 2022	
9	Ballena Village Apartments	M arket	Fluctuates daily	

Comparables above the Adjusted Rent/Base Rent

After adjustments, none of the comparables exceed 10 percent of the base rent.



Ten Percent Test

Below is the ten percent test showing the Subject's rent advantage over the market comparables.

Ten Percent Rent Test				
Unit Type	Subject's Highest Proposed Rent	Comparable Properties Adjusted Average Rent	Percent Below Highest Rent	
0BR/1BA	\$696	\$2,416	-71.19%	
1BR/1BA	\$742	\$2,957	-74.91%	

The Subject meets the benchmark rents test.

Unit Value Ratio

TCAC requires that the rent per square footage value ratio for each of the Subject's unit types be at or below the values for the same unit types in the comparable rental properties. The table below illustrates this test.

Unit Value Ratio					
_	•	Subject		— Commonable	Domonut
Unit Type	Subject's Highest Proposed Rent	Subject's Square Footage	\$/SF	ComparableProperties WeightedAwerage \$/SF	Percent Advantage of Subject
0BR/1BA	\$696	408	\$1.71	\$4.48	-61.89%
1BR/1BA	\$742	594	\$1.25	\$4.38	-71.49%

The Subject's unit value ratios meet the required benchmark.

Market Rents

The achievable market rents were determined by comparing the aesthetic quality, amenities, unit sizes, etc. to that of the market rate projects in the area. We concluded that the Subject will be competitive with the market rate competition and achievable rents are within the market rental range. Achievable rents represent net market rate rent levels that we believe a project of the Subject's condition and quality could reasonably achieve.

Achievable Market Rents			
Unit Type	Market Rent		
0BR/1BA	\$2,430		
1BR/1BA	\$2,760		

In conclusion of market rents, primary weight was placed on Comparable 6 due to condition. Secondary weight was placed on the remaining comparables.

Summary Evaluation of the Project

According to our survey, the market for affordable development within Alameda is good. The area is experiencing excellent occupancy levels and waiting lists among the affordable properties. The *Homeless Population Demand Estimate* section illustrates that demand for supportive housing set aside for the homeless population in the area is good and supports the construction of the Subject. Upon completion, the Subject will provide good quality, affordable housing in Alameda.



EXISTING AND PLANNED AFFORDABLE HOUSING

We reviewed TCAC, CDLAC and HUD development lists for projects funded over the past several years as being best representative of current and planned affordable housing conditions throughout the PMA. The table below illustrates these properties that exist in the PMA.

	Affordable Housing Within PMA						
Project Name	Street Address	City	Program Type	Occupancy Type	# Units	# of Affordable Units	Year Built/Renovated
Playa del Alameda Apartments	148 Crolis Garden Court	Alameda	LIHTC/Section 8	Large Family	40	39	2001
The Breakers at Bayport Apartments	459 Neptune Gardens Avenue	Alameda	LIHTC	Large Family	52	51	2006
Hayward Village Senior Apartments	22084 Arbor Avenue	Alameda	LIHTC	Senior	151	150	2005
Shinsei Gardens Apartments	401 Stargell Avenue	Alameda	LIHTC	Large Family	39	38	2009
The Alameda Islander	2428 Central Avenue	Alameda	LIHTC	SRO	62	61	2012
Jack Capon Villa Apartments	2216 Lincoln Avenue	Alameda	LIHTC	Special Needs	19	18	2012
Stargell Commons Apartments	2700 Bette Street	Alameda	LIHTC	Large Family	32	31	2015
Littlejohn Commons Apartments	1301 Buena Vista Avenue	Alameda	LIHTC	Seniors	31	30	2016
Everett Commons Apartments	2437 Eagle Avenue	Alameda	LIHTC	Large Family	20	19	2018
Corsair Flats Apartments	171 W Atlantic Avenue	Alameda	LIHTC	Special Needs	60	59	2020
Rosefield Village Apartments	727 Buena Vista Avenue	Alameda	LIHTC	Large Family	92	91	2021
The Starling Apartments	170 Coronado Avenue	Alameda	LIHTC	Large Family	70	69	2021

Impact on Existing Affordable Housing

As previously indicated, affordable housing developments in the PMA are experiencing stable occupancy levels and waiting lists. All of the data, as well as interviews of managers and real estate professionals, demonstrate an ongoing need for creation of affordable housing in the foreseeable future. As evidenced in the *Homeless Population Demand Estimate* section, there is demand for permanent supportive housing in the area. The Subject will have a positive impact on the surrounding neighborhood and will not hinder existing affordable properties' ability to maintain full occupancy.

Proposed or Planned Construction

Review of TCAC, CDLAC, and HUD development lists showed two properties in the PMA that received funding in the last three years, as outlined below.

- The Starling Apartments, located at 170 Coronado Avenue, consists of 70 one, two, and three bedroom-units restricted family households at the 20, 30, 40, 50, and 60 percent AMI levels. Nine (9) units have Project Based Section 8 vouchers; one unit is a non-revenue manager's unit. The property opened in in 2021.
- Rosefield Village Apartments, located at 727 Buena Vista Avenue, will consist of 92 one, two, and three-bedroom units offered to family households and Alameda Unified School District employees who earn between 20 and 80 percent of the area's median income (AMI). The property opened in 2022.



The City of Alameda development forecast indicates several additional multifamily housing projects in the city in various development stages, as outlined below.

City of Alameda Development Forecast

Last Updated: September 19, 2022 Planning **Entitlements** Initial Planning Number of Building and **Project Name or Location Brief Description** Application Affordable Permits Environmental on file? Units Review Issued? Approved? South Shore 1,215 MF units, 238 Assisted Living units, net reduction of retail from 548,000sf to South Shore Shopping Center 357,148sf (with 86,660sf of new ground Yes No No floor retail), net increase in office space from 27,431sf to 127,167sf. Northern Waterfront 1825 Park Street Hotel - 96 rooms Yes No NA No 2110 Clement 182 Townhomes and SFD (Boatworks) 1501 Buena Vista Ave 362 MF units + 30,000 sf commercial Yes Yes Yes (Del Monte Warehouse) Del Monte Towns 10 Townhome units No No Yes No 589 MF units + 5,000 sf commercial **Encinal Terminals** Yes Yes No 4 VLI, 5 U, 6 Former Pennzoil Site 90 Townhomes Yes No 760 MF units + 153,000 sf commercial Alameda Marina Yes Yes 360 MF units + 8 Work/Live commercial Phase I - Wrap A "The Launch" Yes Yes Yes units Phase II - Townhomes 182 Townhouse units Yes No Phase III - Wrap B MF units 218 MF units No 153,000 commercial space/maritime Phase I - Commercial Core Partial Partial No uses



			Timetic va	luation arou
East End				
2607 Santa Clara Ave	9 infill townhouse units + subdivision of existing lots	Yes	Partial	No
2001 Versailles Ave	Il single family detached homes	Yes	Partial	No
West End				
1435 Webster St	9 units + ground floor commercial	Yes	Yes	No
727 Buena Vista Ave (Rosefield Village)	78 MF units (40 existing) + 13 rehab	Yes	Yes	Yes
Admiral's Cove Multifam. Residential	227 units	Yes	No	
Alameda Landing Bay Ship & Yacht	300,000 sf commercial	Yes	Yes	Yes
Alameda Landing Waterfront	300 Townhome + 500 SF Commercial +			
Residential	356 Townhomes	Yes	Yes	Yes
McKay Wellness Center	90 assisted living + 50 rehabilitation bed	syes	Yes	Partial
North Housing - Habitat for Humanity	68 units	No	No	No
North Housing - Alameda Housing	11.		4	
Authority	586 units	Yes	Yes	Partial
Alameda Point				
m duta a 0	87 work-live units + 100,000 sf	м	Man	Was
Building 8	commercial	Yes	Yes	Yes
Veterans Administration	Columbarium and Clinic	No	No	No
Site A	Up to 800 units + 400,000 Commercial	Yes	Yes	Yes
Blocks 6 & 7 - Trumark				
Townhomes	124 townhomes	Yes	Yes	Yes
Block 8 - Eden Housing	130 affordable MF units	Yes	Yes	Yes
Block 9	200 MF units + 8,700 sf commercial	Yes	Yes	Yes
Block 10	Up to 179 MF units +10,500 sf commercial space	Yes	Partial	No
Block II	220 MF units, 15,000 sf commercial	Yes	Yes	No
Astra Expansion	178,000 sf commercial	Yes	No	No
West Midway/RESHAP	789 units	Yes	Partial	No
Harbor Bay				
North Loop Road	5 commercial buildings: 187,000 sf total	Yes	Yes	Yes
331 North Loop Road - FAAS	12,000 sf Animal Shelter	Yes	Yes	No
951 Harbor Bay Parkway	New 4-story, 220,000 sf office building	Yes	Yes	Yes
900 Harbor Bay Pkwy	Hotel - 172 Rooms	Yes	Yes	No
051 Harbor Bay Pkwy	Hotel - 236 Rooms	Yes	Yes	No
xelixis Campus Master Plan	Up to 1.3M sf of office/R&D	No	No	No

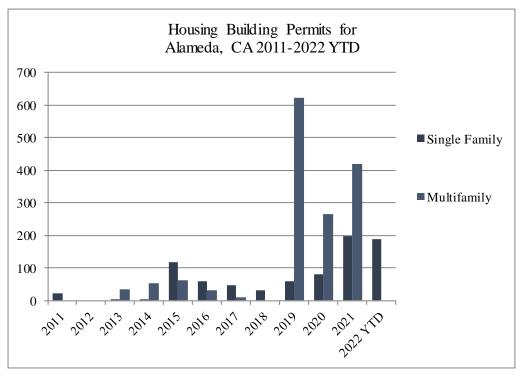
Housing Authority

We contacted the Housing Authority of the City of Alameda (HACA) to obtain information about the Housing Choice voucher program. According to HACA, 1,893 vouchers are budgeted for the city, of which 1,528 are currently in use. The waiting list is currently closed with 1,235 households.



Building Permits

The following table demonstrates building permit information from 2011 through 2022 year-to-date for the city of Alameda provided by the State of the Cities Data System.



Source: Office of Policy Development and Research HUD

Construction activity in Alameda was limited from 2011 to 2013. Between 2014 and 2018, the city experienced an increase in single and multifamily permits. The city experienced its greatest peak in construction between 2019 and 2021, which primarily consisted of multifamily properties.

Conclusion

The demand analysis, existing supply of housing, as well as interviews with real estate professionals demonstrate an ongoing need for creation of affordable housing in the PMA. The Subject will address two major community needs in the Alameda area: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness. Comparable LIHTC properties within the immediate area maintain good occupancy levels and wait lists. Therefore, we anticipate that the Subject and the existing affordable properties will not hinder each other's ability to maintain full occupancy.

The Subject's affordable rents offer a significant tenant rent advantage over the market rate developments surveyed, and are generally in-line with the comparable affordable developments. The Subject will have a positive impact on the surrounding neighborhood and will not adversely affect existing or proposed affordable housing located in the area.

	ADDENDA A
Assumptions and Limiting	Conditions & Certification

ASSUMPTIONS AND LIMITING CONDITIONS

- 1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the consultant has relied extensively upon such data in the formulation of all analyses.
- 2. The legal description as supplied by the client is assumed to be correct and the consultant assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
- 3. All information contained in the report, which others furnished, was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
- 4. The report was made assuming responsible ownership and capable management of the property. The analyses and projections are based on the basic assumption that the apartment complex will be managed and staffed by competent personnel and that the property will be professionally advertised and aggressively promoted
- 5. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
- 6. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
- 7. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the consultant did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
- 8. A consulting analysis market study for a property is made as of a certain day. Due to the principles of change and anticipation the value estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.

- 9. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organizations of which the appraiser is a member be identified without written consent of the appraiser.
- 10. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser is affiliated: specifically, the Appraisal Institute.
- 11. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property unless satisfactory additional arrangements are made prior to the need for such services.
- 12. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.
- 13. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- 14. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which conclusions contained in this report is based.
- 15. On all proposed developments, Subject to satisfactory completion, repairs, or alterations, the consulting report is contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time with good quality materials.
- 16. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not Subject to flood plain or utility restrictions or moratoriums except as reported to the consultant and contained in this report.
- 17. The party for whom this report is prepared has reported to the consultant there are no original existing condition or development plans that would Subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.

- 18. Unless stated otherwise, no percolation tests have been performed on this property. In making the appraisal, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use, as detailed in this report.
- 19. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The consultant does not warrant the condition or adequacy of such systems.
- 20. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the appraised property. The appraiser reserves the right to review and/or modify this appraisal if said insulation exists on the Subject property.
- 21. Acceptance of and/or use of this report constitute acceptance of all assumptions and the above conditions. This report is not valid for syndication purposes.

CERTIFICATION

The undersigned hereby certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations;
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved;
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment;
- We are performing a market study of the senior Phase and Phase II of the Subject property in conjunction with this assignment. We previously performed market studies on all three phases in January 2022. No other assignments have been conducted on this site in the last three years;
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results;
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- We certify that, to the best of our knowledge and belief, our analyses, opinions, and conclusions were developed, and this report complies with, the Code of Professional Ethics and Standards of Valuation Practice of the Appraisal Institute;
- Jay Wortmann, MAI performed a physical inspection of the property and the Subject's neighborhood January 16, 2023. Brent Griffiths, MAI inspected the Subject for a prior assignment. Justine Simons and Brent Griffiths, MAI provided assistance with portions of market research and preparation of this report and are competent to perform such analyses. Jay Wortmann, MAI reviewed the report, however, did not inspect the Subject.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;

• As of the date of this report, Jay Wortmann, MAI and Brent Griffiths, MAI have completed the requirements of the continuing education program of the Appraisal Institute;

Jay Wortmann, MAI

Jay A Wortman

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ADDENDA B

Photographs



Subject-Phase III portion



Subject-view of all phases



Subject-view of Phase I & III portions



Subject-view of Phase I & III portions



Subject-view of Phase I & II portions



Subject-view of Phase I & II portions



Vacant land to the north



Industrial properties further north



Vacant land/wetlands to the northeast



Single-family homes further northeast



Bay 37 development further northeast



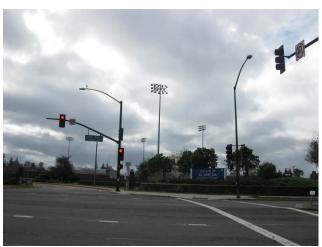
Vacant land to the east and southeast



Single-family homes further east



Alameda Landing shopping center further east and southeast



College of Alameda further southeast



Admirals Cove Apartments to the west, south, and southwest



Office building further south



Estuary Park to the northwest



Mosley Avenue facing east



Mosley Avenue facing west



Lakehurst Circle facing north



Lakehurst Circle facing south

ADDENDA C

Data Sources

DATA SOURCES

Sources used in this study include data that is both written and oral, published and unpublished, and proprietary and non-proprietary. Real estate developers, housing officials, local housing and planning authority employees, property managers and other housing industry participants were interviewed. In addition, we conducted a survey of existing, comparable properties.

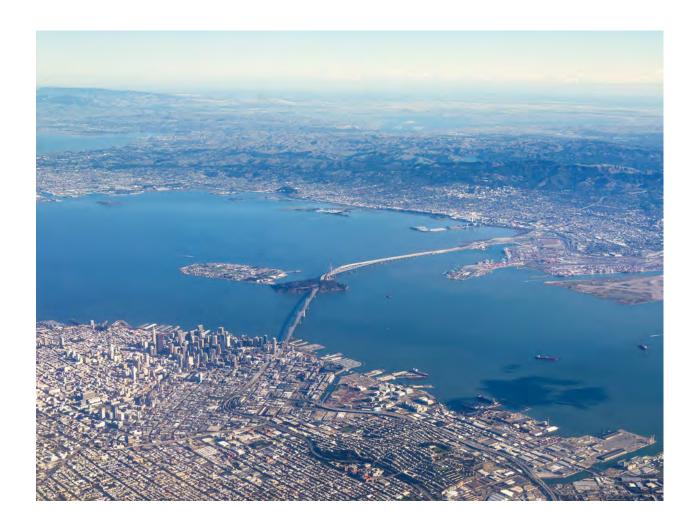
This report incorporates published data supplied by various agencies and organizations including:

- California Employment Development Department
- California Tax Credit Allocation Committee Market Study Requirements
- City of Alameda
- County of Alameda
- CoStar
- Department of Housing and Urban Development (HUD)
- ESRI Demographics
- EveryOne Counts! 2022 Homeless Count and Survey for Alameda County
- Housing Authority of the City of Alameda
- Housing Authority of the City of Alameda Utility Allowance
- Neighborhood Scout
- U.S. Census Bureau

ADDENDA D

Demographic Reports

2022 ALAMEDA COUNTY



HOMELESS COUNT AND SURVEY COMPREHENSIVE REPORT

APPLIED SURVEY RESEARCH

Applied Survey Research (ASR) is a social research firm dedicated to helping people build better communities by collecting meaningful data, facilitating information-based planning, and developing custom strategies. The firm was founded on the principle that community improvement, initiative sustainability, and program success are closely tied to assessment needs, evaluation of community goals, and development of appropriate responses.

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Senior Data Analyst: Javier Salcedo, Kevin Click, and Alex Werner

Graphic Design and Layout: Jenna Webber and Emily Eder

Department Vice President: Peter Connery

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www.appliedsurveyresearch.org



TABLE OF CONTENTS

EveryOne Counts! 2022 PIT Count Planning Committee	7
Acknowledgments	g
Introduction	12
Point-In-Time Census	14
Point-In-Time Count – Key Data Findings	17
Number And Characteristics of Homeless Persons	18
Subpopulations	25
Survey Findings	26
Living Accommodations	26
Duration And Recurrence of Homelessness	29
Primary Cause of Homelessness	31
Sexual Orientation and Gender Identity	32
Foster Care System	33
Criminal Justice System	34
Health	35
Domestic/Partner Violence or Abuse	37
Services and Assistance	38
Employment, Income, and Benefits	39
Select Populations	41
Single Adults 25 Years and Older	42
Families with Children	45
Unaccompanied Children and Transition-Age Youth	47
Chronically Homeless Persons	51
Veterans	54
Conclusion	56
Appendix A: Methodology	58
Street Count Methodology	60
Shelter Count Methodology	64
Survey Methodology	65
Appendix B: Definitions and Abbreviations	67
Appendix C: Point-In-Time Count Results	69
All Households	69

Yo	outh Households	.71
Ve	eteran Households	.72
	dditional Homeless Populations	
	endix D: Adult Survey and Youth Screening Tool	
	endix E: Survey Results	
Ahh	etiuix E. Jui vey nesuits	. / c

TABLE OF FIGURES

Figure 1. Total Number of Homeless Persons Enumerated During the Point-in-Time Count	18
Figure 2. Total Number of Homeless Persons by Shelter Status	18
Figure 3. Total Number of Homeless Persons by Location	19
Figure 4. Total Number of Homeless Persons by Household Type, Age, and Shelter Status	20
Figure 5. Total Number of Homeless Persons by Gender	
Figure 6. Total Number of Homeless Persons by Household Type, Gender, and Shelter Status	21
Figure 7. Total Number of Homeless Persons by Hispanic/Latinex Ethnicity	
Figure 8. Total Number of Homeless Persons by Race	
Figure 9. Total Number of Homeless Persons by Jurisdiction and Shelter Status	23
Figure 10. Total Number of Homeless Persons by Census Tract	
Figure 11. Federally Reported Subpopulations	25
Figure 12. Location of Residence When Most Recently Becoming Homeless (All Respondents)	27
Figure 13. Length of Time Spent in Alameda County (All Respondents)	27
Figure 14. Living Arrangements Immediately Prior to Becoming Homeless by First Time Homelessness	28
Figure 15. Experiencing Homelessness for the First time	29
Figure 16. Number of Episodes of Homelessness in the Past Three Years	29
Figure 17. Length of Current Episode of Homelessness	
Figure 18. Age at First Experience of Homelessness	30
Figure 19. Primary Cause of Homelessness (Top Five Responses)	31
Figure 20. COVID-19/Wildfire Causing Homelessness	31
Figure 21. Sexual and Gender Identity	32
Figure 22. History of Foster Care	33
Figure 23. Criminal Justice Involvement	34
Figure 24. Health Conditions	
Figure 25. Health Conditions by Shelter Status	36
Figure 26. COVID-19 Vaccine Status	
Figure 27. Domestic Violence	37
Figure 28. History of Domestic Violence by Gender	37
Figure 29. Preventing Homelessness (Top Five Responses)	
Figure 30. Reasons for Not Using Shelter Services (Top Five Reasons)	
Figure 31. Income or Benefits Currently Being Received (Top Five Responses and Refuse)	
Figure 32. Current Employment Status	
Figure 33. Barriers to Employment (Top Five Responses)	
Figure 34. Number of Single Adults 25 Years and Older Enumerated During the Point-in-Time Count by Sho	
Status	
Figure 35. Length of Current Episode of Homelessness Among Single Adults 25 years and Older	
Figure 36. Living Arrangements Immediately Prior to Becoming Homeless This Time Among Single Adults 2	
and Older (Top Five Responses)	
Figure 37. Primary Cause of Homelessness Among Single Adults 25 Years and Older (Top Five Responses) .	
Figure 38. Support Needed to Prevent Housing Loss Among Single Adults 25 Years and Older (Top Five Res	
Tigate 30. Support Needed to Frevent Housing 2005 / Whong Single / Radies 25 Fedits and Glaci (Fop Five Nee	
Figure 39. Health Conditions Among Single Adults 25 Years and Older	
Figure 40. Total Number of Homeless Families Enumerated During the Point-in-Time Count	
Figure 41. Primary Cause of Homelessness Among Families with Children	

	า-
Figure 43. Total Number of Unaccompanied Children and Transition-Age Youth Enumerated During the Point-in	•
Time Count	47
Figure 44. Primary Cause of Homelessness Among Unaccompanied Children and Transition-Age Youth (Top Five	е
Responses)	48
Figure 45. Health Conditions Among Unaccompanied Children and Transition-Age Youth	49
Figure 46. Sexual and Gender Identity Among Unaccompanied Children and Transition-Age Youth	49
Figure 47. History of Foster Care Among Unaccompanied Children and Transition-Age Youth	50
Figure 48. Total Number of Chronically Homeless Persons Enumerated During the Point-in-Time Count	51
Figure 49. Primary Cause of Homelessness Among Chronically Homeless Persons (Top Five Responses)	52
Figure 50. Health Conditions Among Chronically Homeless Persons	53
Figure 51. Total Number of Homeless Veterans Enumerated During the Point-in-Time Count	54
Figure 52. Primary Cause of Homelessness Among Veterans (Top Five Responses)	55
Figure 53. Health Conditions Among Veterans	55

EVERYONE COUNTS! 2022 PIT COUNT PLANNING COMMITTEE

The PIT Count Planning Committee in collaboration with Applied Survey Research (ASR) led the strategy design and implementation of the 2022 data collection effort. The Committee also coordinated with the CoC Committee and other city and county stakeholders, conducted outreach and engagement activities, and oversaw all data collection components. Committee members contributed critical understanding of local resources, deep understanding of enumeration best practices, and many years of experience conducting the Count in Alameda County.

EVERYONE HOME

Everyone Home, the collective impact initiative for the Berkeley/Oakland/Alameda County Continuum of Care (CoC) is actively engaged in the fight to end homelessness in Alameda County. In partnership with the Alameda County homeless and housing service delivery system, city leaders, the business community, the faith community, non-profits, and, most importantly, those who have themselves experienced the trauma of homelessness, EveryOne Home is building a future that aspires to sufficient resources, advocacy, and strong community involvement to erase homelessness in our social landscape. In partnership, EveryOne Home is building a future in which there are sufficient resources that 1) Prevent homelessness, 2) Ensure safer conditions for those experiencing homelessness, 3) Increase the quantity of and access to permanent homes, 4) Centers racial equity in our homelessness response, 5) Includes people with lived experience of homelessness as decision-makers throughout our homelessness response system, and 6) Strengthens our system's coordination, communication, and capacity.

EveryOne Home Staff:

Chelsea Andrews, Executive Director Katie Haverly, Director of Research and Data Analytics

ASPIRE CONSULTING LLC

Aspire Consulting LLC empowers communities to refine its programs and housing crisis response system to be housing-focused, oriented to outcomes, effective, efficient, and well-coordinated in order to reduce homelessness and serve people experiencing homelessness well. Focal points of Aspire Consulting LLC's work include: training and project management for measuring and improving outcomes; staff training, retreats, and learning collaboratives to align organizational culture and practices toward housing first, low barrier approaches; planning and launching coordinated entry systems; optimizing housing pathways; and training diverse community stakeholders about the cultural shift and technical refining to be more permanent housing, and outcome, focused. Aspire Consulting LLC also has many years of experience in Point-in-Time Counts, Homeless Management Information Systems, Homeless and Caring Court, and 100 Day Challenge performance improvement initiatives.

Aspire Consulting LLC Staff:

Kathie Barkow, Principal

ALAMEDA COUNTY HOUSING AND COMMUNITY DEVELOPMENT (HCD) DEPARTMENT

The Housing and Community Development Department (HCD) plays a lead role in the development of housing and programs to serve the county's low- and moderate- income households, homeless, and disabled populations in Alameda County. HCD maintains and expands housing opportunities for low- and moderate- income persons and families by preserving the county's housing stock through rehabilitation and repair assistance programs, expanding the supply of affordable housing for low-income renters and owners, serving the needs of the homeless community through collaboration with homeless service providers.

Alameda County HCD Department Staff:

Michelle Starratt, Director Natasha Paddock, Deputy Director, Homeless Division Riley Wilkerson, Housing and Community Development Manager Suzanne Campillo, HMIS Admin Support

ALAMEDA COUNTY OFFICE OF HOMELESS CARE AND COORDINATION (OHCC)

The Office of Homeless Care and Coordination (OHCC), formed in early 2020 within the Alameda County Health Care Services Agency, is working to build a robust, integrated, and coordinated homelessness response system and housing services in Alameda County. OHCC works to improve efficiency and coordination around strategic planning and service delivery for efforts to end homelessness within the Continuum of Care and among county agencies and local jurisdictions.

Alameda County OHCC Staff:

Kerry Abbott, Director Suzanne Warner, Director of Policy and Planning

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COUNT & SURVEY COORDINATION AND PLANNING

A special thank you to the following agencies, programs and individuals, who generously supported with planning, coordination, recruitment, communications, and participation in the 2022 Alameda County Point-in-Time Census and Survey activities including the pre-Count, the visual Count, youth Count, and recruitment and support of Guides:

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Suzanne Campillo

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Berkeley Food and Housing Project - Rafay

Mazhar

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City of Hayward - Jessica Lobedan

City of Livermore - Josh Thurman

City of Oakland - Talia Rubin, LaNita Hogue & Anthony Smalls

City of Oakland Youth Action Board - Philip Jones City of Pleasanton - Jay Ingram & Becky Hopkins

City of San Leandro - Elsa Castillo City of Union City - Jesus Garcia

CityServe of the Tri-Valley - Margaretann Fortner

Covenant House of Oakland - Brian Bob Downtown Streets Team - Ian Betrando &

Sidney Siu

DreamCatcher Youth Services

East Bay Home Bridge Connect - Cathy Ralph HIV Education and Prevention Project of Alameda

County (HEPPAC) - Sabrina Fuentes Operation Dignity - Tomika Perkins, Doris Freeman, L. Wilson, Z. Wilson, Eric James &

Sabrina Buster

Second Chance - Nicole George

Tiburcio Vasquez Health Center - Elizabeth

Torkington & Maxx McNeil

Village of Love - Joey Harrison & Raj S

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24 Hour Parent Teacher Center

A Safe Place Abode Services

Alameda County Housing and Community

Development Department

Alameda County Health Care for the Homeless

Regional Coordinators

Alameda County Sheriff's Office Alameda County Office of Education

All Home

Asbury Church

BART – Daniel Cooperman
Bay Area Community Services

Bay Area Council BBI Construction

Berkeley Food and Housing Project Berkeley Unified School District

Block By Block Bonita House

Building Futures with Women and Children Building Opportunities for Self Sufficiency (BOSS) Caltrans Bay Area-District 4 – Dina El-Tawansy, Debra Nelson, Cheryl Chambers, Leah Budu, and

John Samson

City Team International

City of Alameda
City of Albany
City of Berkeley
City of Dublin
City of Emeryville
City of Fremont

City of Fremont Family Resource Center

City of Hayward
City of Livermore
City of Newark
City of Oakland
City of Piedmont
City of Pleasanton
City of San Leandro

City of Union City

City of Union City CAREavan CityServe of the Tri-Valley

Cityteam

Cornerstone Fellowship

Covenant House Dorothy Day House Downtown Streets Team

East Bay Housing Organizations
East Bay Regional Parks District

East Oakland Collective - Candice Elder & Darbi

Howard

East Oakland Community Project (EOCP)

Eden I & R, Inc.

El Puente Communitario - Elena Lepe & Elisa Lopez

Family Bridges - David Le

Family Emergency Shelter Coalition (FESCO)

FEMA COVID-19 Shelters

First Congregational Church of Berkeley

First Place for Youth

First Presbyterian Church of Hayward

Five Keys FEMA Shelter Fred Finch Youth Center

Fremont Unified School District

Karen Boyd

Housing Consortium of the East Bay (HCEB) Lifelong Street Medical - Ryan Wythe

Men of Valor

New Haven Unified School District

Oakland Catholic Worker
Oakland Dream Center
Oakland Elizabeth House
Oakland Unified School District

Open Heart Kitchen
Operation Dignity

Roots Community Health Center

Ruby's Place

Safe Alternatives to Violent Environments (SAVE)

Salvation Army Oakland Garden Center

Second Chance

Seventh Step Foundation, Inc.

ShelterOak Shepherd's Gate

St James Episcopal Church

St. Mary's Center St. Vincent de Paul Swords to Plowshares The Village of Love Tiburcio Vasquez Health Center - Elizabeth Torkington & Maxx McNeil Tri Valley Haven Volunteers of Love Women's Daytime Drop in Center Youth, Engagement, Advocacy and Housing - YEAH! Youth Spirit Artworks

LIVED-EXPERIENCE GUIDES AND SURVEYORS

A team of approximately 120 trained, currently and formerly homeless individuals worked as Guides, embedded reporters, and surveyors, ensuring the 2022 count's accuracy. We thank them for their excellent work and time spent on the project. Their insight and wisdom are invaluable to this work.

SURVEY TRANSALATION

Javier Salcedo, Juliana Huaroc, and Laura Guzman



INTRODUCTION

As required by the U.S. Department of Housing and Urban Development (HUD) of all communities receiving federal funding to provide homeless services, Continuums of Care (CoC) across the country report the findings of their local Point-in-Time Count to HUD. Currently, the Alameda County CoC receives approximately \$40 million dollars annually in federal funding. Furthermore, Alameda County, its providers and cities, and the State of California all use the Point-in-Time Count and Survey data for various fundraising, modeling for bringing the system to scale, planning, funding allocations, and expanding housing and services to meet the needs and make improvements.

Significantly, the Alameda County Point-in-Time (PIT) Census and Survey in 2022 was conducted during the COVID-19 pandemic and is the only full sheltered and unsheltered Count since 2019. The 2021 unsheltered PIT Count was postponed to the end of January 2022 due to COVID-19 safety concerns and again to February 2022 due to the January 2022 Omicron COVID-19 surge.

Alameda County has partnered with ASR to conduct its Point-in-Time (PIT) Census since 2017, maintaining a similar methodology, thus ensuring as much consistency as possible from one Count to the next, even with adaptations to the 2022 Count to maximize safe participation. ASR is a locally based social research firm that has extensive experience in homeless enumeration and needs assessment, having conducted homeless Counts and surveys throughout California and across the nation. Their work is featured as a best practice in the standard process HUD publication, *A Guide to Counting Unsheltered Homeless People*, as well as in the Chapin Hall at the University of Chicago publication, *Conducting a Youth Count: A Toolkit*.

PROJECT OVERVIEW AND GOALS

For the Homeless Census and Survey to best reflect the experience and expertise of the community, the EveryOne Counts! 2022 PIT Count Planning Committee held planning meetings with various local stakeholders. These meetings engaged those from City and County departments, community-based service providers, people experiencing homelessness, and other interested and informed stakeholders. The contributions made by stakeholders helped inform the 2022 Planning Committee and were instrumental to ensuring the 2022 Alameda County Point-in-Time Homeless Census and Survey reflected the needs and concerns of the community.

The 2022 Planning Committee identified several important project goals:

- To conduct the PIT Count in such a manner that the health and safety of all participants was a primary
 operational consideration and all County Public Health recommended practices were followed in field
 work associated with the PIT Count;
- To preserve current federal funding for homeless services and to enhance the ability to raise new funds;
- To improve the ability of policy makers and service providers to plan and implement services that meet the needs of the local homeless population;
- To measure changes in the numbers and characteristics of the homeless population and track the community's progress toward ending homelessness;
- To increase public awareness of overall homeless issues and generate support for constructive solutions;

- To assess the status of specific subpopulations, including veterans, families, youth, young adults, and those who are chronically homeless;
- To capture race and equity data;
- To increase integration of jurisdictional support; and
- To automate data collection tools.

FEDERAL DEFINITION OF HOMELESSNESS FOR POINT-IN-TIME COUNTS

In this study, the HUD definition of homelessness for the Point-in-Time Count was used. This definition includes individuals and families:

- Living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements; or
- With a primary nighttime residence that is a public or private place not designed for or ordinarily used as
 a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or
 train station, airport, or camping ground.

It should be noted that the broader definition of homelessness defined by the McKinney-Vento Act and used by K-12 school districts includes persons and families living in "double-up" situations as well as hotels and motels. However, this definition could not be used for purposes of this report.



POINT-IN-TIME CENSUS

The 2022 Alameda County Point-in-Time Homeless Census represents a complete enumeration of all sheltered and unsheltered persons experiencing homelessness. It consisted of two primary components:

- **General Street Count:** An early morning count of unsheltered homeless individuals and families on February 23, 2022 by group size, type of living structure, and census tract. This included those sleeping outdoors on the street; at bus and train stations; in parks, tents, and makeshift shelters; and in vehicles and abandoned properties.
- **General Shelter Count:** A nighttime count of homeless individuals and families staying at publicly and privately-operated shelters on February 22, 2022. This included those who occupied emergency shelters, transitional housing, and safe havens and a few safe parking programs for RVs that met HUD's definition of a sheltered location in new guidance issued for the 2022 PIT Count.

The Point-in-Time Census also included the following supplemental and important components:

- Targeted Street Count of Unaccompanied Children and Young Adults: A limited afternoon count of unsheltered unaccompanied children under 18 and unaccompanied youth 18-24 years old on February 23, 2022.
- Homeless Survey: An in-person interview of sheltered and unsheltered individuals conducted by outreach
 surveyors in the weeks following the general street count. Data from the survey were used to refine the
 Point-in-Time Census estimates; produce race, ethnicity and other demographic information for
 unsheltered persons; and generate data for both sheltered and unsheltered persons about all other
 survey fields such as duration of homelessness, residency upon becoming homeless, employment and
 other service needs, and disabling conditions.
- **Safe Parking:** Census and household data were provided by safe parking programs throughout the County to be deduplicated from and compiled with the general street Count data.
- Unsheltered Family Homelessness: With HUD permission this year, providers from McKinney-Vento programs in local school districts and family Coordinated Entry resource centers whose caseload includes families who experience unsheltered homelessness contacted those families within 7 days following the Count, asked where the family stayed the night of the Count, and gathered additional household information.

For more information regarding the research methodology, please see Appendix A: Methodology.

This section of the report provides a summary of the results of the Point-in-Time Census. For comparison, results from prior years are provided to better understand the trends and characteristics of homelessness over time.

ALAMEDA COUNTY

2022 HOMELESS POINT-IN-TIME COUNT & SURVEY

Every two years, during the last 10 days of January, communities across the country conduct comprehensive counts of people experiencing homelessness in order to measure the prevalence of homelessness in each local community. The 2022 Alameda County EveryOne Home Point-in-Time Count was a community-wide effort conducted on February 23rd, 2022. In the weeks following the street count, a survey was administered to 1,517 unsheltered and sheltered individuals experiencing homelessness in order to profile their experience and characteristics. Population data is sourced from census count data and data expressed in percentages is sourced from the survey.

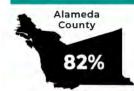
CENSUS POPULATION: TREND

9,747 8.022 2,612 Unsheltered 1,710 5,629 7,135 6,312 Sheltered 1,766 3,863 2017 2019 2022





HOMELESSNESS



LENGTH OF TIME IN ALAMEDA COUNTY



PRIMARY CAUSES OF HOMELESSNESS

TOP 6 RESPONSES	27% Dispute with Family/Friend/ Roommate	25% Eviction/ Foreclosure	22% Job Loss	
区	13%	13%	11%	
	Other	Substance	Family/	
	Money Issues	Use	Domestic	

WHAT MIGHT OF PREVENTED HOMELESSNESS

TOP 4 RESPONSES*

49% 37% 27% 26% Rent Employment Mental Health Benefits/ Assistance Assistance Assistance Income

COVID-19

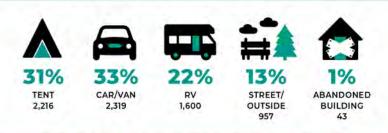


68% HAVE RECEIVED A COVID-19

VACCINE

16% SAID COVID-19 WAS THE PRIMARY CAUSE OF THEIR HOMELESSNESS

UNSHELTERED POPULATION BY LOCATION



SHELTERED/UNSHELTERED POPULATION BY CITY











PIEDMONT o 42















312

32





0 91 Sheltered Unsheltered

EMERYVILLE











FREMONT 866 Unsheltered





UNINCORPORATED 418 Unsheltered

SAN LEANDRO





267 Sheltered Unsheltered





0

















TOTAL



DURATION OF CURRENT **EPISODE OF HOMELESSNESS**



4% 1-30

21% 1-11 MONTHS

75% A YEAR OR MORE

Violence

HOUSEHOLD BREAKDOWN

SINGLE ADULTS



24%

76%

Unsheltered Sheltered 8806 People in 7925 Households

FAMILIES



62% Sheltered

38% Unsheltered

844 People in 286 Households

UNACCOMPANIED YOUTH



9% Sheltered

91% Unsheltered

97 People in 97 Hauseholds

SELECT POPULATIONS

CHRONICALLY HOMELESSNESS



36% Sheltered

64% Unsheltered

2728 People

VETERANS



22% Sheltered

78% Unsheltered

550 People

UNACCOMPANIED YOUTH AND YOUNG ADULTS



20% Sheltered

80% Unsheltered

832 People

AGE AT FIRST EPISODE OF HOMELESSNESS



13% 18% 0-17 18-24

18% 17% 40-49 50-64

2% 65+

32%

25-39

FIRST EPISODE OF HOMELESSNESS



Are experiencing their first episode of homelessness

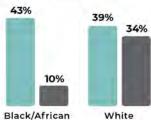


of those experiencing homelessness were homeless for one year or more

RACE AND ETHNICITY COMPARED TO GENERAL POPULATION

2022 Homeless Population
2020 General Population





7% Multiple Races/Other

22%

4% 1% American

Indian/Alaska

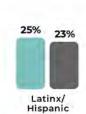
Native

3% 1% Native Hawaiian/Other

Pacific Islander

32% 5% Asian

ETHNICITY



GENDER



American

7% FEMALE

TRANSGENDER/ GENDER NON-CONFORMING QUESTIONING

LGBTQ+ STATUS



9% OF SURVEY RESPONDENTS IDENTIFIED AS LGBTQ+

AGE



6% UNDER 18 8% 18-24

86% 25+

HEALTH CONDITIONS*

Current health conditions reported by survey respondents



49% **PSYCHIATRIC**

OR EMOTIONAL

CONDITIONS

42% PTSD



34% CHRONIC

HEALTH

CONDITION

33% PHYSICAL DISABILITY

30% DRUG OR ALCOHOL

ABUSE



TRAUMATIC **BRAIN INJURY**



HIV/ AIDS RELATED ILLNESS

DISABLING CONDITIONS



OF SURVEY RESPONDENTS REPORTED HAVING AT LEAST ONE DISABLING CONDITION

A disabling condition is defined by HUD as a developmental disability, HIV/AIDS, or a long-term physical or mental impairment that impacts a person's ability to live independently, but could be improved with stable housing.

For more information regarding the research methodology, please see Appendix A: Methodology. Definitions can be found in Appendix B: Definitions and Abbreviations.

For more information about EveryOne Home and efforts to address homelessness in Alameda County please visit www.EveryOneHome.org Source: Applied Survey Research, 2022, Alameda EveryOne Home Homeless Count & Survey, Watsonville, CA.

POINT-IN-TIME COUNT – KEY DATA FINDINGS

The EveryOne Counts! 2022 Homeless Census and Survey included a complete enumeration of all unsheltered and publicly or privately sheltered homeless persons. The general street Count was conducted on February 23, 2022 from approximately 5:00 a.m. to 10:00 a.m. and covered all of Alameda County. The shelter Count was conducted on the previous evening and included all individuals staying in emergency shelters, transitional housing facilities, and domestic violence shelters. The general street Count and shelter Count methodology were similar to 2019, but some modifications were made to maximize safe participation for the general street Count in response to the COVID-19 pandemic.

The methodology used for the general street count is commonly described as a "blitz count" since it is conducted by a large team over a very short period of time. This method was utilized in Alameda County in 2022, resulting in an observation-based Count of individuals and families who appeared to be homeless.

The occupancy (person and household) and demographic data of homeless shelters, transitional housing, and safe haven programs in Alameda County was collected for the night of February 22, 2022. All shelter data were gathered directly from the sheltering program or from Alameda County's Homeless Management Information System (HMIS), except for one program for which data was estimated.

The sheltered and unsheltered Count was followed by an in-person survey of a representative sample of sheltered and unsheltered persons experiencing homelessness, the results of which were used to profile and estimate the condition and characteristics of the local homeless population. Information collected from the survey was used to fulfill HUD demographic reporting requirements (age, gender, ethnicity, race, and disabling conditions) for unsheltered persons in conjunction with the sheltered occupancy and demographic data.

In a continuing effort to improve data on the extent of youth homelessness, Alameda County also conducted a dedicated youth Count. For more information regarding the dedicated youth Count, deduplication, and project methodology, please see *Appendix A: Methodology*.

NUMBER AND CHARACTERISTICS OF HOMELESS PERSONS

Total Population and Trend Data

A total of 9,747 individuals experiencing homelessness were counted on February 23, 2022, an increase of 1,725 individuals (+22%) from 2019.

 4,178
 4,264
 4,040

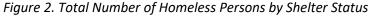
 5,629
 5,629

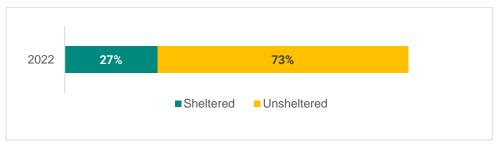
 2011
 2013
 2015
 2017
 2019
 2022

Figure 1. Total Number of Homeless Persons Enumerated During the Point-in-Time Count

Shelter Status

While the number of individuals served by countywide shelters increased (+55%) between 2019 and 2022, there was an increase of 823 unsheltered individuals (+13%). In 2022, 73% of the people experiencing homelessness in Alameda County were unsheltered (79% in 2019).





Year	2011	2013	2015	2017	2019	2022
Unsheltered	2,106	1,927	1,643	1,766	1,710	2,612
Sheltered	2,072	2,337	2,397	3,863	6,312	7,135
Total	4,178	4,264	4,040	5,629	8,022	9,747

Almost one third (31%) of the unsheltered population were residing in tents or makeshift shelters. An additional 33% were residing in cars or vans, 22% in RVs, and 13% were identified sleeping on the streets and other outdoor locations. One percent (1%) were identified in abandoned buildings.

While the number of individuals sleeping on the streets and other outdoor locations decreased by 23% (282 individuals), the number of individuals sleeping in tents increased by 2% (44 individuals) and the number of persons residing in their vehicles (cars, vans or RVs) increased by 39% (1,102 individuals).

Figure 3. Total Number of Homeless Persons by Location

	(1)			lack		
	Emergency Shelter	Transitional Housing	Vehicle	Tent	Street/ Outdoors	Abandoned Building
2022	21% (n=2,075)	6% (n=537)	40% (n=3,919)	23 % (n=2,216)	10% (n=957)	<1% (n=43)
2019	15% (n=1,163)	7% (n=547)	35% (n=2,817)	27% (n=2,172)	15% (n=1,239)	1% (n=84)



Household Status and Age

Persons in families with at least one adult and one child under age 18 represented approximately 9% of the overall population experiencing homelessness in Alameda County, a slight increase (+2%) over 2019. The majority of persons in families (62%) were enumerated in shelters or transitional housing programs.

Ninety-one percent (91%) of the population were single individuals. Seventy-seven percent (77%) of single individuals were unsheltered.

Figure 4. Total Number of Homeless Persons by Household Type, Age, and Shelter Status

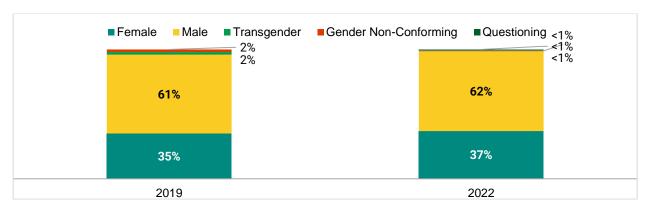
POPULATION	UNSHELTERED	SHELTERED	TOTAL	TOTAL PERCENT
Persons in Families with Children	322	522	844	9%
Children under 18	188	298	486	5%
Youth 18-24	22	47	69	<1%
Adults 25+	112	177	289	3%
Single Individuals	6,813	2,090	8,903	91%
Children under 18	88	9	97	1%
Youth 18-24	574	161	735	8%
Adults 25+	6,151	1,920	8,071	83%

Note: Single Individuals include couples without children and unaccompanied children and youth without a parent or guardian.

HOUSEHOLD STATUS AND GENDER

Overall, 62% of the population experiencing homelessness in Alameda County identified as male, 37% as female, <1% (n=49) as transgender, <1% (n=52) as gender non-conforming, and <1% (n=34) as Questioning.

Figure 5. Total Number of Homeless Persons by Gender



2019 n= 8,022; 2022 n=9,747

2019 and 2022 Homeless Count data sourced from the survey responses in the respective years and includes some HMIS data for shelter residents when available.

Questioning added as a response option in 2022.

Fifty-nine percent (59%) of the overall population identified as male single individuals, while 5% of people identified as female in families, including children.

Figure 6. Total Number of Homeless Persons by Household Type, Gender, and Shelter Status

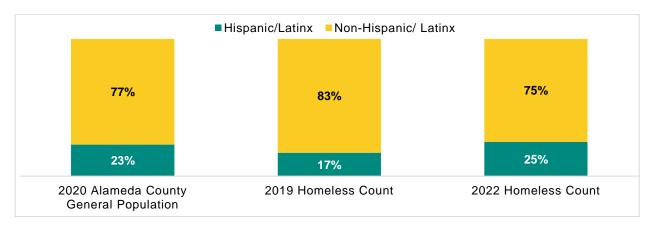
POPULATION	UNSHELTERED	SHELTERED	TOTAL	TOTAL PERCENT
Persons in Families	322	522	844	9%
Male	112	207	319	3%
Female	203	313	516	5%
Transgender	0	1	1	<1%
Gender Non-Conforming	0	1	1	<1%
Questioning	7	0	7	<1%
Single Individuals	6,813	2,090	8,903	91%
Male	4,333	1,384	5,717	59%
Female	2,378	682	3,060	31%
Transgender	34	14	48	<1%
Gender Non-Conforming	41	10	51	<1%
Questioning	27	0	27	<1%



Ethnicity and Race

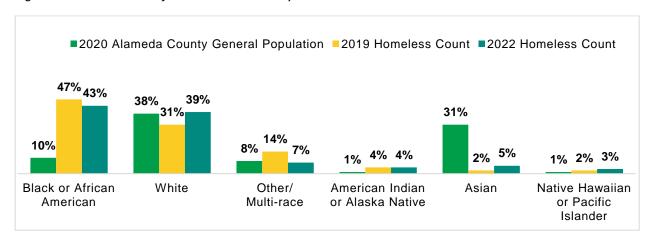
The U.S. Census Bureau as well as HUD report race and ethnicity separately. In 2022, 25% of individuals experiencing homelessness identified as Hispanic/Latinx.

Figure 7. Total Number of Homeless Persons by Hispanic/Latinex Ethnicity



2020 General Population n=;1,661,584; 2019 Homeless Count n=8,022; 2022 Homeless Count n=9,747 2019 and 2022 Homeless Count data sourced from the survey responses in the respective years and includes some HMIS data for shelter residents when available.

Figure 8. Total Number of Homeless Persons by Race¹



2020 General Population n=1,661,584; 2019 Homeless Count n=8,022; 2022 Homeless Count n=9,747 2019 and 2022 Homeless Count data sourced from the survey responses in the respective years and includes some HMIS data for shelter residents when available.

Note: Percentages may not add up to 100 due to rounding.

¹ U.S. Census Bureau. (2020). American Community Survey 2020 5-Year Estimates. Table DP05: ACS Demographic and Housing Estimates. Retrieved July 2022 from http://factfinder2.census.gov.

Individuals identifying as Black/African American were overrepresented in the population experiencing homelessness. An estimated 43% of persons experiencing homelessness identified as Black/African American compared to 10% of the county's overall population. Alternatively, 5% of those counted identified as Asian compared to 31% of the general population.

GEOGRAPHIC DISTRIBUTION

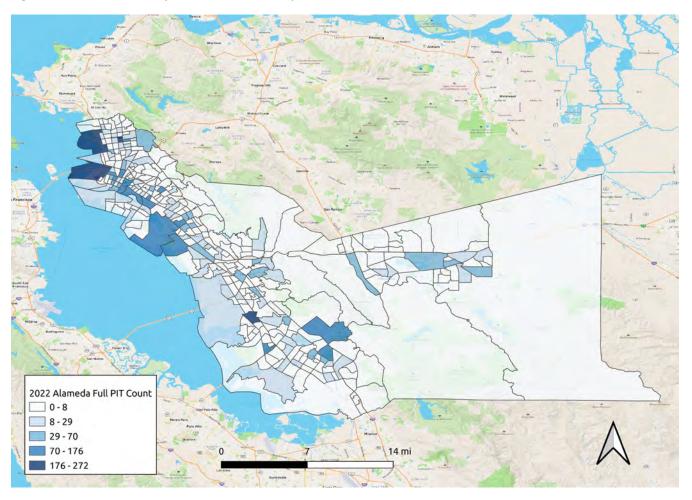
Similar to 2019, the population of individuals experiencing homelessness in Alameda County was concentrated in the urban centers. Over half (52%) were enumerated in Oakland, followed by 11% each in Berkeley and Fremont. Five percent (5%) of those experiencing homelessness were located in Union City and 4% were in Hayward.

Figure 9. Total Number of Homeless Persons by Jurisdiction and Shelter Status

	2019				2022			
Jurisdiction	Sheltered	Unsheltered	Total Count	Total %	Sheltered	Unsheltered	Total Count	Total %
Alameda	99	132	231	3%	84	180	264	3%
Albany	0	35	35	<1%	0	23	23	<1%
Berkeley	295	813	1,108	14%	254	803	1,057	11%
Dublin	0	8	8	<1%	0	29	29	<1%
Emeryville	0	178	178	2%	0	91	91	1%
Fremont	123	485	608	8%	160	866	1,026	11%
Hayward	115	372	487	6%	114	267	381	4%
Livermore	85	179	264	3%	68	174	242	2%
Newark	30	59	89	1%	26	32	58	1%
Oakland	861	3,210	4,071	51%	1,718	3,337	5,055	52%
Piedmont	0	0	0	0%	0	42	42	<1%
Pleasanton	0	70	70	1%	0	72	72	1%
San Leandro	74	344	418	5%	97	312	409	4%
Union City	0	106	106	1%	0	489	489	5%
Unincorporated	28	321	349	4%	91	418	509	5%
Total	1,710	6,312	8,022	100%	2,612	7,135	9,747	100%

While jurisdictional data provide some insight into the population of persons experiencing homelessness, individuals were not spread equally within these locations. All 360 census tracts in Alameda County were covered on February 23, 2022. Census tract level data provides a more nuanced distribution of where individuals were located on the morning of the Count.

Figure 10. Total Number of Homeless Persons by Census Tract



SUBPOPULATIONS

Home, Together: The Federal Strategic Plan to Prevent and End Homelessness outlines national objectives and evaluative measures for ending homelessness in the United States. To adequately address the diversity within the population experiencing homelessness, the federal government identified four subpopulations with particular challenges or needs. Consequently, these subpopulations represent important reportable indicators for measuring local progress toward ending homelessness. Additional detail on single adults, families, unaccompanied children and transition-age youth, veterans, and chronically homeless populations are provided in the subpopulation section of this report on page 41. Definitions of these groups are found on page 66.

REPORTED SUBPOPULATIONS

In 2022, 9% of the overall population experiencing homelessness were persons in families with children under the age of 18 (844 individuals). This is an increase from 2019, when families represented 7% of the population (524 individuals). Unaccompanied children and transition-age youth represented 9% of the overall population in 2022 as in 2019.

Twenty-eight percent (28%) of the population were identified as chronically homeless in 2022; while this was consistent with the percentage of the population identified as chronically homeless in 2019, the number increased by 492 individuals. Six percent (6%) of the population were identified as veterans, down from 9% in 2019.

Adults with serious mental illness comprised nearly one-quarter (24%) of the population in 2022. The percentage of adults living with HIV/AIDS decreased from prior years (1% compared to 3%).

Figure 11. Federally Reported Subpopulations

	2017		2019		2022	
	#	%	#	%	#	%
Persons in Families with Children	711	13%	524	7%	844	9%
Unaccompanied Children and TAY	991	18%	731	9%	832	9%
Chronically Homeless	1,652	29%	2,236	28%	2,728	28%
Veterans	531	9%	692	9%	550	6%
Adults with Serious Mental Illness	1,622	29%	2,590	32%	2,348	24%
Adults with HIV/AIDS	157	3%	207	3%	98	1%
Total Population	5,629		8,022		9,747	

SURVEY FINDINGS

This section provides an overview of the findings generated from the survey component of the EveryOne Counts! 2022 Homeless Census and Survey. Surveys were administered to a randomized sample of homeless individuals between February 24 and April 8, 2022. This effort resulted in 1,517 complete and unique surveys of sheltered and unsheltered persons.

Based on a Point-in-Time Count of 9,747 homeless persons, with a randomized survey sampling process, these 1,517 valid surveys represent a confidence interval of +/- 2.5% with a 95% confidence level when generalizing the results of the survey to the entire estimated population of homeless individuals in Alameda County. In other words, if the survey were conducted again, we can be 95% certain that the results would be within two and a half percentage points of the current results.

In order to respect respondent privacy and to ensure the safety and comfort of those who participated, respondents were not required to complete all survey questions. Missing values were intentionally omitted from the survey results. Therefore, the total number of respondents for each question will not always equal the total number of surveys conducted. For more information regarding the survey methodology, please see *Appendix A: Methodology*.

LIVING ACCOMMODATIONS

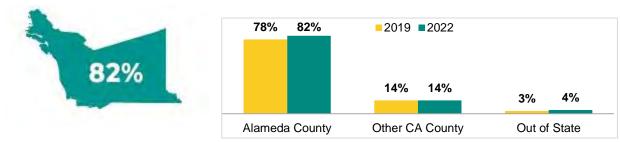
Where individuals lived prior to experiencing homelessness and where they have lived since impacts the way they seek services as well as their ability to access support from friends or family. Previous circumstances can also point to gaps in the system of care and to opportunities for systemic improvement and homelessness prevention.

PLACE OF RESIDENCE

Knowing where individuals were living prior to their housing loss informs discussions regarding how local the homeless population is to the region and where to scale prevention efforts. This information can also influence changes to available support systems if the CoC finds increasing numbers of individuals living locally before experiencing homelessness.

Eighty-two percent (82%) of respondents reported living in Alameda County at the time they most recently became homeless, an increase since 2019. Fourteen percent (14%) reported living in another county in California; this included 2% from San Francisco and 4% from Contra Costa County. Four percent (4%) reported living out of state at the time they lost their housing.

Figure 12. Location of Residence When Most Recently Becoming Homeless (All Respondents)

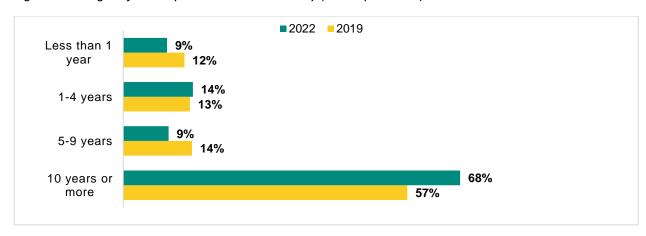


2019 n=1,633; 2022 n=1,388

Note: Percentages may not add up to 100 due to rounding.

In total, 68% of respondents reported they had been living in Alameda County for 10 years or more (this included individuals who were born or grew up in the county), more than in 2019. Nine percent (9%) of the population had been living in Alameda County for less than one year.

Figure 13. Length of Time Spent in Alameda County (All Respondents)



2019 n=1,460; 2022 n=1,181 2019 Refuse=6%; 2022 Refuse=4%

Note: Percentages may not add up to 100 due to rounding.

Prior Living Arrangements

Similar to previous place of residence, the type of living arrangements maintained by individuals before experiencing homelessness provides a look into what types of homeless prevention services might be offered to help individuals maintain their housing.

Where individuals were living varied by whether or not it was the first-time they had experienced homelessness. Forty-one percent (41%) of respondents who were experiencing homelessness for the first-time reported living in a home owned or rented by themselves or a partner immediately prior to becoming homeless, compared to 29% of respondents who had a prior homeless experience. Thirty-five percent (35%) of first-time homeless respondents reported staying with friends or family, 2% in subsidized housing, 3% in a motel or hotel, and 5% in a jail or prison facility. Among those with a prior homeless experience, 32% reported staying with friends of family, 10% in a motel or hotel, 3% in subsidized housing and 5% in jail or prison.

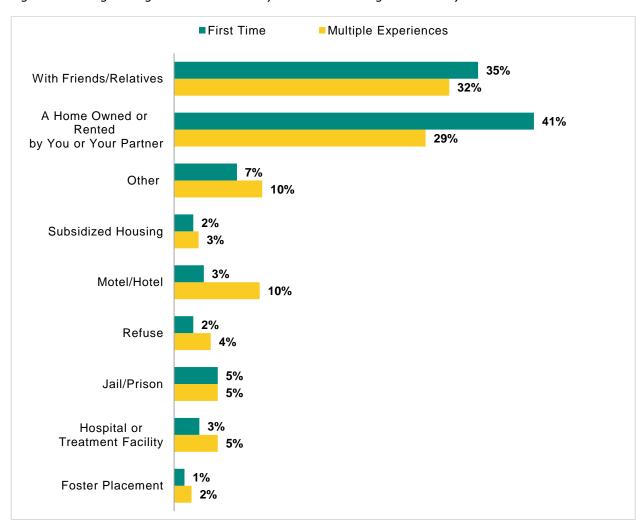


Figure 14. Living Arrangements Immediately Prior to Becoming Homeless by First Time Homelessness

2019 first time n=492, multiple experiences n=1,013, refuse n=88; 2022 first time n=417, multiple experiences n=958, refuse n=51 Note: Percentages may not add up to 100 due to rounding.

DURATION AND RECURRENCE OF HOMELESSNESS

Unstable living conditions, poverty, housing scarcity, and many other issues often lead to some individuals falling into homelessness. For some, the experience of homelessness is part of a recurring history of housing instability. While there is research to show that housing instability has many of the same effects as literal homelessness, particularly on families and children, extended periods of homelessness affect one's ability to obtain housing and employment and increase one's health risks. The length of time individuals remain on the street can also indicate the strain on the homeless assistance and housing systems.

Thirty-one percent (31%) of 2022 survey respondents reported experiencing homelessness for the first time, the same as 2019 at 31%.

2022 31% • No

Figure 15. Experiencing Homelessness for the First time

2022 n=1,420

Some individuals who experience homelessness will also experience episodes of stable housing. Thirty-six percent (36%) of respondents reported experiencing homelessness three or more times in the past three years.

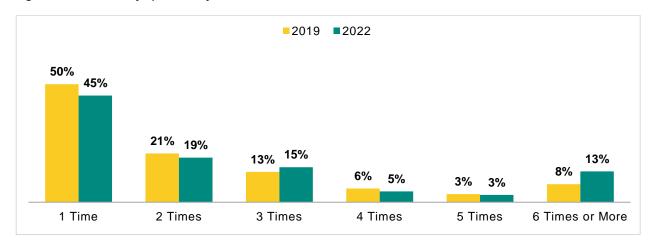


Figure 16. Number of Episodes of Homelessness in the Past Three Years

2019 n=1,482; 2022 n=1,390; Note: Percentages may not add up to 100 due to rounding.

² Buckner, J.C. (2008). Understanding the impact of homelessness on children: Challenges and future research directions. American Behavioral Scientist 51 (6), 721-736.

The majority (75%) of survey respondents reported their current episode of homelessness lasting for one year or longer. Three percent (3%) of respondents reported having been on the street for one week or less.

2019 2022 75% 69% 11% 9% 7% 6% 4% 3% 3% 2% 2% 8-30 Days 4-6 Months 7-11 Months 1 Year or More 7 Days or Less 1-3 Months

Figure 17. Length of Current Episode of Homelessness

2019 n=1,500; 2022 n=1,371

Respondents were asked the age at which they first experienced homelessness. This question provides some insight into how homelessness and housing instability affect the population over their lifetime. Thirteen percent (13%) of respondents first experienced homelessness as a child under the age of 18, 18% first experienced homelessness as a young adult between the ages of 18 and 24, and over two-thirds (69%) reported their first-time experiencing homelessness occurred over the age of 24. Nineteen percent (19%) reported their first experience of homelessness at age 50 or older. In contrast, 6% of those identified in the Count were under the age of 18, 8% were between the ages of 18 and 24, and 86% were 25 years or older.

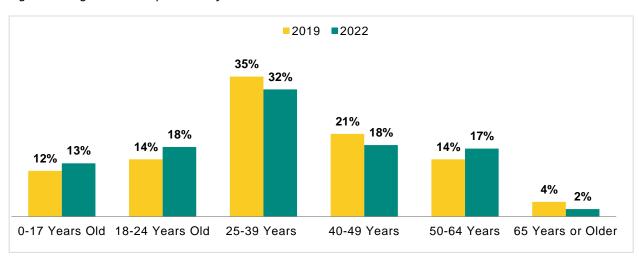


Figure 18. Age at First Experience of Homelessness

2019 n=1,518; 2022 n=1,397

Note: Percentages may not add up to 100 due to rounding.

PRIMARY CAUSE OF HOMELESSNESS

The primary cause of an individual's inability to obtain or retain housing is often difficult to pinpoint as it is often the result of multiple and compounding causes. An inability to secure adequate housing can also lead to an inability to address other basic needs, such as healthcare and adequate nutrition.

When asked to identify the primary event or condition that led to their current homelessness experience from a limited list of predominantly personal responses, 27% reported an issue staying with family or friends, 25% reported eviction/foreclosure/rent increase and 22% reported job loss. Thirteen percent (13%) reported other money issues or substance use issues (13%).

Although not among the five most frequent responses, other reported causes of homelessness included family/domestic violence (12%), mental health needs (11%).

Family or friends couldn't let me stay or argument with family/friend/roommate

Eviction/Foreclosure/Rent increase

Job loss

Other money issues including medical bills, etc.

Substance Use

27%

13%

Figure 19. Primary Cause of Homelessness (Top Five Responses)

2022 n=1.410

Note: Multiple response questions, percentages will not add up to 100.

IMPACTS FROM COVID-19 AND CALIFORNIA WILDFIRES

In an effort to better understand recent drivers of homelessness, survey respondents were asked specifically if the primary cause of their homelessness (as shown in the chart above) was related to the COVID-19 pandemic or a California wildfire. Sixteen percent (16%) of respondents attributed their homelessness to the COVID-19 pandemic and 1% to a California wildfire.

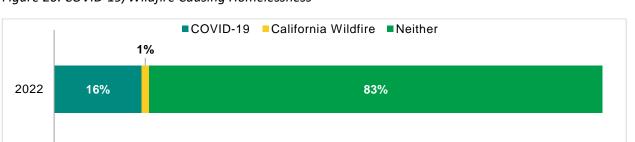


Figure 20. COVID-19/Wildfire Causing Homelessness

2022 n=1,274

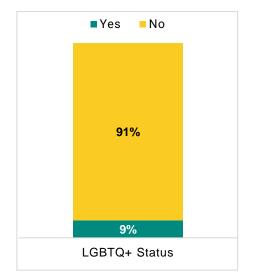
SEXUAL ORIENTATION AND GENDER IDENTITY

While limited data are available on the number of lesbian, gay, bisexual, transgender, and queer (LGBTQ) individuals experiencing homelessness, available data suggest that LGBTQ individuals experience homelessness at higher rates – especially among those under the age of 25.³ ⁴

Nine percent (9%) of survey respondents identified as LGBTQ in 2022. Of those, 46% identified as bisexual, 14% as gay, 18% as lesbian, 6% as transgender, and 7% as queer. Ten percent (10%) of LGBTQ respondents reported an unspecified identity by selecting "a gender not singularly female or male" or "other". Respondents were allowed to mark multiple identities and therefore responses may exceed 100 percent.

Figure 21. Sexual and Gender Identity

BREAKOUT OF RESPONDENTS ANSWERING "YES"				
Gay	14%			
Lesbian	18%			
Queer	7%			
Bisexual	46%			
Transgender	6%			
Questioning	4%			
A gender not singularly female or male	3%			
Other	7%			



LGBTQ+ 2022 n=1,467, Breakout n=136 respondents offering 144 responses Note: Multiple response question, percentages will not add up to 100.

³ True colors. (2017). Our Issue. 40% of Youth Experiencing Homelessness Identify as Lesbian, Gay, Bisexual, or Transgender (LGBT). Retrieved 2017 from https://truecolorsfund.org/our-issue/

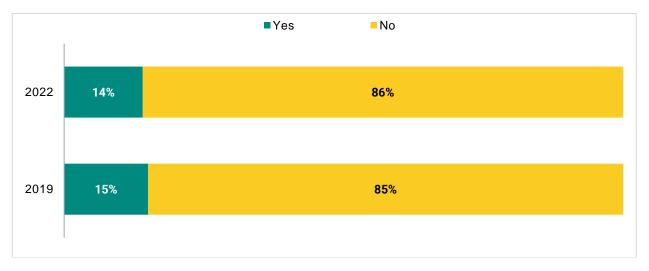
⁴ National Coalition for the Homeless. LGBT Homelessness. Retrieved 2017 from http://nationalhomeless.org/issues/lgbt/

FOSTER CARE SYSTEM

It has been estimated that one in five former foster youth experience homelessness within four years of exiting the foster care system.⁵ In California, foster youth are now eligible to receive services beyond age 18. Transitional housing and supportive services for youth aged 18-24 are provided through programs often referred to as Transitional Housing Placement-Plus (THP-+). It is hoped that these additional supports, implemented in 2012, will assist foster youth with the transition to independence and prevent them from becoming homeless.

In 2022, 14% of survey respondents reported a history of foster care. No youth under age 25 reported that aging out of the foster care system was the primary cause of their homelessness. While there were a number of adults over age 25 who reported a foster care history, just 1% reported aging out of care as the cause of their homelessness.

Figure 22. History of Foster Care



2019 n=1,579; 2022 n=1,411

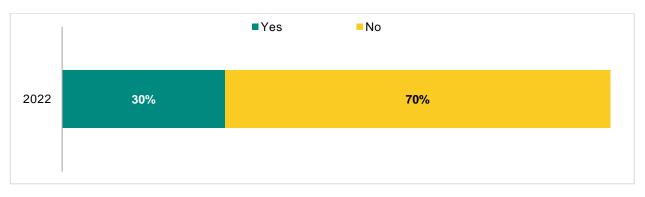
⁵ Fernandes, A.L. (2007). Runaway and homeless youth: Demographics, programs, and emerging issues. Congressional Research Services, January 2007. Retrieved from http://www.endhomelessness.org/content/general/detail/1451.

CRIMINAL JUSTICE SYSTEM

Homelessness and incarceration are often correlative. Individuals without stable housing are at greater risk of criminal justice system involvement, particularly those with mental health issues, veterans, and youth. Individuals with past incarceration histories face significant barriers to exiting homelessness due to stigmatization and policies affecting their ability to gain employment and access housing opportunities.⁶

Thirty percent (30%) of respondents reported interactions with the criminal justice system in the past year including probation, parole, court appearances, arrests, tickets, etc. at the time of the survey.

Figure 23. Criminal Justice Involvement



2022 n=1,348

⁶ Greenberg, GA, Rosenheck, RA. (2008). Jail Incarceration, Homelessness, and Mental Health: A National Study. Psychiatric Services, 2008 Feb;59(2): 170-7.

HEALTH

The average life expectancy for individuals experiencing homelessness is 25 years less than those in stable housing. Without regular access to healthcare and without safe and stable housing, individuals experience preventable illness and often endure longer hospitalizations. It is estimated that those experiencing homelessness stay four days (or 36%) longer per hospital admission than non-homeless patients.⁷

HEALTH CONDITIONS

The most frequently reported health condition was psychiatric or emotional conditions (49%), followed by post-traumatic stress disorder (42%), and chronic health problems (34%). Thirty-three percent (33%) reported a physical disability, 30% reported drug or alcohol abuse, 17% a developmental disability, 14% reported a traumatic brain injury, and 2% reported living with an AIDS or an HIV related condition.

Forty percent (40%), or 604 respondents, reported at least one of these conditions was disabling, preventing them from maintaining work or housing. Nearly twenty percent (18%) reported three or more of these disabling conditions.

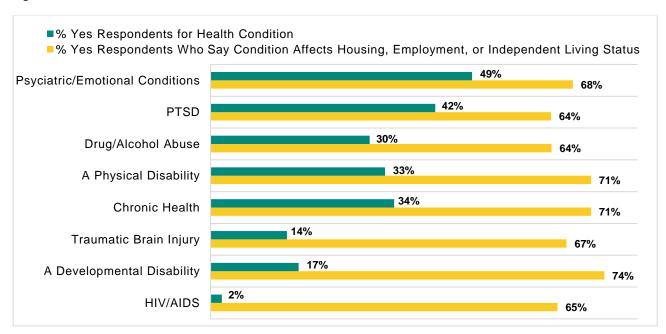


Figure 24. Health Conditions

Health Conditions: 2022 Psychiatric or emotional condition n=1,315, PTSD n=1,294, Chronic health problems n=1,332, Physical disability n=1,313, Drug or alcohol abuse n=1,294, Developmental disability n=1,276, Traumatic brain injury n=1,311, AIDS/HIV related n=1,300; offering 2,889 "yes" responses; Impacts Housing, Employment, or Independent Living Status: Psychiatric or emotional condition n=517, PTSD n=439, Chronic health problems n=376, Physical disability n=345, Drug or alcohol abuse n=299, Developmental disability n=172, Traumatic brain injury n=144, AIDS/HIV related n=20; offering 1,572 "yes" responses

Note: Multiple response question, percentages will not add up to 100.

⁷ Sharon A. Salit, M. E. (1998). Hospitalization Costs Associated with Homelessness in New York City. New England Journal of Medicine, 338, 1734-1740.

Prevalence of reported health conditions were relatively similar between unsheltered and sheltered survey respondents. The most frequently reported conditions among both populations remained psychological or emotional conditions, post-traumatic stress disorder, and chronic health problems.

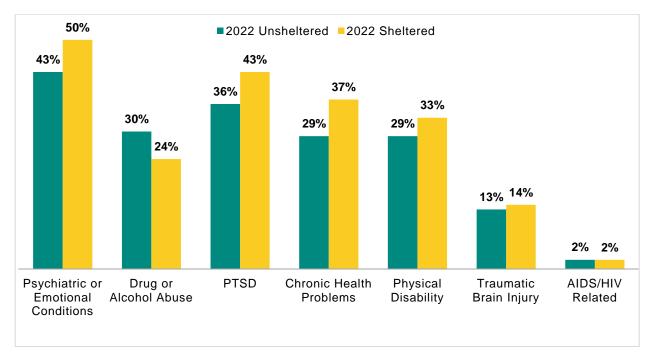


Figure 25. Health Conditions by Shelter Status

Unsheltered n=798-824; Sheltered n=586-592

Note: Multiple response questions, percentages will not add up to 100.

COVID-19

The majority (68%) of those surveyed reported having received a COVID-19 vaccine.

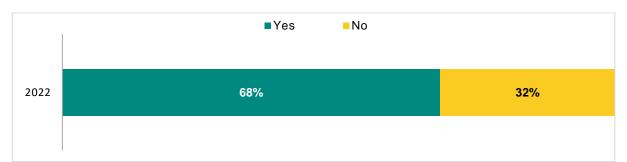


Figure 26. COVID-19 Vaccine Status

2022 n=1,352

DOMESTIC/PARTNER VIOLENCE OR ABUSE

Histories of domestic violence and partner abuse are prevalent among individuals experiencing homelessness, and can be the primary cause of homelessness for many. Survivors often lack the financial resources required for housing, as their employment history or dependable income may be limited.

Six percent (6%) of survey respondents reported currently experiencing domestic violence or abuse. There was a slight difference between unsheltered and sheltered respondents (7% and 5% respectively). Domestic violence did vary by gender, as 5% of male respondents reported currently experiencing domestic violence compared to 7% of females.

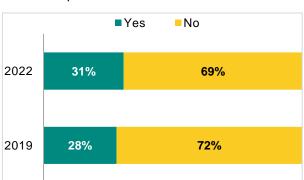
Thirty-one percent (31%) of respondents reported a history of domestic violence or abuse over their lifetime. This also varied by gender, with 22% of male, 41% of female, 25% of transgender, and 31% of gender non-conforming respondents reporting experiencing domestic violence in their lifetime.

Figure 27. Domestic Violence

Current Experience

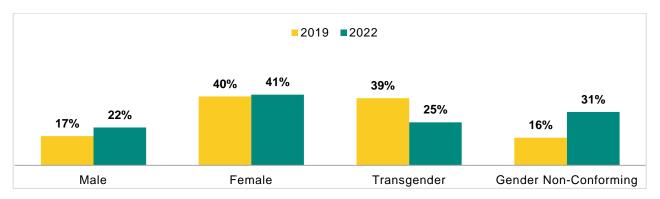
2022 6% 94% 2019 7% 93%

Lifetime Experience



Current Experience 2019 n=1,498, 2022 n=1,305; Lifetime experience 2019 n=1,492, 2022 n=1,363

Figure 28. History of Domestic Violence by Gender



2019 Male n=941, Female n=609, Transgender n=26, Gender Non-Conforming n=38; 2022 Male n=853, Female n=552, Transgender n=8, Gender Non-Conforming n=13

SERVICES AND ASSISTANCE

Alameda County provides services and assistance to those currently experiencing homelessness through federal and local programs. However, many individuals and families do not apply for services, as many believe that they are ineligible for assistance. Connecting homeless individuals and families to these support services creates a bridge to mainstream support services and can prevent future housing instability.

Preventing Homelessness

Forty-nine percent (49%) of survey respondents reported that rent assistance could have prevented them from experiencing homelessness. Employment assistance (37%) and benefits/income (26%) were also top responses.

49%

27%

26%

23%

Rent assistance Employment assistance Mental health services Benefits/income Family counseling

Figure 29. Preventing Homelessness (Top Five Responses)

2022 n=1,236 respondents offering 3,525 responses Note: Multiple response question, percentages will not add up to 100.

Shelter Services

When asked what prevents them from using shelter services, survey respondents cited a number of reasons. Ten percent (10%) said they do not use them because of concerns for personal safety, 8% cited curfews or inability to stay with their partner/family, and 7% reported bugs being a deterrent or not knowing what shelter services are available.

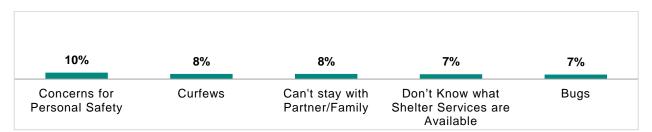


Figure 30. Reasons for Not Using Shelter Services (Top Five Reasons)

n=1,342 respondents offering 1,582 responses Note: Multiple response question, percentages will not add up to 100.

EMPLOYMENT, INCOME, AND BENEFITS

Income and Benefits

Almost one third (31%) of individuals surveyed reported receiving food stamps/SNAP/WIC/Cal Fresh benefits. Twenty-one percent (21%) reported being on MediCal/Medicare. Five percent (5%) reported receiving COVID-19 related assistance including increased unemployment assistance.

Food Stamps/SNAP/WIC/CalFresh

Medi-Cal/Medicare

SSI/SSDI/Disability

General Assistance (GA)

Social Security

Refuse

8%

Figure 31. Income or Benefits Currently Being Received (Top Five Responses and Refuse)

2022 n=1,428 respondents providing 1,889 responses Note: Multiple response question, percentages will not add up to 100.

Employment Status

A third (33%) of those surveyed indicated they are not employed and are unable to work, while another 36% reported they are not employed, but are looking for work. Eighteen percent (18%) reported being employed either full time, part time, or seasonally.

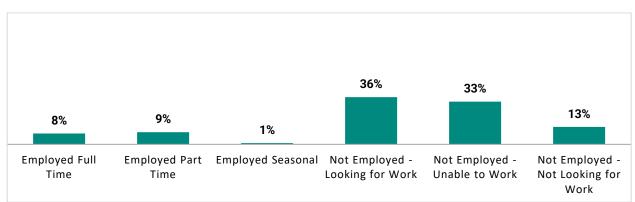
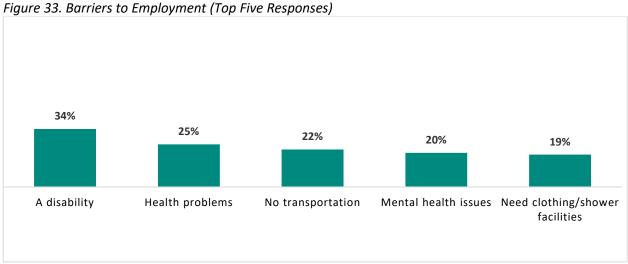


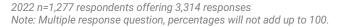
Figure 32. Current Employment Status

2022 n=1,411

Barriers to Employment

Issues relating to physical and mental health contributed to the top factors keeping those surveyed from employment. Having a disability was the most reported reason for not being employed at 34% followed by 25% reporting health problems more generally, and 20% reporting mental health issues as a barrier. Two of the top five reasons were not related to health conditions.







SELECT POPULATIONS

Home, Together: The Federal Strategic Plan to Prevent and End Homelessness outlines national objectives and evaluative measures for ending homelessness among all populations in the United States. In order to adequately address the diversity within the population experiencing homelessness, the federal government identifies four subpopulations with particular challenges or needs, including:

- Families with children;
- Chronic homelessness among people with disabilities;
- Veterans; and
- Unaccompanied children and transition-age youth.

Consequently, these select populations represent important reportable indicators for measuring local progress toward ending homelessness.

The following sections examine each of these four select populations, as well as single adults over age 25, identifying the number and characteristics of individuals included in the EveryOne Counts! 2022 Homeless Census and Survey. Survey data, in conjunction with the census data, is the primary source of the following sections.

SINGLE ADULTS 25 YEARS AND OLDER

The largest number of people experiencing homelessness are adults age 25 or older in households without children. This population is often referred to as single adults age 25 or older, though it may include married or unmarried couples and multi-adult households. It is often assumed that this population has high medical and mental health needs, yet data suggests that most of this population does not.⁸

Number of Single Adults 25 Years and Older

In 2022, single adults ages 25 years and older comprised 83% of the population experiencing homelessness in Alameda County (8,071 individuals). Unsheltered single adults 25 years and older represented 86% of the overall unsheltered population (6,151 individuals).

Figure 34. Number of Single Adults 25 Years and Older Enumerated During the Point-in-Time Count by Shelter Status



2022 n=8,071

First Time Occurrence and Length of Homelessness Among Single Adults 25 Years and Older

First time homelessness was similar between unsheltered and sheltered single adults ages 25 and older, 28% compared to 29% respectively.

Almost two thirds (63%) of unsheltered single adults ages 25 and older reported experiencing homelessness for more than one year, compared to 67% of sheltered single adults.

Figure 35. Length of Current Episode of Homelessness Among Single Adults 25 years and Older



Unsheltered Single Adults 25+ n=648, Sheltered Single Adults 25+ n=429 Source: 2022 Alameda County Housing Survey

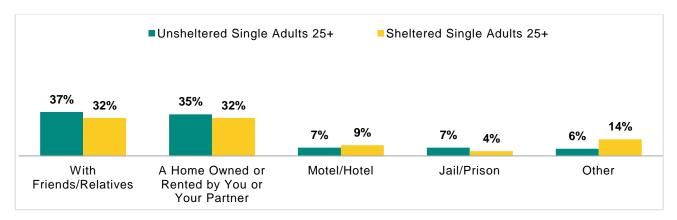
Note: Percentages may not add up to 100 due to rounding.

⁸ NAEH. (July 2016). End Single Adult Homelessness, Retrieved 2017 from http://www.endhomelessness.org/page/-/files/End%20Single%20Homelessness_Final.pdf

Prior Living Situation of Single Adults 25 Years and Older

Unsheltered single adults ages 25 and older most often reported staying in a home with friends or relatives prior to experiencing homelessness; sheltered single adults ages 25 and older most frequently reported staying in a home owned or rented by friends or relatives or in a home owned or rented by them or their partner.

Figure 36. Living Arrangements Immediately Prior to Becoming Homeless This Time Among Single Adults 25 Years and Older (Top Five Responses)

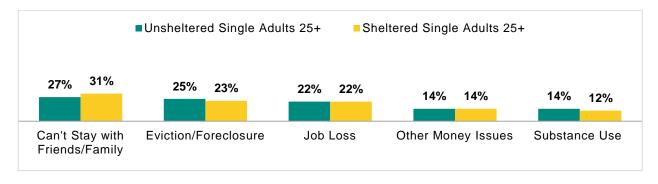


Unsheltered Single Adults 25+ n= 659, Sheltered Single Adults 25+ n=424 Source: 2022 Alameda County Housing Survey

Primary Cause of Homelessness and Prevention Services Needed Among Single Adults 25 Years and Older

The most frequently reported cause of homelessness was an inability to stay with friends/family or an argument with family/friend/roommate, by 27% of unsheltered single adults 25 and older and 31% of sheltered single adults 25 and older. Twenty-five percent (25%) of unsheltered and 23% of sheltered single adults 25 years or older reported eviction/foreclosure as the primary cause of their homelessness. Twenty-two percent (22%) of unsheltered and sheltered single adults 25 years or older cited job loss as the primary cause.

Figure 37. Primary Cause of Homelessness Among Single Adults 25 Years and Older (Top Five Responses)



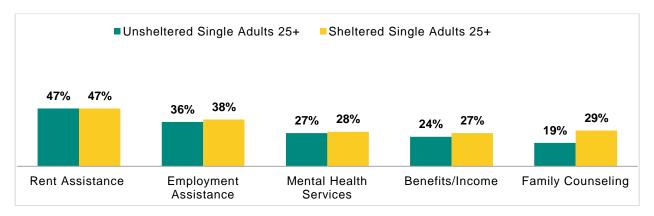
 ${\it Unsheltered Single Adults~25+n=669, Sheltered Single Adults~25+n=442}$

Source: 2022 Alameda County Housing Survey

Note: Multiple response question, percentages will not add up to 100.

Nearly one-half (47%) of both unsheltered and sheltered single adults 25 years and older most frequently reported that rental assistance would have helped to prevent their housing loss. Unsheltered and sheltered single adults 25 years and older reported needing similar support overall, although sheltered single adults 25 years and older cited family counseling as a bigger need than those that are unsheltered (29% and 19% respectively).

Figure 38. Support Needed to Prevent Housing Loss Among Single Adults 25 Years and Older (Top Five Responses)



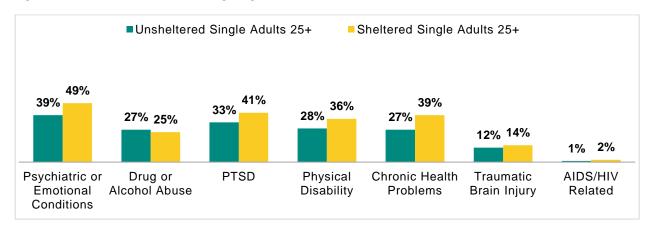
Unsheltered Single Adults 25+ n=597 offering 1,698 responses; Sheltered Single Adults 25+ n=382 offering 1,089 responses Source: 2022 Alameda County Housing Survey

Note: Multiple response question, percentages will not add up to 100.

Health Conditions Among Single Adults 25 Years and Older

Unsheltered single adults 25 years and older most often reported psychiatric or emotional problems (39%), PTSD (33%), physical disability (28%), and drug or alcohol abuse tied with chronic health problems (27%). Sheltered single adults 25 years and older most often reported psychiatric or emotional conditions (49%), PTSD (41%), chronic health problems (39%), and physical disability (36%). All data are self-reported.

Figure 39. Health Conditions Among Single Adults 25 Years and Older



Unsheltered Single Adults 25+ n=741, Sheltered Single Adults 25+ n=461 Source: 2022 Alameda County Housing Survey

Note: Multiple response question, percentages will not add up to 100.

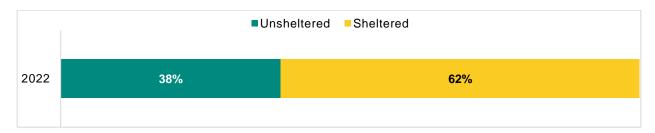
FAMILIES WITH CHILDREN

National data from 2019 suggest that 30% of all people experiencing homelessness are persons in families with minor children in their care. Very few families experiencing homelessness are unsheltered, as public shelters serve 90% of homeless families in the United States; this is a significantly higher proportion of the population compared with other subpopulations, including unaccompanied children and transition-age youth. Data on families experiencing homelessness suggest that they are not much different from other families living in poverty. Nationally, the majority of homeless families are households headed by single women and families with children under the age of six. Children in families experiencing homelessness have increased incidence of illness and are more likely to have emotional and behavioral problems than children with stable living accommodations. In 2022, additional data collection occurred by Coordinated Entry resource centers and McKinney-Vento school liaisons serving unsheltered and unstably housed families to identify families who were unsheltered the night of the Count. It is not possible to discern what portion of the increase, if any, from 2019 to 2022 is from this additional data collection effort or from an actual increase in unsheltered family homelessness.

Homeless Families with Children

There were 286 families consisting of 844 individuals counted in 2022. The number of people in families with children represented 9% of the county's homeless population. Children under 18 represented 58% of those in families.

Figure 40. Total Number of Homeless Families Enumerated During the Point-in-Time Count



2022 n=286 households, 844 individuals

⁹ U. S. Department of Housing and Urban Development. (2019). The 2019 Annual Assessment Report (AHAR) to Congress. Retrieved 2022 from https://www.huduser.gov/portal/sites/default/files/pdf/2019-AHAR-Part-1.pdf

¹⁰ U. S. Department of Health and Human Services. (2007). Characteristics and Dynamics of Homeless Families with Children. Retrieved 2015 from http://aspe.hhs.gov/

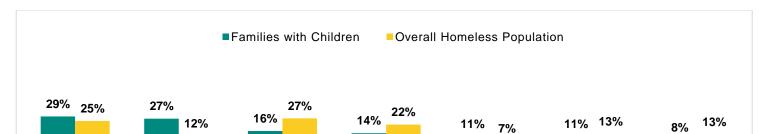
¹¹ U.S. Interagency Council on Homelessness. (2015). Opening Doors. Retrieved 2015 from http://www.usich.gov/

Primary Cause of Homelessness Among Homeless Families with Children

Couldn't Stay with

Family or Friends

The most frequently reported cause of homelessness among individuals in families with children was eviction/foreclosure/rent increase (29%). Additionally, 27% cited family/domestic violence, 16% reported they could not stay with friends or family, 14% reported job loss, and 11% reported a COVID-19 related issue or other money issues as the primary cause of their homelessness.



Job Loss

COVID-19 Related Other Money Issues

Issue

Substance Use

Figure 41. Primary Cause of Homelessness Among Families with Children

Families with Children n=122. Overall Homeless Population n=1.410

Family/Domestic

Violence

Eviction/

Foreclosure/Rent

Increase

Source: 2022 Alameda County Housing Survey Note: Multiple response question, percentages will not add up to 100.

Health Conditions Among Homeless Families with Children

Forty-two percent (42%) of family respondents reported experiencing psychiatric or emotional conditions. Forty percent (40%) reported PTSD, 23% reported chronic health problems, 15% reported physical disability, 9% reported drug or alcohol abuse, 6% reported a traumatic brain injury, and 2% reported living with an AIDS or an HIV related condition. Compared to all respondents, families with children reported a slightly higher rate of PTSD and notably lower rates of drug or alcohol abuse and physical disabilities. It is important to recognize that all data are self-reported.

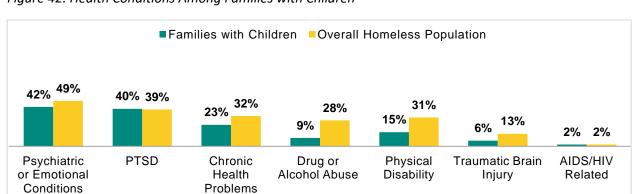


Figure 42. Health Conditions Among Families with Children

Families with Children n=124, Overall Homeless Population n=1,378 Source: 2022 Alameda County Housina Survey

Note: Multiple response question, percentages will not add up to 100.

UNACCOMPANIED CHILDREN AND TRANSITION-AGE YOUTH

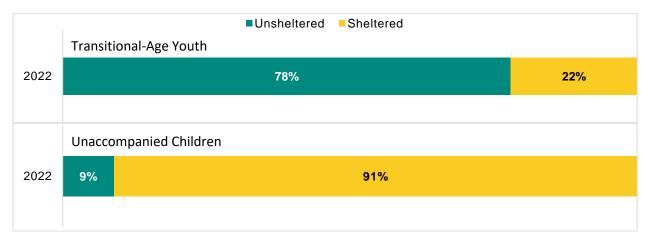
Due to the more challenging outreach experience and greater mobility of youth experiencing homelessness, limited data are available on unaccompanied children and transition-age youth. Young people experiencing homelessness may have a harder time accessing services, including shelter, medical care, and employment. This is due to the stigma of their housing situation, lack of knowledge of available resources, and a dearth of services targeted to young people.¹²

In 2012, the U.S. Interagency Council on Homelessness amended the federal strategic plan to end homelessness to include specific strategies and supports to address the needs of unaccompanied homeless children and transition-age youth. As part of this effort, the U.S. Department of Housing and Urban Development (HUD) placed increased focus on gathering data on unaccompanied homeless children and transition-age youth during the Point-in-Time Count.

Unaccompanied Children and Transition-Age Youth

Transition-age youth (TAY), those between the ages of 18 and 24 years old, represented 8% of the overall population experiencing homelessness in Alameda County (735 individuals). Unaccompanied children, under age 18, represented less than 1% of the population (97 individuals).

Figure 43. Total Number of Unaccompanied Children and Transition-Age Youth Enumerated During the Point-in-Time Count



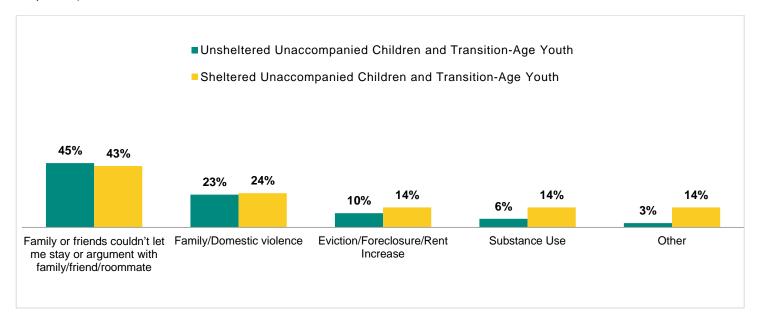
2022 Transitional Age Youth n=735; Unaccompanied Children n=97

¹² National Coalition for the Homeless. (2011). Homeless Youth Fact Sheet. Retrieved 2011 from http://www.nationalhomeless.org.

Primary Cause of Homelessness Among Unaccompanied Homeless Children and Transition-Age Youth

An inability to stay with friends/family or argument with a family, friend, or roommate was the most frequently cited cause of homelessness among unsheltered unaccompanied youth (45%). Nearly one quarter of unaccompanied unsheltered youth (23%) and unaccompanied sheltered youth (24%) also frequently attributed their homelessness to family/domestic violence.

Figure 44. Primary Cause of Homelessness Among Unaccompanied Children and Transition-Age Youth (Top Five Responses)



 $Unsheltered\ Unaccompanied\ Children\ and\ Transition-Age\ Youth\ Survey\ Population\ n=31; Sheltered\ Unaccompanied\ Children\ and\ Transition-Age\ Youth\ Survey\ Population\ n=21$

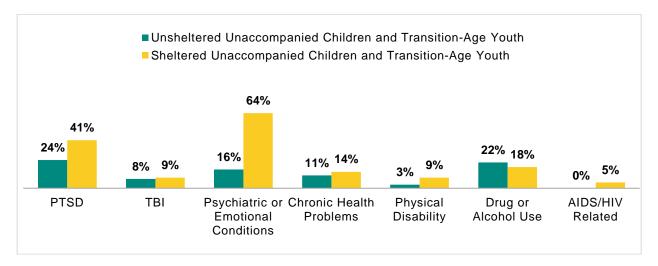
Source: 2022 Alameda County Housing Survey

Note: Multiple response question, percentages will not add up to 100.

Health Conditions Among Unaccompanied Homeless Children and Transition-Age Youth

Though better than the general homeless population, health is still an issue for young people experiencing homelessness. For six out of seven health conditions, more sheltered youth reported having these conditions compared to unsheltered youth. For example, 64% of sheltered youth reported psychiatric or emotional conditions as compared to 16% of unsheltered youth, and 41% of sheltered youth reported PTSD as compared to 24% of unsheltered youth. It is important to recognize that all data are self-reported and influenced by participant's self-awareness and knowledge of a diagnosis.

Figure 45. Health Conditions Among Unaccompanied Children and Transition-Age Youth



 $Unsheltered\ Unaccompanied\ Children\ and\ Transition-Age\ Youth\ Survey\ Population\ n=37,\ Sheltered\ Unaccompanied\ Children\ and\ Transition-Age\ Youth\ Survey\ Population\ n=22$

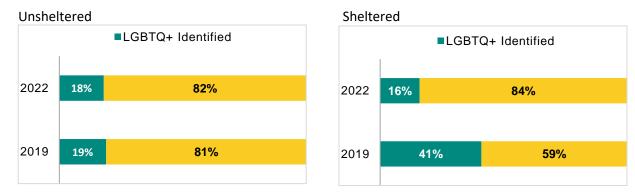
Source: 2022 Alameda County Housing Survey

Note: Note: Multiple response question, percentages will not add up to 100.

Sexual Orientation Among Unaccompanied Children and Transition-Age Youth

Nationally, an estimated 40% of homeless youth identify as LGBTQ. LGBTQ youth remain overrepresented in the population experiencing homelessness.¹³ In total, 17% of unaccompanied children and transition-age youth identified as LGBTQ compared to 9% of adults over 25. Sixteen percent (16%) of sheltered unaccompanied children and transition-age youth identified as LGBTQ, compared to 18% of unsheltered youth.

Figure 46. Sexual and Gender Identity Among Unaccompanied Children and Transition-Age Youth



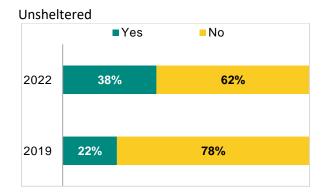
2019 Unsheltered n=73, Sheltered n=51; 2022 Unsheltered n=33, Sheltered n=19 Source: 2019 & 2022 Alameda County Housing Survey

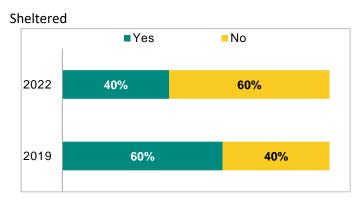
¹³ True Colors Fund. (2017). Our Issue. Retrieved 2017 from https://truecolorsfund.org/our-issue/

Foster Care Among Unaccompanied Homeless Children and Transition-Age Youth

Sheltered and unsheltered unaccompanied children and transition-age youth reported similar rates of history of foster care at 38% for unsheltered and 40% of sheltered.

Figure 47. History of Foster Care Among Unaccompanied Children and Transition-Age Youth





2019 Unsheltered Unaccompanied Children and Transition-Age Youth Survey Population n=72, Sheltered Unaccompanied Children and Transition-Age Youth Survey Population n=50; 2022 Unsheltered Unaccompanied Children and Transition-Age Youth Survey Population n=34, Sheltered Unaccompanied Children and Transition-Age Youth Survey Population n=20 Source: 2019 & 2022 Alameda County Housing Survey

CHRONICALLY HOMELESS PERSONS

HUD defines a chronically homeless person as someone who has experienced homelessness for a year or longer—or who has experienced at least four episodes of homelessness totaling 12 months in the last three years—and also has a disabling condition that prevents them from maintaining work or housing. This definition applies to individuals as well as heads of household who meet the definition.

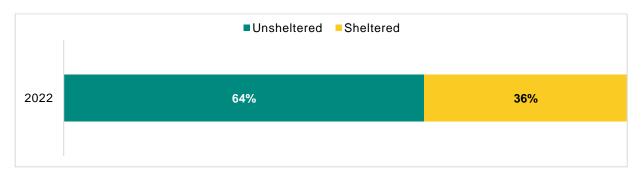
The chronically homeless population represents one of the most vulnerable populations on the street; the mortality rate for those experiencing chronic homelessness is four to nine times higher than that of the general population. ¹⁴ Data from communities across the country reveal that public costs incurred by those experiencing extended periods of homelessness include emergency room visits, interactions with law enforcement, incarceration, and regular access to social supports and homeless services.

In 2019, HUD reported that 96,141 individuals, representing 24% of the overall homeless population, were experiencing chronic homelessness. ¹⁵ Chronic homelessness has been increasing in recent years after a long decline between 2007-2016. To address homelessness, communities across the country have been increasing the capacity of their permanent supportive housing programs and prioritizing those with the greatest barriers to housing stability through Coordinated Entry or similar policies.

Number of Chronically Homeless Persons

In total, 2,728 individuals were experiencing chronic homelessness in Alameda County in 2022. Of those, 2,591 were single individuals and 127 were adults and children in 46 households with children under 18 years of age in Alameda County. Ten (10) were unaccompanied children under age 18.

Figure 48. Total Number of Chronically Homeless Persons Enumerated During the Point-in-Time Count



2022 n=2,728

¹⁴ United States Interagency Council on Homelessness. (2010). Supplemental Document to the Federal Strategic Plan to Prevent and End Homelessness: June 2010. Retrieved 2017 from https://www.usich.gov/resources/uploads/asset_library/BkgrdPap_ChronicHomelessness.pdf
¹⁵ Department of Housing and Urban Development. (2019). Annual Assessment Report to Congress. Retrieved 2022 from https://www.huduser.gov/portal/sites/default/files/pdf/2019-AHAR-Part-1.pdf

Chronically Homeless Single Individuals

An estimated 2,591 single individuals were chronically homeless in 2022. Sixty-five percent (65%) of those individuals were unsheltered while 35% were residing in emergency shelter and safe haven programs. In 2022, chronically homeless individuals represented 27% of the homeless population in Alameda County. This was a slight increase from 26% in 2019 (2,103 individuals).

Chronically Homeless Families

In 2022, 46 families were experiencing chronic homelessness. The majority (78%) were identified in county emergency shelters. Fifteen percent (15%) of persons in families were chronically homeless in 2022, compared to 25% in 2019 (the 2022 rate could be in part a by-product of the expanded outreach to unsheltered families).

Primary Cause of Homelessness Among Those Experiencing Chronic Homelessness

Over one quarter of both sheltered and unsheltered chronically homeless survey respondents identified the primary cause of their homelessness as "family or friends couldn't let me stay" or "argument with family/friend/roommate" (30% and 26% respectively). Although not in the top five responses, sheltered chronically homeless respondents were slightly more likely to report family/domestic violence was the primary cause of their homelessness (12%) than unsheltered chronic respondents (9%), while unsheltered chronic respondents more often reported substance use or mental health.

While chronically homeless respondents reported some differences in the initial cause of their homelessness compared to non-chronic respondents, 82% of both sheltered and unsheltered chronically homeless respondents reported that neither COVID-19 nor California Wildfires impacted the primary cause for their homelessness.

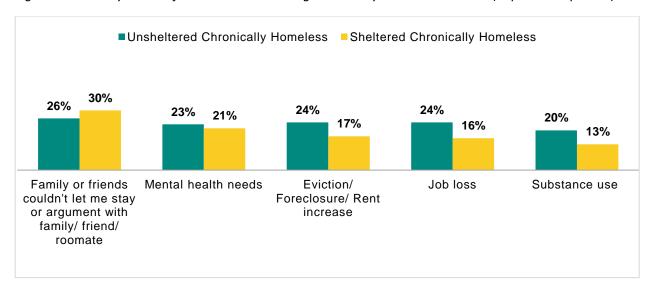


Figure 49. Primary Cause of Homelessness Among Chronically Homeless Persons (Top Five Responses)

2022 Unsheltered Chronic n=208 respondents offering 450 responses, Sheltered Chronic n=150 respondents offering 284 responses Note: Multiple response question, percentages will not add up to 100. Source: 2022 Alameda County Housing Survey

Health Conditions Among Those Experiencing Chronic Homelessness

The definition of chronic homelessness requires a condition that prevents an individual from maintaining work or housing. The definition requires that only one be limiting, however, many chronically homeless respondents reported experiencing multiple physical or mental health conditions. The following data report all conditions regardless of severity.

Seventy-one percent (71%) of sheltered chronically homeless survey respondents reported psychiatric or emotional conditions compared to 65% of unsheltered chronically homeless survey respondents. Fifty-nine percent (59%) of sheltered chronically homeless reported a chronic health problem or medical condition, compared to 43% of unsheltered chronically homeless. Fifty-seven percent (57%) of sheltered and 46% of unsheltered chronically homeless reported physical disability, 59% and 51% (sheltered and unsheltered chronically homeless, respectively) reported PTSD.

In general, higher rates of health conditions were reported for those who were chronically homeless compared to their non-chronically homeless counterparts. For example, 51% of chronically homeless individuals reported having a physical disability compared to 31% of non-chronically homeless individuals.

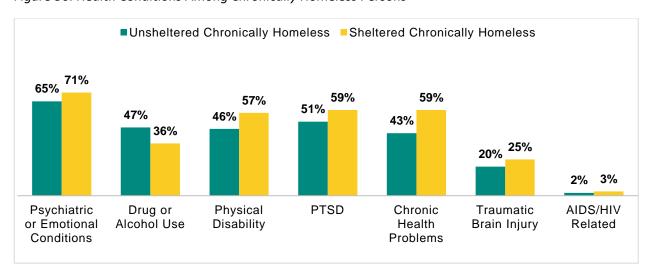


Figure 50. Health Conditions Among Chronically Homeless Persons

Unsheltered Chronic n=214, Sheltered Chronic n=150 Source: 2022 Alameda County Housing Survey

Note: Multiple response question, percentages will not add up to 100.

VETERANS

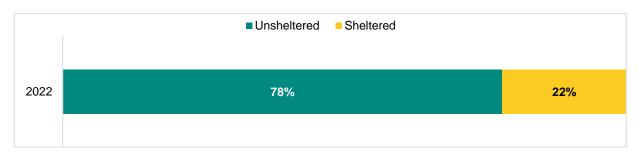
Many U.S. veterans experience conditions that place them at increased risk for homelessness. Veterans experience higher rates of PTSD, traumatic brain injuries, sexual assault, and substance abuse. Veterans experiencing homelessness are more likely to live on the street than in shelters, and often remain unsheltered for extended periods of time.

The U.S. Department of Veterans Affairs (VA) provides a broad range of benefits and services to veterans of the U.S. Armed Forces. These benefits can involve different forms of financial assistance, including monthly cash payments to disabled veterans, health care, education, and housing benefits. In addition to these supports, the VA and HUD partner to provide additional housing and support services to veterans currently experiencing homelessness or at risk of experiencing homelessness.

HOMELESS VETERANS

In total, 550 veterans were experiencing homelessness in 2022. Of those, 549 were single individuals and the remaining one was in a family with at least one child. Seventy-eight percent (78%) of veterans were unsheltered in 2022. In 2022, veterans represented 6% of the adult population, slightly below 2019 (9%).

Figure 51. Total Number of Homeless Veterans Enumerated During the Point-in-Time Count



2022 n=550



Primary Cause of Homelessness Among Homeless Veterans

Unsheltered veterans most frequently cited job loss as the primary cause of their homelessness (36%), while sheltered veterans most frequently cited eviction/foreclosure/rent increase or an inability to stay with family or friends at 26% each. Unsheltered veterans attributed their homelessness to job loss at four and a half times the rate as sheltered veterans (36% and 8% respectively). Twenty-nine percent (29%) of unsheltered veterans and 26% of sheltered veterans reported their homelessness was the result of eviction or foreclosure or rent increase. When asked if COVID-19 or a California Wildfire impacted their primary cause of homelessness, 20% of unsheltered veterans cited COVID-19 compared to 11% of sheltered veterans.

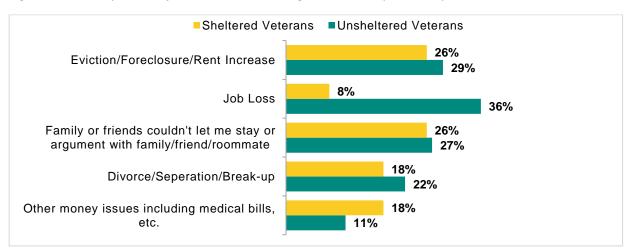


Figure 52. Primary Cause of Homelessness Among Veterans (Top Five Responses)

Unsheltered Veterans Survey Population n=55 respondents, Sheltered Veterans Survey Population n=38 respondents Source: 2022 Alameda County Housing Survey Note: Multiple response question, percentages will not add up to 100.

Health Conditions Among Homeless Veterans

A higher percentage of sheltered veteran respondents reported having one or more health conditions, 50% compared to 34% of unsheltered veterans. Sheltered veterans reported higher rates of psychiatric or emotional conditions compared to unsheltered veterans (53% and 45% respectively).

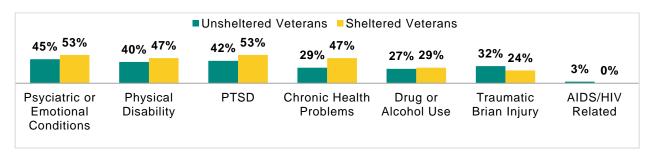


Figure 53. Health Conditions Among Veterans

Unsheltered Veterans n=62; Sheltered Veterans n=38 Source: 2022 Alameda County Housing Survey Note: Multiple response question, percentages will not add up to 100.

CONCLUSION

HOMELESS COUNT AND SURVEY

The EveryOne Counts! 2022 Homeless Census and Survey was performed using HUD-recommended practices for counting and surveying the homeless population. The 2022 Point-in-Time Count identified 9,747 persons experiencing homelessness in Alameda County. This represents an increase of 22% from the Count conducted in 2019.

The EveryOne Counts! 2022 Homeless Census and Survey revealed a diverse population with many different trends and needs. There are many valuable insights into the Alameda County homeless population from the data collected in this report, including:

- A total of 9,747 individuals experiencing homelessness were enumerated on February 23, 2022, an increase of 1,725 individuals (+22%) from 2019's Count. In 2022, 73% of individuals experiencing homelessness in Alameda County were unsheltered.
- While the number of individuals served by countywide shelters saw a large increase (+53%) between 2019 and 2022, there was also an increase of 823 reported unsheltered individuals (+13%).
- The majority of individuals were living in Alameda County when they lost their housing. Eighty-two percent (82%) of respondents reported they were living in Alameda County at the time they most recently became homeless. Fourteen percent (14%) reported they were living in another county in California, and 4% reported they were living out of state at the time they lost their housing.
- Racial and sexual minorities were overrepresented in the population experiencing homelessness. Black/African American individuals were overrepresented in the population experiencing homelessness. An estimated 47% of persons experiencing homelessness identified as Black/African American, compared to 10% of the county's overall population. Nine percent (9%) of survey respondents identified as LGBTQ in 2022.
- Individuals face behavioral health and physical health challenges that inhibit their ability to obtain work or housing as well as non-health barriers that could be addressed with services. The most frequently reported health condition was psychiatric or emotional conditions (49%), followed by PTSD (42%), and chronic health problems (34%). Thirty-three percent (33%) reported a physical disability, 30% reported drug or alcohol abuse, 14% reported a traumatic brain injury, and 2% reported having AIDS or an HIV related condition. Approximately 40% of individuals surveyed reported one or more of these conditions prevented them from obtaining work or housing.
- The majority of individuals reported no interactions with the criminal justice systems in the past year including probation, parole, court appearances, arrests, tickets, etc. Thirty percent (30%) of survey respondents reported interactions with the criminal justice system in the past year. Seven percent (7%) of survey respondents attributed their homelessness to incarceration.
- Individuals want affordable housing and need additional resources to achieve housing stability. Forty-nine percent (49%) reported rent assistance would have helped prevent their current experience of homelessness.

In summary, there are still many challenges to overcome in achieving the goal of eliminating homelessness in Alameda County and in helping homeless individuals and families access necessary services and support. The results of the EveryOne Counts! 2022 Homeless Census and Survey reflect a significant increase in homelessness in the County despite the considerable additional funding, programming and housing that was provided throughout the County. Macroeconomic and social issues such as poverty, income inequality, housing affordability, racial equity and the overwhelming impact of COVID-19 have all contributed to a period of tremendous challenge to Alameda County residents resulting in increasing hardship that will be overcome by the efforts of a united community committed to ending homelessness.

CLOSING

The EveryOne Counts! 2022 Homeless Census and Survey provides valid and useful data that help create a more comprehensive profile of those experiencing homelessness. The dissemination and evaluation of this effort will help the CoC and all Alameda County stakeholders continue to produce and refine constructive and innovative solutions to end homelessness and make it a rare, brief, and one-time occurrence. Through innovative and effective housing programs and services, Alameda County remains committed to moving homeless persons into permanent housing.

Data presented in the EveryOne Counts! 2022 Homeless Census and Survey report fulfills federal reporting requirements for the Continuum of Care, and will continue to inform additional outreach, service planning, and policy decision-making by local planning bodies as Alameda County continues to address homelessness.



Alameda City, CA Alameda City, CA (0600562)

Geography: Place

	2016-2020			
	ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME)				
BY TRAVEL TIME TO WORK				
Total	36,307	100.0%	931	
Less than 5 minutes	419	1.2%	178	
5 to 9 minutes	2,173	6.0%	386	
10 to 14 minutes	3,163	8.7%	430	
15 to 19 minutes	4,123	11.4%	486	
20 to 24 minutes	4,342	12.0%	467	
25 to 29 minutes	1,922	5.3%	319	
30 to 34 minutes	5,173	14.2%	558	
35 to 39 minutes	906	2.5%	217	
40 to 44 minutes	2,226	6.1%	403	
45 to 59 minutes	5,047	13.9%	630	
60 to 89 minutes	4,673	12.9%	496	
90 or more minutes	2,140	5.9%	395	
Average Travel Time to Work (in minutes)	35.0		1.8	
HOUSEHOLDS BY DISABILITY STATUS				
Total	30,514	100.0%	635	111
With 1+ Persons w/Disability	5,881	19.3%	552	111
With No Person w/Disability	24,633	80.7%	717	



Alameda City, CA Alameda City, CA (0600562)

Geography: Place

				2016-2020 ACS Estimate		ercent	MOE(±)	Reliabilit
	2022	Households	by Income a	nd Age of Hous	seholder 55	+		
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	6,500	100%	5,187	100%	3,719	100%	15,406	100%
<\$15,000	307	4.7%	353	6.8%	395	10.6%	1,055	6.8%
\$15,000-\$24,999	217	3.3%	254	4.9%	300	8.1%	771	5.0%
\$25,000-\$34,999	166	2.6%	188	3.6%	225	6.1%	579	3.8%
\$35,000-\$49,999	214	3.3%	333	6.4%	459	12.3%	1,006	6.5%
\$50,000-\$74,999	550	8.5%	819	15.8%	581	15.6%	1,950	12.7%
\$75,000-\$99,999	556	8.6%	499	9.6%	366	9.8%	1,421	9.2%
\$100,000-\$149,999	1,258	19.4%	1,043	20.1%	523	14.1%	2,824	18.3%
\$150,000-\$199,999	1,242	19.1%	703	13.6%	387	10.4%	2,332	15.1%
\$200,000+	1,990	30.6%	995	19.2%	483	13.0%	3,468	22.5%
Median HH Income	\$148,976		\$104,795		\$69,307		\$112,236	
Average HH Income	\$189,899		\$145,146		\$113,388		\$156,361	
	2027	Households	by Income a	nd Age of Hous	seholder 55	+		
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,943	100%	5,317	100%	4,436	100%	15,696	100%
<\$15,000	149	2.5%	219	4.1%	328	7.4%	696	4.4%
\$15,000-\$24,999	105	1.8%	150	2.8%	213	4.8%	468	3.0%
\$25,000-\$34,999	88	1.5%	122	2.3%	182	4.1%	392	2.5%
\$35,000-\$49,999	120	2.0%	218	4.1%	376	8.5%	714	4.5%
\$50,000-\$74,999	391	6.6%	658	12.4%	517	11.7%	1,566	10.0%
\$75,000-\$99,999	484	8.1%	482	9.1%	427	9.6%	1,393	8.9%
\$100,000-\$149,999	1,168	19.7%	1,161	21.8%	797	18.0%	3,126	19.9%
\$150,000-\$199,999	1,342	22.6%	934	17.6%	702	15.8%	2,978	19.0%
\$200,000+	2,096	35.3%	1,373	25.8%	894	20.2%	4,363	27.8%
Median HH Income	\$163,270		\$130,265		\$107,898		\$138,976	
Average HH Income	\$218,197		\$181,491		\$154,625		\$187,796	



Alameda City, CA Alameda City, CA (0600562)

Geography: Place

2016-2020 MOE(±) **ACS Estimate** Percent Reliability Census 2010 Households and Age of Householder Number % Total HHs **Percent** 12,283 100.0% 40.9% Family Households 6,605 53.8% 22.0% Householder Age 55-64 3,598 12.0% 29.3% Householder Age 65-74 1,673 13.6% 5.6% Householder Age 75-84 988 8.0% 3.3% Householder Age 85+ 346 2.8% 1.2% Nonfamily Households 18.9% 5,678 46.2% Householder Age 55-64 2,534 20.6% 8.4% Householder Age 65-74 1,444 11.8% 4.8% Householder Age 75-84 1,030 8.4% 3.4% Householder Age 85+ 670 5.5% 2.2%

Source: ACS, Esri, Esri-Data Axle, U.S. Census



Alameda City, CA Alameda City, CA (0600562)

Geography: Place

2016-2020 **ACS Estimate** Percent MOE(±) Reliability Census 2010 Occupied Housing Units by Age of Householder Number % Total HHs **Percent** 12,278 100.0% 40.9% 25.9% 7,772 Owner Occupied Housing Units 63.3% Householder Age 55-64 3,624 29.5% 12.1% Householder Age 65-74 2,097 17.1% 7.0% Householder Age 75-84 1,374 11.2% 4.6% Householder Age 85+ 677 5.5% 2.3% Renter Occupied Housing Units 4,506 36.7% 15.0% 8.4% Householder Age 55-64 2,514 20.5% Householder Age 65-74 1,014 8.3% 3.4% Householder Age 75-84 641 5.2% 2.1% 337 Householder Age 85+ 2.7% 1.1%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: ACS, Esri, Esri-Data Axle, U.S. Census



Alameda City, CA Alameda City, CA (0600562) Geography: Place

	2016-2020					
		ACS	S Estimate	Percent	MOE(±)	Reliability
	Ce	ensus 2010		2022		2027
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,171	5.7%	3,872	4.8%	3,976	5.0%
5 - 9	4,239	5.8%	3,987	5.0%	3,773	4.7%
10 - 14	4,135	5.6%	4,357	5.4%	3,866	4.8%
15 - 19	4,188	5.7%	4,480	5.6%	3,946	4.9%
20 - 24	3,999	5.4%	4,808	6.0%	4,628	5.8%
25 - 34	9,505	12.9%	10,373	13.0%	11,811	14.7%
35 - 44	11,441	15.5%	10,077	12.6%	9,964	12.4%
45 - 54	11,848	16.1%	10,989	13.7%	10,003	12.5%
55 - 64	10,129	13.8%	11,482	14.3%	10,767	13.4%
65 - 74	5,067	6.9%	9,009	11.3%	9,471	11.8%
75 - 84	3,218	4.4%	4,499	5.6%	5,765	7.2%
85+	1,671	2.3%	2,086	2.6%	2,232	2.8%

	Census 2010		Census 2010 2022 2027		2022		
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent	
Total Housing Units	32,280	100.0%	33,618	100.0%	34,469	100.0%	
Occupied	30,054	93.1%	31,466	93.6%	31,275	90.7%	
Owner	14,425	44.7%	15,439	45.9%	15,301	44.4%	
Renter	15,629	48.4%	16,027	47.7%	15,974	46.3%	
Vacant	2,227	6.9%	2,152	6.4%	3,194	9.3%	

	Alameda city,
Population Summary	
2000 Total Population	72,070
2010 Total Population	73,61:
2022 Total Population	80,019
2022 Group Quarters	1,530
2027 Total Population	80,202
2019-2024 Annual Rate	0.05%
2022 Total Daytime Population	72,726
Workers	33,093
Residents	39,633
Household Summary	
2000 Households	30,159
2000 Average Household Size	2.35
2010 Households	30,053
2010 Average Household Size	2.40
022 Households	31,466
2027 Households	31,275
2027 Average Household Size	2.52
2019-2024 Annual Rate	-0.12%
2010 Families	18,233
2010 Average Family Size	3.00
2022 Families	19,00
2022 Average Family Size	3.20
2027 Families	18,93
2027 Average Family Size	3.2
2019-2024 Annual Rate	-0.07%
2022 Households by Income	



Alameda City, CA Alameda City, CA (0600562)

Geography: Place

2016-2020 Reliability **ACS Estimate** Percent MOE(±) Alameda city,... Household Income Base 31,466 <\$15,000 5.8% \$15,000 - \$24,999 3.7% \$25,000 - \$34,999 3.2% \$35,000 - \$49,999 5.4% \$50,000 - \$74,999 11.0% \$75,000 - \$99,999 10.1% \$100,000 - \$149,999 19.2% \$150,000 - \$199,999 16.9% \$200,000+ 24.7% 2027 Households by Income Household Income Base 31,275 <\$15,000 3.7% \$15,000 - \$24,999 2.2% \$25,000 - \$34,999 2.1% 3.7% \$35,000 - \$49,999 \$50,000 - \$74,999 8.7% \$75,000 - \$99,999 9.9% \$100,000 - \$149,999 20.3% \$150,000 - \$199,999 20.2% \$200,000+ 29.2% Average Household Income \$193,760 2022 Employed Population 16+ by Industry 40,282 Agriculture/Mining 0.3% Construction 4.1% Manufacturing 6.4% Wholesale Trade 2.2% Retail Trade 8.5% Transportation/Utilities 8.1% Information 3.4% Finance/Insurance/Real Estate 7.6% 54.2% Services **Public Administration** 5.2% 2010 Households by Size Total 30,053 1 Person Household 31.1% 2 Person Household 31.8% 3 Person Household 16.2% 4 Person Household 13.2% 5 Person Household 4.7% 6 Person Household 1.8% 7 + Person Household 1.2% 2022 2027 **Households by Income** Number Percent Number Percent



Alameda City, CA Alameda City, CA (0600562) Geography: Place

	2016-2020			
	ACS Estimate	Percent	MOE(±)	Reliability
Median Household Income	\$123,166		\$147,853	

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN				
THE PAST 12 MONTHS				
<10% of Income	667	4.2%	216	II
10-14.9% of Income	1,219	7.7%	234	
15-19.9% of Income	2,322	14.7%	347	
20-24.9% of Income	2,202	13.9%	379	
25-29.9% of Income	1,868	11.8%	367	
30-34.9% of Income	1,449	9.2%	292	
35-39.9% of Income	840	5.3%	200	
40-49.9% of Income	1,306	8.3%	301	
50+% of Income	3,191	20.2%	445	
Gross Rent % Inc Not Computed	750	4.7%	213	



Alameda County, CA SMA Alameda County, CA (06001) Geography: County

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME)	ACS Estillate	Percent	MOE(±)	Reliability
BY TRAVEL TIME TO WORK				
Total	711,706	100.0%	5,279	
Less than 5 minutes	7,503	1.1%	730	
5 to 9 minutes	36,963	5.2%	1,363	
10 to 14 minutes	73,717	10.4%	2,160	
15 to 19 minutes	91,110	12.8%	2,286	
20 to 24 minutes	82,723	11.6%	1,808	
25 to 29 minutes	35,568	5.0%	1,651	
30 to 34 minutes	99,028	13.9%	2,654	
35 to 39 minutes	23,390	3.3%	1,188	
40 to 44 minutes	39,599	5.6%	1,497	
45 to 59 minutes	93,640	13.2%	2,324	
60 to 89 minutes	92,912	13.1%	2,214	
90 or more minutes	35,553	5.0%	1,394	
Average Travel Time to Work (in minutes)	34.2		0.4	
HOUSEHOLDS BY DISABILITY STATUS				
Total	573,174	100.0%	1,395	111
With 1+ Persons w/Disability	112,382	19.6%	2,125	•
With No Person w/Disability	460,792	80.4%	2,966	



Alameda County, CA SMA Alameda County, CA (06001)

Geography: County

				2016-2020 ACS Estimate		ercent	MOE(±)	Reliability
	2022	Households	by Income a	nd Age of Hous	eholder 55	+		
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	111,869	100%	85,142	100%	61,008	100%	258,019	100%
<\$15,000	5,981	5.3%	6,261	7.4%	7,689	12.6%	19,931	7.7%
\$15,000-\$24,999	3,958	3.5%	4,476	5.3%	6,259	10.3%	14,693	5.7%
\$25,000-\$34,999	3,479	3.1%	4,323	5.1%	5,316	8.7%	13,118	5.1%
\$35,000-\$49,999	4,347	3.9%	5,910	6.9%	7,515	12.3%	17,772	6.9%
\$50,000-\$74,999	9,924	8.9%	12,528	14.7%	8,413	13.8%	30,865	12.0%
\$75,000-\$99,999	9,881	8.8%	8,630	10.1%	5,235	8.6%	23,746	9.2%
\$100,000-\$149,999	20,267	18.1%	16,071	18.9%	7,598	12.5%	43,936	17.0%
\$150,000-\$199,999	17,985	16.1%	10,142	11.9%	5,758	9.4%	33,885	13.1%
\$200,000+	36,047	32.2%	16,801	19.7%	7,225	11.8%	60,073	23.3%
Median HH Income	\$143,536		\$100,901		\$59,006		\$107,292	
Average HH Income	\$187,597		\$100,901		\$104,682		\$107,292	
Average nn Income	. ,	Ususahalda	' '	nd Age of Hous		•	\$155,546	
	55-64	Percent	65-74	Percent	75+	T Percent	Total	Percent
Total	102,870	100%	87,233	100%	70,761	100%	260,864	100%
<\$15,000	3,226	3.1%	4,185	4.8%	6,656	9.4%	14,067	5.4%
\$15,000	2,037	2.0%	2,809	3.2%	4,667	6.6%	9,513	3.6%
\$15,000-\$24,999	2,037	1.9%	2,809	3.3%	4,200	5.9%	9,313	3.5%
				4.6%		8.8%		5.0%
\$35,000-\$49,999	2,742	2.7%	4,052		6,217		13,011	
\$50,000-\$74,999	7,796	7.6%	10,449	12.0%	8,138	11.5%	26,383	10.1%
\$75,000-\$99,999	8,425	8.2%	8,109	9.3%	6,038	8.5%	22,572	8.7%
\$100,000-\$149,999	18,863	18.3%	18,122	20.8%	11,127	15.7%	48,112	18.4%
\$150,000-\$199,999	19,534	19.0%	13,696	15.7%	10,398	14.7%	43,628	16.7%
\$200,000+	38,244	37.2%	22,898	26.2%	13,320	18.8%	74,462	28.5%
Median HH Income	\$162,668		\$125,674		\$97,292		\$133,313	
Average HH Income	\$215,775		\$177,507		\$144,099		\$183,536	



Alameda County, CA SMA Alameda County, CA (06001) Geography: County

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
Census 2010 Households and Age of Householder		Number	Percent	% Total HHs
Total		198,448	100.0%	36.4%
Family Households		116,378	58.6%	21.4%
Householder Age 55-64		62,865	31.7%	11.5%
Householder Age 65-74		30,935	15.6%	5.7%
Householder Age 75-84		16,715	8.4%	3.1%
Householder Age 85+		5,863	3.0%	1.1%
Nonfamily Households		82,070	41.4%	15.1%
Householder Age 55-64		35,054	17.7%	6.4%
Householder Age 65-74		21,462	10.8%	3.9%
Householder Age 75-84		15,668	7.9%	2.9%
Householder Age 85+		9,886	5.0%	1.8%



Alameda County, CA SMA Alameda County, CA (06001) Geography: County Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
Census 2010 Occupied Housing Units by Age of Householder		Number	Percent	% Total HHs
Total		198,455	100.0%	36.4%
Owner Occupied Housing Units		136,311	68.7%	25.0%
Householder Age 55-64		66,420	33.5%	12.2%
Householder Age 65-74		37,448	18.9%	6.9%
Householder Age 75-84		22,524	11.3%	4.1%
Householder Age 85+		9,919	5.0%	1.8%
Renter Occupied Housing Units		62,144	31.3%	11.4%
Householder Age 55-64		31,504	15.9%	5.8%
Householder Age 65-74		14,950	7.5%	2.7%
Householder Age 75-84		9,863	5.0%	1.8%
Householder Age 85+		5,827	2.9%	1.1%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: ACS, Esri, Esri-Data Axle, U.S. Census



Alameda County, CA SMA Alameda County, CA (06001) Geography: County

	2016-2020					
		ACS	Estimate	Percent	MOE(±)	Reliability
	Се	nsus 2010		2022		2027
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	97,649	6.5%	96,036	5.6%	95,278	5.6%
5 - 9	94,543	6.3%	100,168	5.9%	93,629	5.5%
10 - 14	91,061	6.0%	104,998	6.2%	96,161	5.7%
15 - 19	100,391	6.6%	110,048	6.4%	104,119	6.1%
20 - 24	107,043	7.1%	116,091	6.8%	115,052	6.8%
25 - 34	228,189	15.1%	248,540	14.6%	243,410	14.4%
35 - 44	227,476	15.1%	239,666	14.0%	242,374	14.3%
45 - 54	222,606	14.7%	219,148	12.8%	214,082	12.6%
55 - 64	173,481	11.5%	210,521	12.3%	198,652	11.7%
65 - 74	90,429	6.0%	154,539	9.1%	162,804	9.6%
75 - 84	52,573	3.5%	75,921	4.4%	93,734	5.5%
85+	24,730	1.6%	31,466	1.8%	33,916	2.0%

	Census 2	010	2022		2027	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	582,502	100.0%	632,204	100.0%	644,418	100.0%
Occupied	545,092	93.6%	599,074	94.8%	591,190	91.7%
Owner	291,214	50.0%	322,554	51.0%	317,188	49.2%
Renter	253,878	43.6%	276,520	43.7%	274,002	42.5%
Vacant	37,408	6.4%	33,130	5.2%	53,228	8.3%

	Alameda Count
Population Summary	
2000 Total Population	1,443,5
2010 Total Population	1,510,1
2022 Total Population	1,707,1
2022 Group Quarters	53,8
2027 Total Population	1,693,2
2019-2024 Annual Rate	-0.16
2022 Total Daytime Population	1,689,7
Workers	793,8
Residents	895,9
Household Summary	
2000 Households	523,2
2000 Average Household Size	2.
2010 Households	545,0
2010 Average Household Size	2.
2022 Households	599,0
2027 Households	591,1
2027 Average Household Size	2.
2019-2024 Annual Rate	-0.26
2010 Families	352,3
2010 Average Family Size	3.
2022 Families	384,6
2022 Average Family Size	3.
2027 Families	379,1
2027 Average Family Size	3.
2019-2024 Annual Rate	-0.29
2022 Households by Income	



Alameda County, CA SMA Alameda County, CA (06001) Geography: County

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
Household Income Base			Alame	eda Count 599,066
<\$15,000				6.4%
\$15,000 - \$24,999				4.2%
\$25,000 - \$34,999				4.1%
\$35,000 + \$49,999				5.8%
\$50,000 - \$74,999				10.7%
\$75,000 - \$99,999				9.8%
\$100,000 - \$149,999				18.6%
\$150,000 - \$199,999				14.9%
\$200,000+				25.5%
2027 Households by Income				
Household Income Base				591,182
<\$15,000				4.4%
\$15,000 - \$24,999				2.6%
\$25,000 - \$34,999				2.8%
\$35,000 - \$49,999				4.3%
\$50,000 - \$74,999				9.1%
\$75,000 - \$99,999				9.3%
\$100,000 - \$149,999				19.5%
\$150,000 - \$199,999				17.9%
\$200,000+				30.1%
Average Household Income				\$189,943
2022 Employed Population 16+ by Industry				. ,
Total				822,395
Agriculture/Mining				0.3%
Construction				5.9%
Manufacturing				8.7%
Wholesale Trade				2.4%
Retail Trade				8.5%
Transportation/Utilities				6.4%
Information				3.3%
Finance/Insurance/Real Estate				6.0%
Services				54.8%
Public Administration				3.7%
2010 Households by Size				3.7 70
Total				545,094
1 Person Household				26.0%
2 Person Household				29.5%
3 Person Household				17.1%
4 Person Household				14.7%
5 Person Household				6.8%
6 Person Household				3.1%
7 + Person Household				2.8%
, i i disoni nouscholu		2022		2027
Households by Income	Numbe		Number	Percent
Households by Illcollic	Nullib	LI FEICEIIC	Nullibel	FEICEIIC



Alameda County, CA SMA Alameda County, CA (06001) Geography: County

	2016-2020			
	ACS Estimate	Percent	MOE(±)	Reliability
Median Household Income	\$119,355		\$142,848	

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
<10% of Income	9,263	3.5%	710	-
10-14.9% of Income	22,198	8.3%	1,113	Till the state of
15-19.9% of Income	34,243	12.9%	1,180	Ш
20-24.9% of Income	34,695	13.0%	1,214	
25-29.9% of Income	31,121	11.7%	1,396	III
30-34.9% of Income	22,644	8.5%	1,179	
35-39.9% of Income	15,977	6.0%	918	
40-49.9% of Income	22,899	8.6%	1,256	
50+% of Income	61,644	23.2%	1,628	
Gross Rent % Inc Not Computed	11,209	4.2%	812	

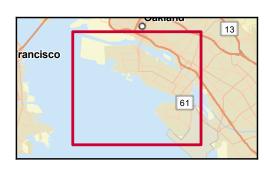


Site Map

Alameda City, CA Alameda City, CA (0600562) Geography: Place Prepared by Esri







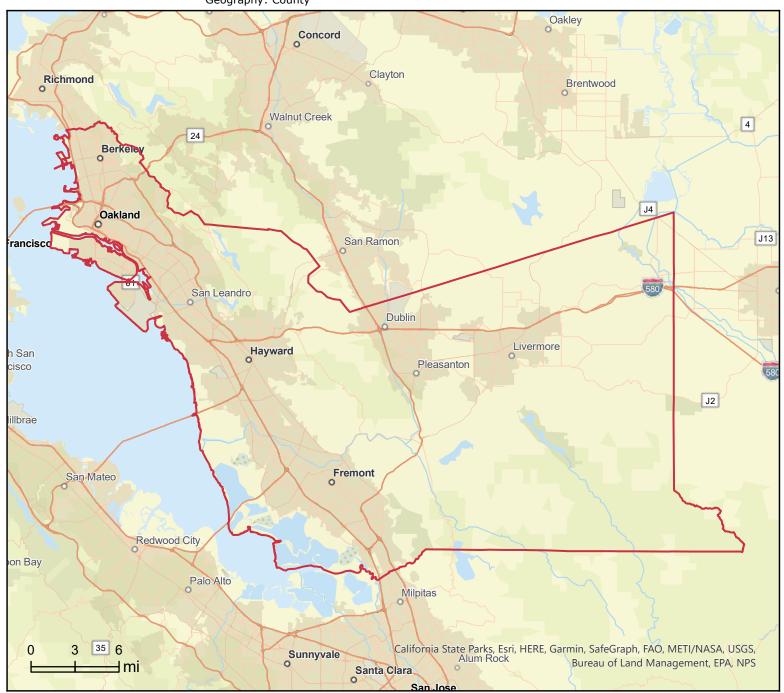
January 17, 2023

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Site Map

Alameda County, CA SMA Alameda County, CA (06001) Geography: County







ADDENDA E

Utility Allowance

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169 exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA	Unit Type	Date (mm/dd/yyyy)
Alameda	Attached	06/02/2022

Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Cooking-Electric	5	6	8	11	14	16	0	0	0	0
Cooking-Natural Gas	7	7	11	13	18	20	0	0	0	0
Heat-Electric	12	14	17	21	25	29	0	0	0	0
Heat-Natural Gas	31	36	40	44	49	53	0	0	0	0
Other Electrical	37	41	49	58	66	76	0	0	0	0
Range / Microwave	11	11	11	11	11	11	0	0	0	0
Refrigerator	12	12	12	12	12	12	0	0	0	0
Sewer	29	29	35	40	43	46	0	0	0	0
Trash Collection	36	45	45	75	75	104	0	0	0	0
Water	59	60	73	85	98	110	0	0	0	0
Water Heating-Electric	11	13	17	21	25	28	0	0	0	0
Water Heating-Natural Gas	13	15	22	31	38	44	0	0	0	0

Actual Family Allowances – May be used by the family to compute allowance while	Utility/Service/Appliance	Allowance
searching for a unit.	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

ADDENDA F

Site & Floor Plans

North Housing, Block A Mosley Avenue and Lakehurst Circle Alameda, CA 94501

APN: 74-905-12-9



PROJECT DIRECTORY

STRUCTURAL ENGINEER

Address: 1150 Campbell Ave.

MECHANICAL & PLUMBING ENGINEER

Attn: Tommy Siu, PE, Principal

Tommy Siu & Associates

ELECTRICAL ENGINEER

BWF Consulting Engineers

Address: 220 South Spruce

Attn: Michael J Voigtlander

SUSTAINABILITY / T-24

Attn: Laura Billings, Principal

South San Francisco, CA 94080

Email: mvoigtlander@bwfce.com

Avenue, Suite 203

Tel: (650) 871-0220

Development, LLC

Tel: (510) 842-8432 Cell: (510) 390-3179

laura@sagegreen

development.com

Sage Green

People's Associates

San Jose, CA 95126

Tel: (408) 957-9220

Attn: Christopher Taplin

OWNER/DEVELOPER Housing Authority of the City of Alameda (in partnership with **Alameda Point**

Collaborative and Building Futures) Tony Weng, Senior Project Manager (Main Point of Contact) 701 Atlantic Avenue Alameda, CA 94501

Email: tweng@alamedahsg.org Tel: (510) 747 4339

ARCHITECT HKIT Architects Address: 538 Ninth Street

Oakland, CA 94607 Tel: (510) 625-9800 Attn: Paul McElwee, Principal Email: pmcelwee@hkit.com Attn: Sam McGeehan, Project Manager

Email: smcgeehan@hkit.com

Address: 2633 Camino Ramon,

CIVIL ENGINEER CBG CIVIL ENGINEERS

Suite 350

San Ramon, CA 94583 Tel: (925) 866-0322 Attn: Angelo Obertello, P.E.

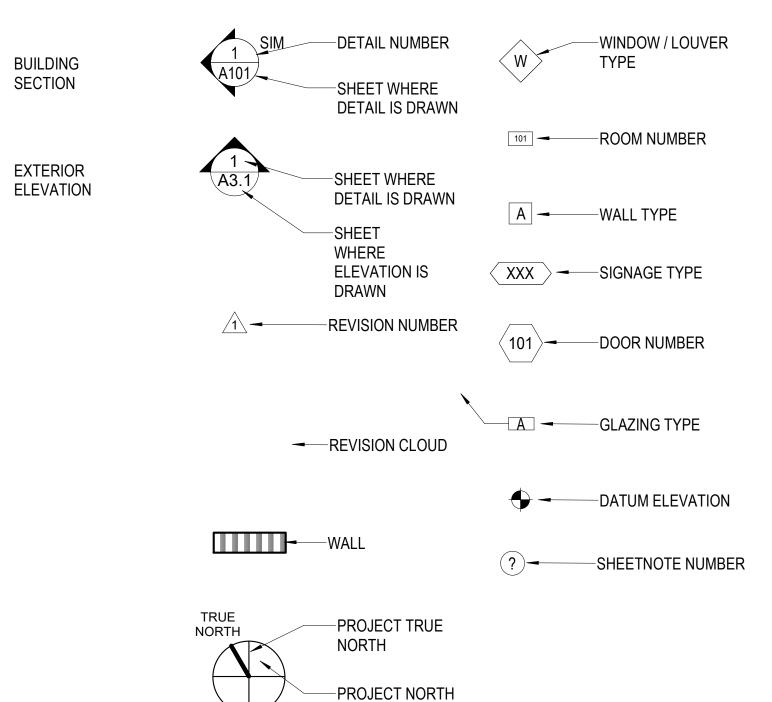
Email: aobertello@cbandg.com

LANDSCAPE ARCHITECT

PGA Landscape Architects

Attn: Karen Krolewski, Principal Tel: (510) 550 8858 Email: krolewski@pgadesign.com

ARCHITECTURAL SYMBOLS



UTILITIES

CITY OF ALAMEDA (COLLECTION) SANITARY SEWER:

EBMUD (TREATMENT AND TRANSMISSION) CITY OF ALAMEDA / PRIVATE ON - SITE STORM DRAIN: WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) **ELECTRIC:** ALAMEDA MUNICIPAL POWER (AMP) PACIFIC GAS & ELECTRIC (PG&E) GAS:

TELEPHONE: CABLE TV: COMCAST

FIRE PROTECTION DISTRICT

CITY OF ALAMEDA FIRE DEPARMENT

SUMMARY OF WORK

The proposed new construction projects at Block A of the North Housing Development will be developed in three phases. The two buildings along Mosley Avenue will provide ninety-one (91) units of Permanent Supportive Housing (PSH), and the building at the corner of Lakehurst Circle and Mabuhay Street will provide 64 units of affordable senior apartments. The ninety-one (91) PSH units will be built in two phases with 45 units in the first, and 46 units in the second phase with approximately 70,000 square feet in combined gross area. When both PSH phases are complete, the two PSH buildings will form a U-sharped building as if it was one single building. The U-shaped building will define a generous central courtward that includes a barbeous, a patio for gatherings. and relaxat the west for

14,330 sf

PROJE

ainala huildina. Tha H	l abanad building will dating	a apparation control courtward that includes a harbootic a natio for acthorings				
<u> </u>		a generous central courtyard that includes a barbecue, a patio for gatherings,	G5.01	SITE CONTEXT PHOTOS		
and relaxation and co	ntemplation spaces. The se	nior apartment complex is configured in an L-shaped building with a courtyard to				
the west for gathering	the west for gatherings and group activities, with approximately 46,000 square feet in gross area.					
				PROPOSED PARCELS		
PROJECT DATA			C2	PRELIMINARY GRADING AND DRAINAGE PLAN		
11100001	<u> </u>		C3	PRELIMINARY UTILITY PLAN		
Alameda Zoning			C4	PRELIMINARY STORMWATER CONTROL PLAN		
Project Address:	Mosely Avenue and Lakehurs	t Circle, Alameda, CA 94501		'		
Project Legal Parcels: APN Nos:	APN: 74-905-12-9		02 Landscape			
Project Description:	Permanent supportive housing	g and senior housing.	L1.1	LANDSCAPE PLAN OVERALL		
Zoning:		um Density Residential, R4-PD with Multi-Family Overlay	L1.2	PSH LANDSCAPE PLAN - PHASE 1		
Site Area:	(1.84 acres)		L1.3	PSH LANDSCAPE PLAN - PHASE 2		
	Allowable / Deguired	Dranged	L2.1	SENIOR HOUSING - LANDSCAPE PLAN		
Building Height	Allowable/ Required 45'	Proposed 40'	L2.4	LANDSCAPE PLANT PALETTE		
Density:	155 units	155 units		1		
Lot Coverage:	80% max	40% (32,100 sq.ft / 80,150 sq.ft*100) 1.69 FAR	04 Archit	ecture		

Lot Width	264'	
Setbacks:		
Mosley Ave.	10'	10'
Mabuhay St.	10'	10'
Lakeside Circle	10'	10'
Parking:		
Oan Dankina	O OF himit fam DOLL O Floreit fam Camians	10

Car Parking	0.25/unit for PSH, 0.5/unit for Seniors	46 spaces (of which 3 required to be A
ADA spaces	3 spaces, min. 1 Van Accessible.	3 spaces total, 1 Van Accessible
Electric Vehicle	5 spaces	5 spaces
Rike Parking		

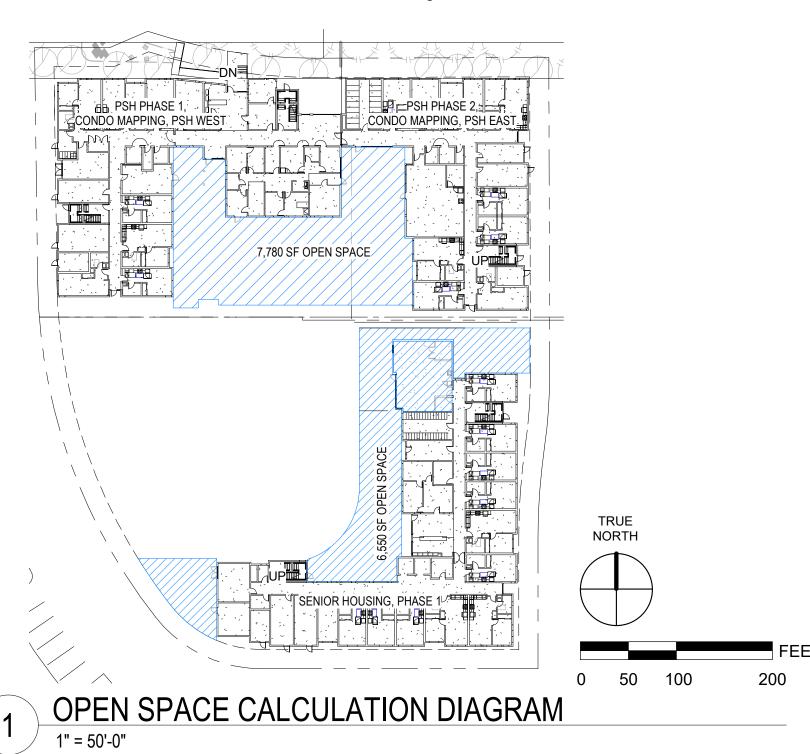
Bike Parking		
Long-term (10sf/unit secure)	1,550 spaces	1,550 sf bike parking
Short-term (6/ > 40 units)	18 spaces	18 bike parking space

BUILDING DATA:

Phase 1	Studio	1-BR	2-BR	Subtota
Floor 1	4	3		7
Floor 2	7	6		13
Floor 3	7	6		13
Floor 4	6	5	1	12
Subtotals	24	20	1	45
	53%	44%	2%	
Phase 2	Studio	1-BR	2-BR	Subtota
Floor 1	6	3	2-BR	9
Floor 1 Floor 2		3 5	2-BR	9 11
Floor 1	6	3 5 6	2-BR	9
Floor 1 Floor 2	6	3 5	2-BR	9 11
Floor 1 Floor 2 Floor 3	6	3 5 6	2-BR 1	9 11 13
Floor 1 Floor 2 Floor 3 Floor 4	6 6 7 7	3 5 6 6		9 11 13 13
Floor 1 Floor 2 Floor 3 Floor 4 Subtotals	6 6 7 7 26 57%	3 5 6 6 20 43%	1	9 11 13 13
Floor 1 Floor 2 Floor 3 Floor 4 Subtotals PSH II BUILDING	6 6 7 7 26	3 5 6 6 20 43%	1 2%	9 11 13 13

SENIOR				
Phase 1	Studio	1-BR	2-BR	Subtotal
Floor 1	8	3		11
Floor 2	11	7		18
Floor 3	11	7		18
Floor 4	10	6	1	17
Subtotals	40	23	1	64
	63%	36%	2%	
SENIOR BUILDING	6 = 64 UNITS, 63 s	senior units an	d 1 manager's	unit

BLOCK A MAX	= 155 units



SHEET INDEX

COVER SHEET

00 General

G0.0

ENTITLEMENT SET - 08/27/2021

PSH PHASE 1 & 2 - 3D VIEWS

USING - 3D VIEWS DW STUDIES EXT PHOTOS PARCELS RY GRADING AND DRAINAGE PLAN RY UTILITY PLAN
PARCELS RY GRADING AND DRAINAGE PLAN RY UTILITY PLAN
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RY GRADING AND DRAINAGE PLAN RY UTILITY PLAN
RY GRADING AND DRAINAGE PLAN RY UTILITY PLAN
RY UTILITY PLAN
RY STORMWATER CONTROL PLAN
E PLAN OVERALL
CAPE PLAN - PHASE 1
CAPE PLAN - PHASE 2
USING - LANDSCAPE PLAN
PLANT PALETTE

0+ Alcinicolar	
A1.1	SITE PLAN
A1.20	SITE LIGHTING
A1.21	SITE LIGHTING PRODUCTS
A2.11	1ST FLOOR PLAN - PSH PHASE 1
A2.12	2ND FLOOR PLAN - PSH PHASE 1
A2.13	3RD FLOOR PLAN - PSH PHASE 1
A2.14	4TH FLOOR PLAN - PSH PHASE 1
A2.15	ROOF PLAN - PSH PHASE 1
A2.21	1ST FLOOR PLAN - PSH PHASE 2
A2.22	2ND FLOOR PLAN - PSH PHASE 2
A2.23	3RD FLOOR PLAN - PHASE 2
A2.24	4TH FLOOR PLAN - PSH PHASE 2
A2.25	ROOF PLAN - PSH PHASE 2
A2.31	1ST FLOOR PLAN - SENIOR HOUSING PHASE
A2.32	2ND FLOOR PLAN - SENIOR HOUSING PHASE
A2.33	3RD FLOOR PLAN - SENIOR HOUSING PHASE
A2.34	4TH FLOOR PLAN - SENIOR HOUSING PHASE
A2.35	ROOF PLAN - SENIOR HOUSING PHASE
A3.01	EXTERIOR ELEVATIONS - PSH PHASE 1
A3.02	EXTERIOR ELEVATIONS - PSH PHASE 1
A3.03	EXTERIOR ELEVATIONS - PSH PHASE 2
A3.04	EXTERIOR ELEVATIONS - PSH PHASE 2
A3.05	EXTERIOR ELEVATIONS - SENIOR HOUSING PHASE
A3.06	EXTERIOR ELEVATIONS - SENIOR HOUSING PHASE
A3.10	BUILDING SECTIONS - PSH PHASE 1
A3.11	BUILDING SECTIONS - SENIOR HOUSING PHASE
A3.12	BUILDING SECTIONS - PSH PHASE 2
A4.01	ENLARGED UNIT PLANS
A4.02	ENLARGED PLANS
A5.01	WINDOW SCHEDULE
A20.10	COLOR AND MATERIALS BOARD
A20.11	COLOR AND MATERIALS BOARD
A20.12	COLOR AND MATERIALS BOARD
A20.13	COLOR AND MATERIALS BOARD

Grand total: 48



VICINITY MAP



North Housing,

Mosley Avenue and Lakehurst Circle Alameda, CA 94501 JOB NO. DRAWN Author

> JOB CAPTAIN ISSUE

CHECKED

Block A

1 08/27/21 ENTITLEMENT SET

Checker

Approver

DESCRIPTION

DRAWING TITLE **COVER SHEET**

PSH PHASE 1 & 2 - 3D VIEWS

SCALE

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VIEW OF PERMANENT SUPPORTIVE HOUSING COURTYARD



VIEW OF PERMANENT SUPPORTIVE HOUSING ENTRY ON MOSLEY



VIEW LOOKING SOUTHWEST FROM MOSELY



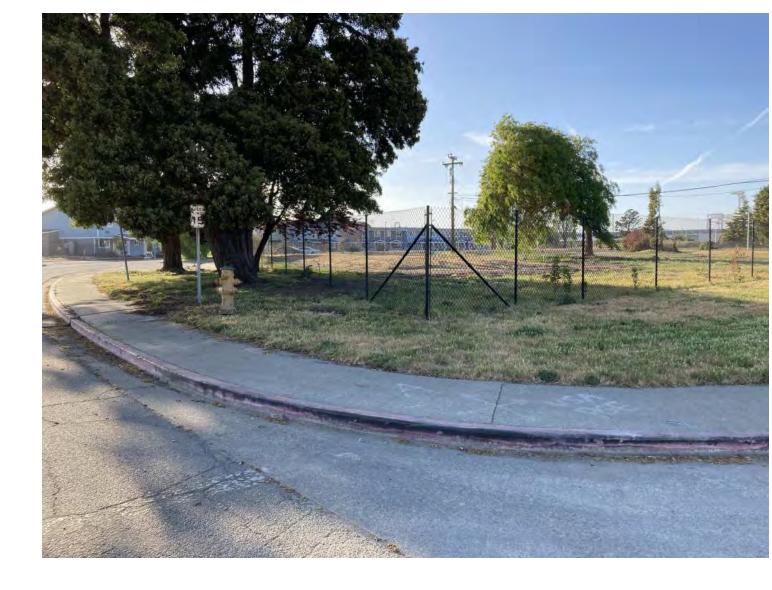
VIEW LOOKING SOUTH FROM MOSELY

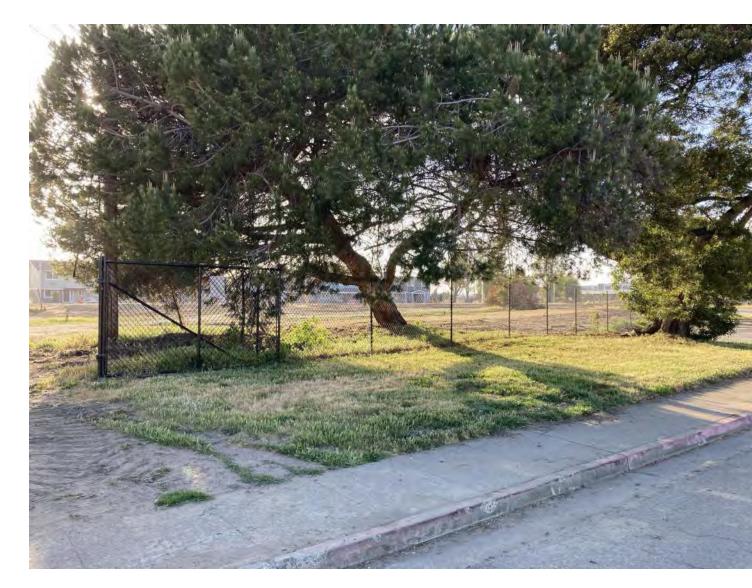






1 AERIAL VIEW LOOKING WEST





3 VIEW LOOKING WEST ON MOSELY AVE.



4 VIEW LOOKING WEST ON MOSELY AVE



5 VIEW LOOKING SOUTHWEST ON MOSELY AVE



6 VIEW LOOKING SOUTHWEST ON MOSELY AVE



7 INTERSECTION OF LAKEHURST AND MOSELY LOOKING SOUTHWEST



8 VIEW LOOKING WEST ON LAKEHURST CIRCLE



9 VIEW LOOKING NORTH ON LAKEHURST CIRCLE



North Housing, Block A

Mosley Avenue a Alameda, CA 94	and Lakehurst Circ 501
JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

SSL	JE	
\triangle	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET

l .	

DRAWING TITLE SITE CONTEXT PHOTOS

SCALE



PGAdesign

LANDSCAPE ARCHITECTS tel 510.465.1284 url PGAdesign.com

444 17th Street Oakland CA 94612

North Housing, Block A

Alameda

JOB NO. Project Number DRAWN CHECKED Approver

JOB CAPTAIN

ISSUE DATE DESCRIPTION

DRAWING TITLE Landscape Plan Overall

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COLORED CONCRETE

ARTIFICIAL TURF

EAST WEST
TALL SHRUBS SPINE





TIERED SEATING ELEMENT



FREESTANDING CHAIRS

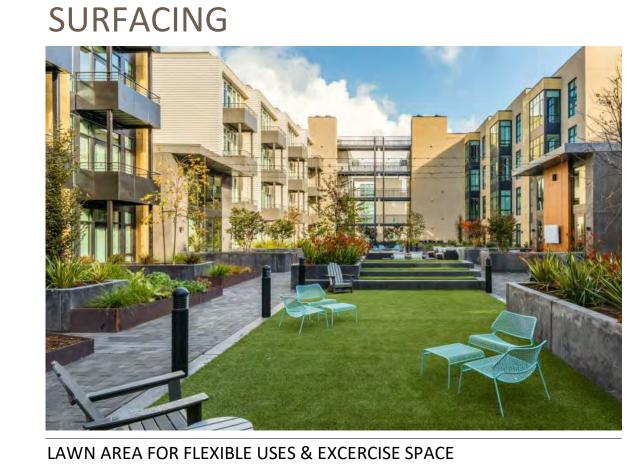


DOG AGILITY EQUIPMENT

SITE-UNIFYING PLANT MATERIALS



LAUNDRY ROOM



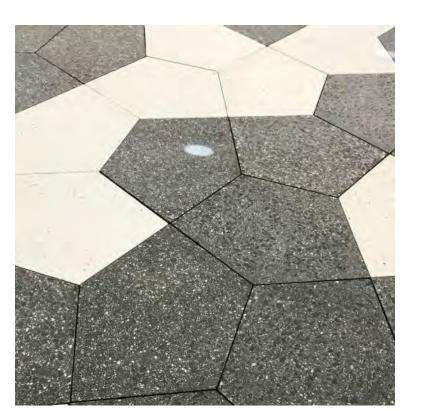
COMMUNITY

ROOM

- LOW CONTROL

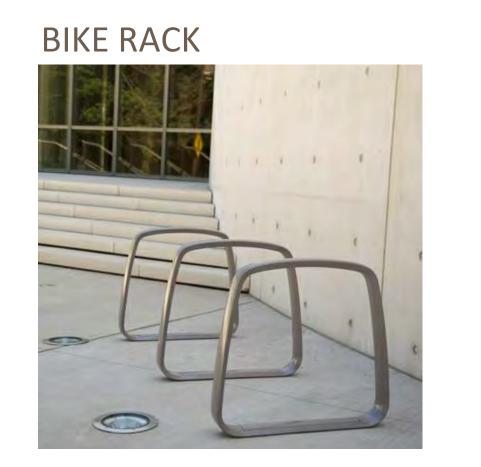
REAR ENTRY GATE
AND 6' FENCE

NORTH SOUTH



SMOKING CABANA

EMERGENCY EGRESS & MANTENANCE GATE



FUTURE PHASE 2 HYDROSEED **₩ITH NO**

AM AMA AMA AMA AMA



COLUMNAR GINKGO

LOUNGE SEATING

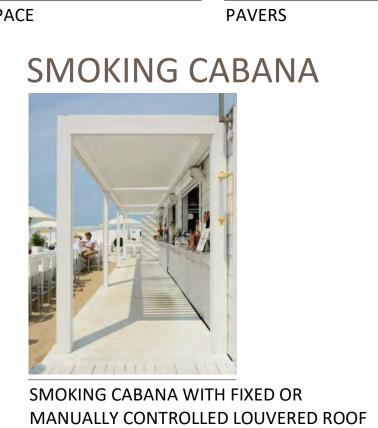


TABLES WITH CHAIRS

PODOCARPUS







PGAdesign

LANDSCAPE ARCHITECTS tel 510.465.1284 url PGAdesign.com 444 17th Street Oakland CA 94612

North Housing, Block A

Alameda

JOB NO. DRAWN CHECKED JOB CAPTAIN

ISSUE

DESCRIPTION

DRAWING TITLE PSH Landscape Plan -Phase 1

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GENERAL NOTES - SITE PLAN

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE

- PROPERTY LINE (BLUE, DOUBLE-DASHED LINE)
- 4 ACCESSIBLE PATH OF TRAVEL



North Housing, Block A

Mosley Avenue and Lakehurst Circle Alameda, CA 94501 JOB NO. CHECKED

JOB CAPTAIN ISSUE

DESCRIPTION DATE

DRAWING TITLE SITE PLAN

TRUE NORTH

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GENERAL NOTES - FLOOR PLAN

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.2

NON-RATED WALL

2 HOUR FIRE-RATED ASSEMBLY

1 HOUR FIRE-RATED ASSEMBLY

3 HOUR FIRE-RATED ASSEMBLY WINDOW / LOUVER TAG

> WALL TAG DOOR TAG

> > KEYNOTE TAG



North Housing, Block A

Mosley Avenue and Lakehurst Circle Alameda, CA 94501

CHECKED JOB CAPTAIN

ISSUE DATE DESCRIPTION
1 08/27/21 ENTITLEMENT SET

DRAWING TITLE 1ST FLOOR PLAN -PSH PHASE 1

SCALE As indicated

1 LEVEL 01 - PSH PHASE 1
1/8" = 1'-0"

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.2

NON-RATED WALL

1 HOUR FIRE-RATED ASSEMBLY

2 HOUR FIRE-RATED ASSEMBLY

3 HOUR FIRE-RATED ASSEMBLY

WINDOW / LOUVER TAG

WALL TAG

DOOR TAG

KEYNOTE TAG



NOT FOR CONSTRUCTION

North Housing, Block A

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CHECKED
JOB CAPTAIN
ISSUE

ISSUE

DATE DESCRIPTION

1 08/27/21 ENTITLEMENT SET

DRAWING TITLE

2ND FLOOR PLAN PSH PHASE 1

SCALE As indicated

A2.12



FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.2

NON-RATED WALL

1 HOUR FIRE-RATED ASSEMBLY

2 HOUR FIRE-RATED ASSEMBLY

3 HOUR FIRE-RATED ASSEMBLY

WALL TAG

DOOR TAG

KEYNOTE TAG

WINDOW / LOUVER TAG

GENERAL NOTES - FLOOR PLAN



North Housing, Block A

Mosley Avenue and Lakehurst Circle Alameda, CA 94501

CHECKED JOB CAPTAIN

DATE DESCRIPTION
1 08/27/21 ENTITLEMENT SET

DRAWING TITLE 3RD FLOOR PLAN -PSH PHASE 1

SCALE As indicated

GENERAL NOTES - FLOOR PLAN

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.2

NON-RATED WALL

1 HOUR FIRE-RATED ASSEMBLY

2 HOUR FIRE-RATED ASSEMBLY 3 HOUR FIRE-RATED ASSEMBLY

WINDOW / LOUVER TAG

WALL TAG

DOOR TAG

KEYNOTE TAG



North Housing, Block A

Mosley Avenue and Lakehurst Circle Alameda, CA 94501

CHECKED JOB CAPTAIN

ISSUE DATE DESCRIPTION
1 08/27/21 ENTITLEMENT SET

DRAWING TITLE 4TH FLOOR PLAN -PSH PHASE 1

SCALE As indicated

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.2

NON-RATED WALL

1 HOUR FIRE-RATED ASSEMBLY

3 HOUR FIRE-RATED ASSEMBLY WINDOW / LOUVER TAG

WALL TAG

DOOR TAG

KEYNOTE TAG

2 HOUR FIRE-RATED ASSEMBLY

GENERAL NOTES - FLOOR PLAN





North Housing, Block A

Mosley Avenue and Lakehurst Circle Alameda, CA 94501

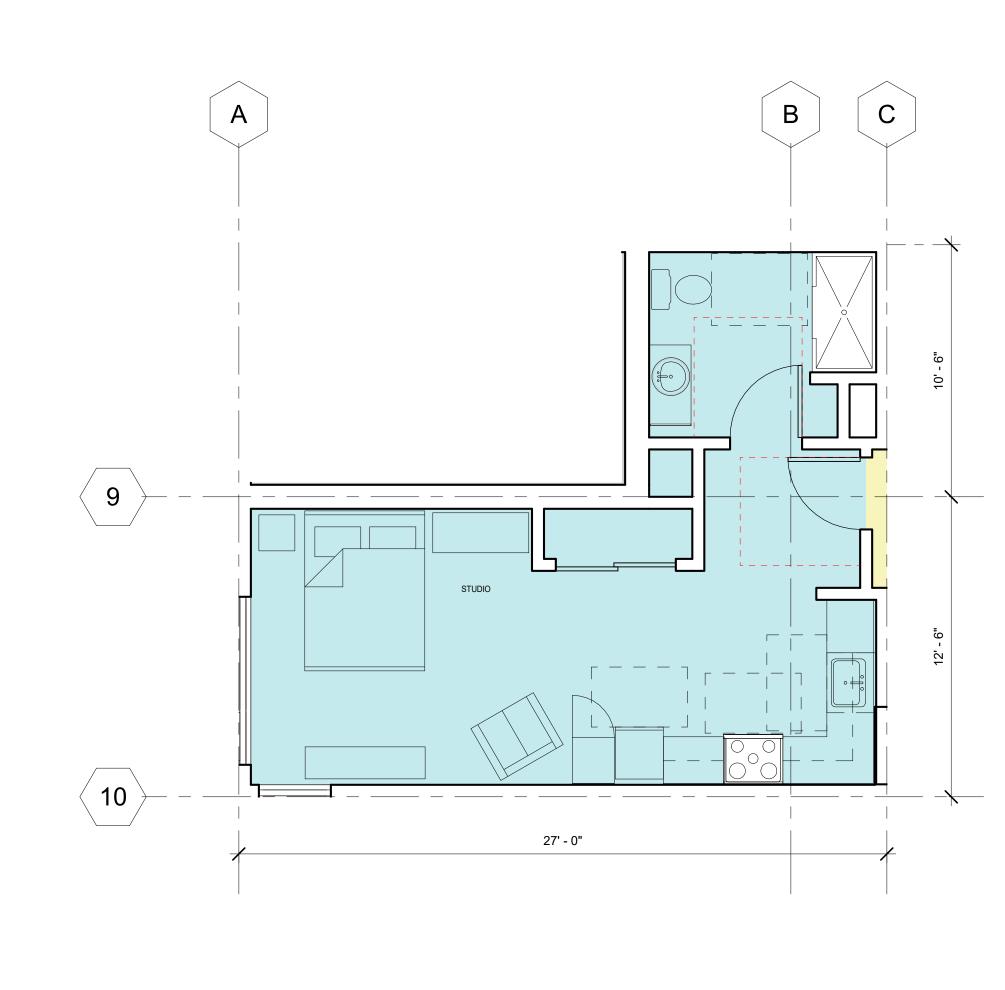
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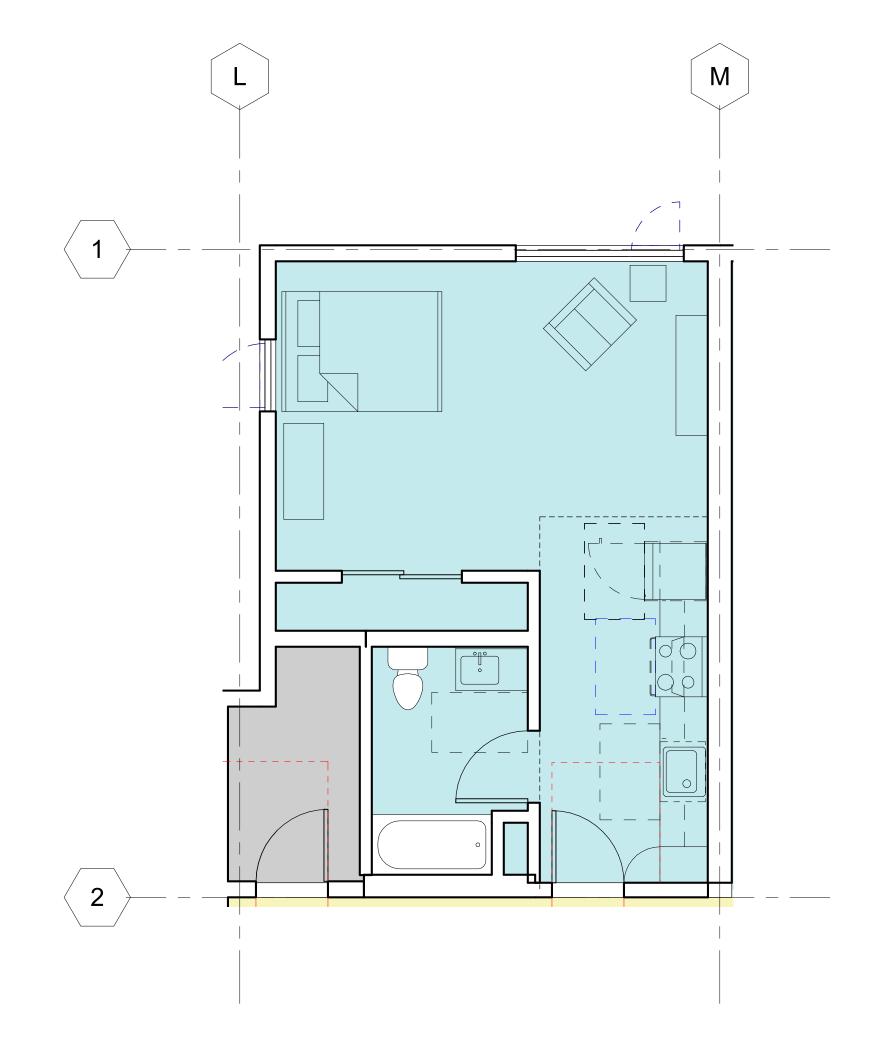
DATE DESCRIPTION 1 08/27/21 ENTITLEMENT SET

DRAWING TITLE ROOF PLAN - PSH PHASE 1

1 ENLARGED UNIT PLAN - STUDIO TYPE A

1/4" = 1'-0"





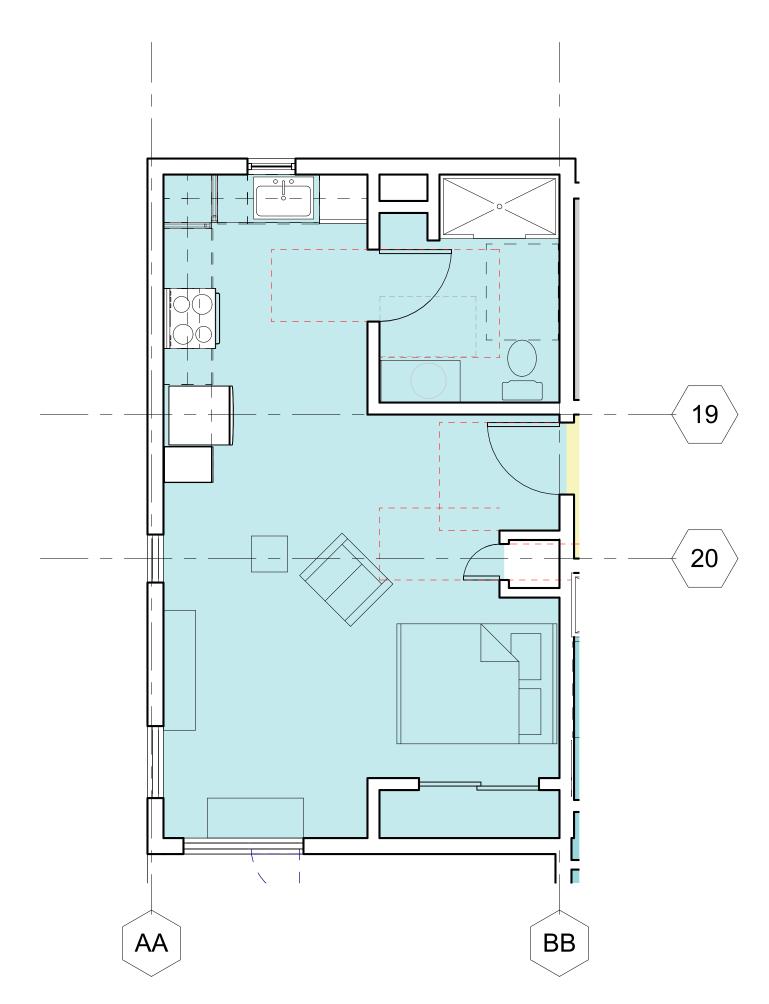
2 ENLARGED UNIT PLAN - STUDIO TYPE B

1/4" = 1'-0"

ENLARGED UNIT PLAN - STUDIO TYPE C, PHASE 2 OVER

BIKE ROOM ONLY

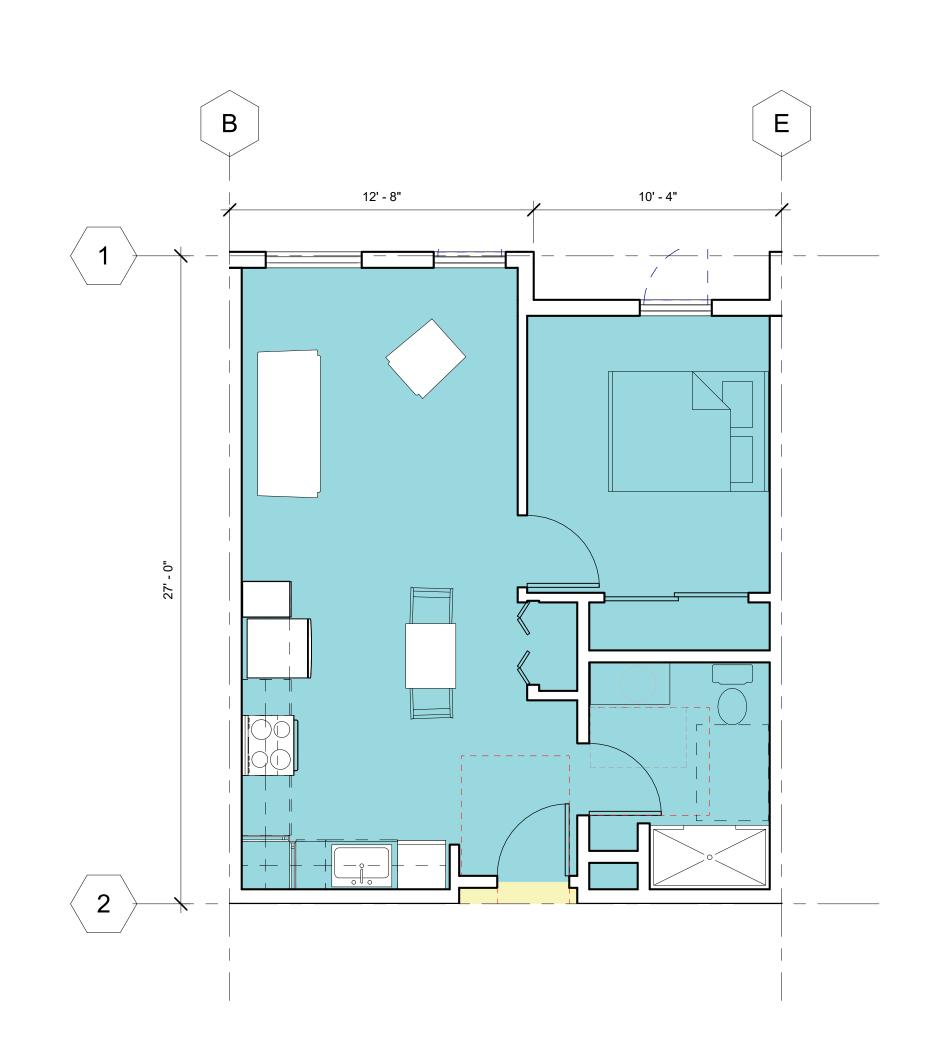
1/4" = 1'-0"



ENGLARGED UNIT PLAN - STUDIO TYPE D, WEST END OF

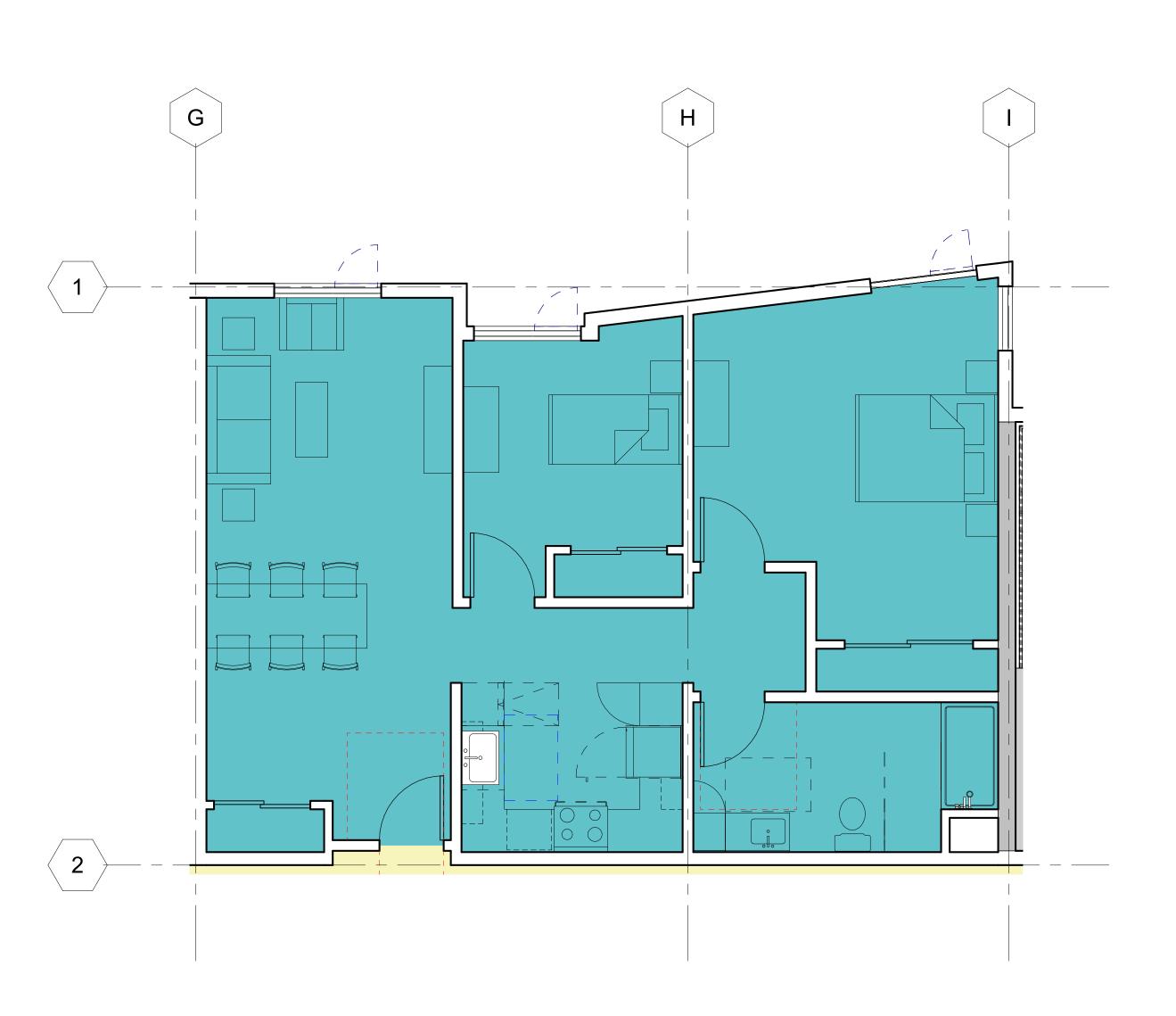
SENIOR BUILDING ONLY

1/4" = 1'-0"



5 ENLARGED UNIT PLAN - 1 BEDROOM

1/4" = 1'-0"



6 ENLARGED UNIT PLAN - 2 BEDROOM MANAGER'S UNIT

S38 NINTH STREET SUITE 240 • OAKLAND, CA 94607



Z %

North Housing, Block A

Mosley Avenue and Lakehurst Circle Alameda, CA 94501
JOB NO. 19009
DRAWN Author
CHECKED Checker
JOB CAPTAIN Approver
ISSUE

DATE DESCRIPTION

1 08/27/21 ENTITLEMENT SET

DRAWING TITLE
ENLARGED UNIT
PLANS

SCALE 1/4" = 1'-0"

A4.01

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NON-RATED WALL

1 HOUR FIRE-RATED ASSEMBLY

2 HOUR FIRE-RATED ASSEMBLY

3 HOUR FIRE-RATED ASSEMBLY

WINDOW / LOUVER TAG

WALL TAG

DOOR TAG

KEYNOTE TAG

ENLARGED PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.2



North Housing, Block A

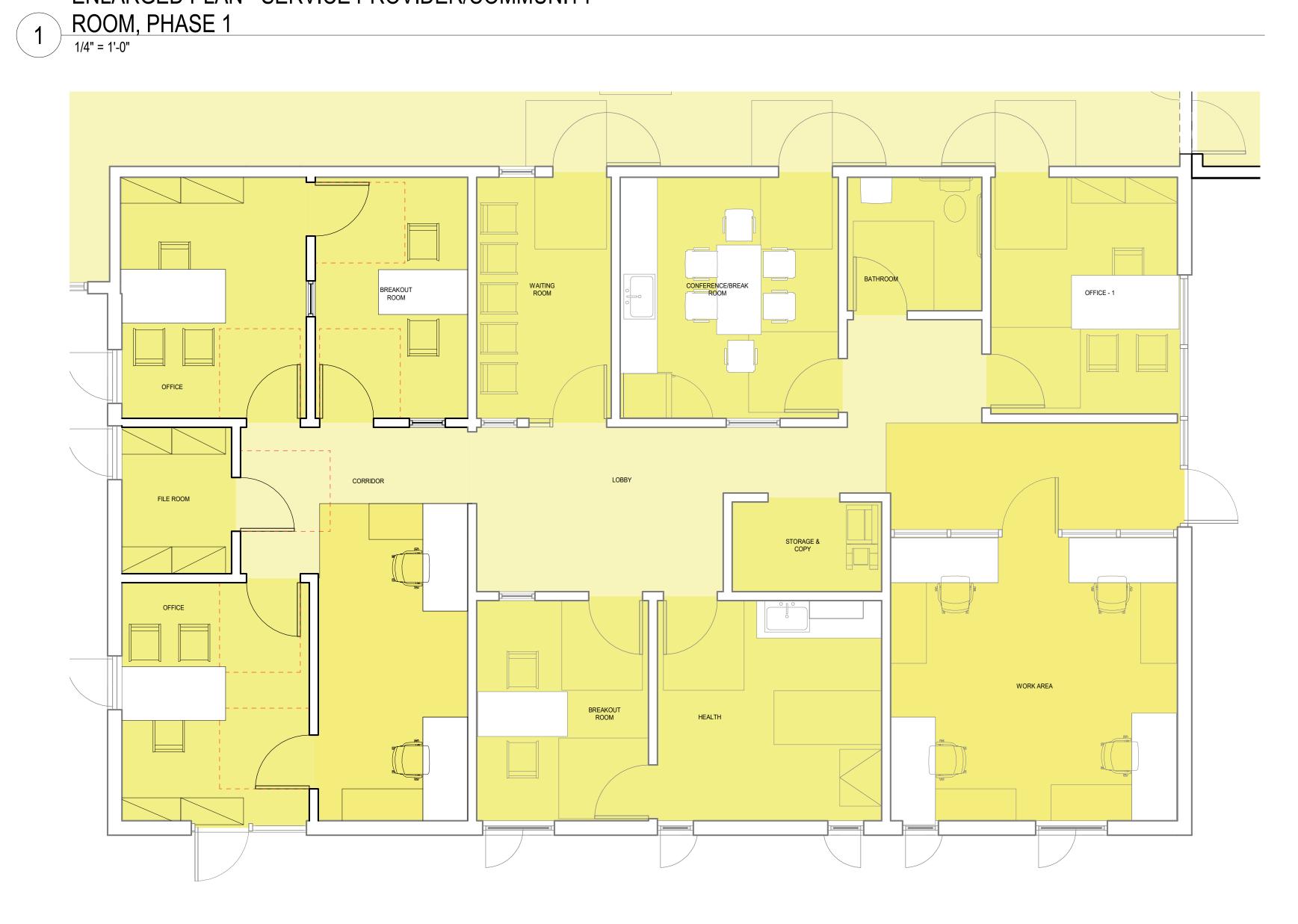
Mosley Avenue and Lakehurst Circle Alameda, CA 94501 JOB NO. CHECKED

JOB CAPTAIN DATE DESCRIPTION
1 08/27/21 ENTITLEMENT SET

DRAWING TITLE **ENLARGED PLANS**

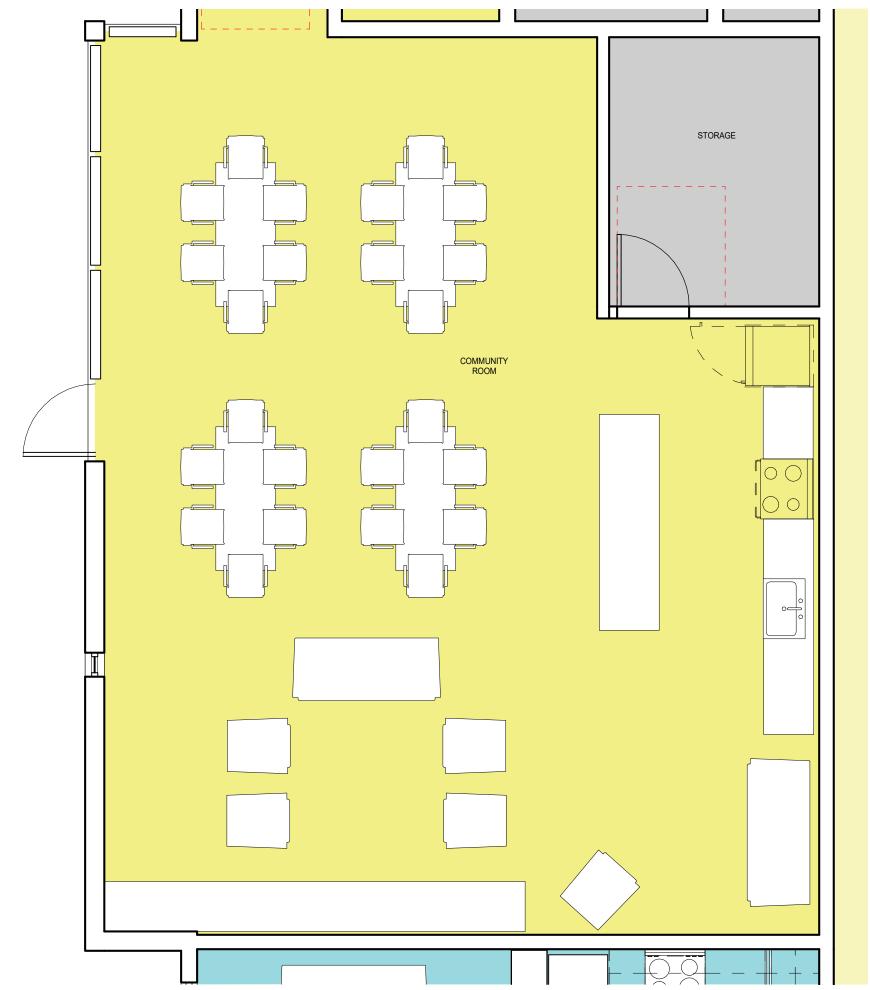


ENLARGED PLAN - SERVICE PROVIDER/COMMUNITY

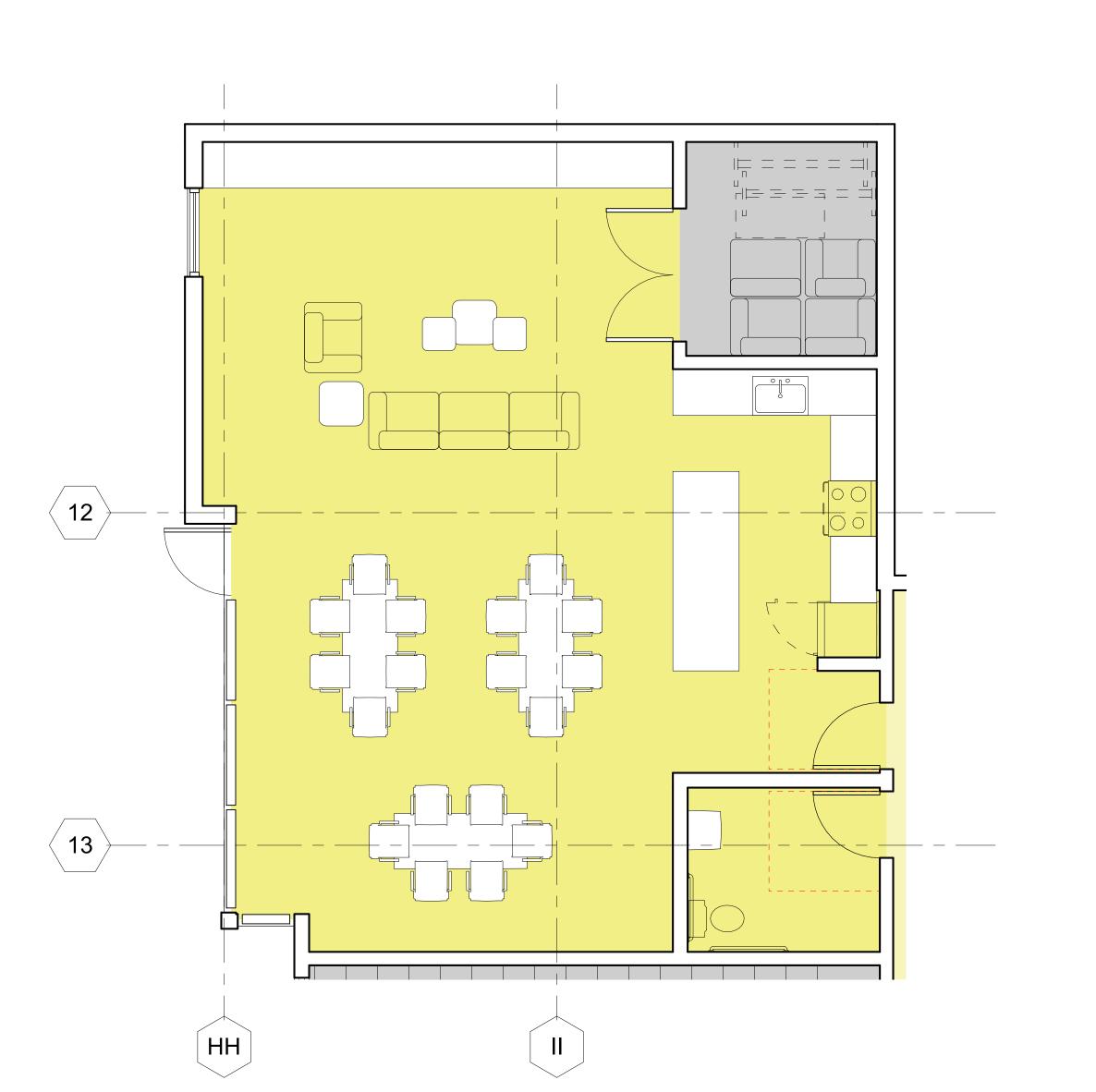


2 ENLARGED PLAN - SERVICE PROVIDER PHASE 2

1/4" = 1'-0"



3 ENLARGED PLAN - COMMUNITY ROOM PHASE 2



4 ENLARGED PLAN - SENIOR COMMUNITY ROOM

1/4" = 1'-0"

7ADDENDA G

Market Study Index



California Tax Credit Allocation Committee & California Debt Limit Allocation Committee

Market Study Index

Market Analysts must provide a checklist referencing all components of their market study. This checklist is intended to assist readers on the location and content of issues relevant to the evaluation and analysis of market studies. The page number of each component referenced is noted in the right column. In cases where the item is not relevant, the author has indicated "N/A" or not applicable. Where a conflict with or variation from client standards or client requirements exist, the author has indicated a "V" (variation) with a comment explaining the conflict. More detailed notations or explanations are also acceptable.

		Page Number(s)
Exe	cutive Summary	
1.	Precise statement of key conclusions	9-11
2.	Market strengths and weaknesses impacting project	6
3.	Recommendations and/or modification to project discussion	6
4.	Discussion of subject property's impact on existing housing	9
5.	Absorption projection with issues impacting performance	10
6.	Discussion of risks or other mitigating circumstances impacting project	N/A
Pro	ject Description	
7.	Number of bedrooms and baths proposed, income limitation, proposed rents and utility allowances	16
8.	Utilities (and utility sources) included in rent	18
9.	Occupancy type and target population description	16
10.	Project design description	16-18
11.	Description of service amenities	17-18
12.	Date of construction/preliminary completion	16
13.	If rehabilitation or demolition of occupied housing, existing unit breakdown and rents	N/A
14.	Reference of status or date of architectural plans and name of architect	18
15.	Copy of floor plans and elevations	Addenda F
Del	ineation of Market Area	
16.	Primary Market Area and Secondary Market Area description	19
17.	Scaled for distance map of the suggested market area	20-21
18.	Site amenities description and map	26-27
19.	Description of site characteristics	12-14
20.	Photographs of site and neighborhood	Addenda B
21.	Visibility and accessibility evaluation	13
22.	Crime statistics	28-30
Maı	ket Area Economy	
23.	Employment by industry	31-32
24.	Major employers	33
25.	Historical unemployment rate	36
26.	Five-year employment growth	34-35

27.	Employment Trends	37		
28.	Typical wages by occupation	38		
29.	Discussion of commuting patterns of area workers	39		
Population, Household and Income Trends				
30.	Population and household estimates and projections	40-44		
31.	Households by tenure	N/A		
32.	Distribution of income	N/A		
Der	nand Estimate			
33.	Evaluation of proposed rent levels	45		
34.	Existing household demand	45		
35.	New household demand	N/A		
36.	Commuter demand	N/A		
37.	Calculation and analysis of Capture Rate	45		
38.	Calculation and analysis of Penetration Rate	N/A		
39.	Identification of risks	N/A		
40.	Conclusion of Demand analysis	45		
	sorption Rate			
41.	Definition and Justification	46-47		
42.	Estimated time to reach occupancy and percentage of units	46-47		
	npetitive Rental Market	40-47		
43.	Derivation of achievable market rent and Market Advantage	71		
44.	Derivation of achievable Restricted Rent	N/A		
		51-61		
45.	List and contact information of all considered properties	51-61		
46.	Profiles and narrative of comparable properties			
47.	Map of comparable properties	49 51-61		
48.	Comparable property photos			
49.	Comparison of subject property to comparable properties	67-70 72-75		
50.	Existing rental housing evaluation			
51.	Rent comparability matrices	63-66		
52.	Market Vacancy Rates	70		
53.	Availability of Housing Choice Vouchers	74		
54.	Identification of waiting lists	69		
55.	Explanation of adjustments	62		
56.	Description of overall rental market including share of market-rate and affordable properties	72-75		
57.	List of existing a LIHTC properties	72		
58.	Discussion of future changes in housing stock including homeownership	72-75		
	Tax credit and other planned or under construction rental communities in			
59.	market area	72		
Oth	er Requirements			
60.	Market Study Index	Addenda G		
61.	Date of field work / preparation date of report	Title Page		
62.	Resume	Addenda H		
63.	Utility allowance schedule	Addenda E		
64.	Floor plans and elevations	Addenda F		
65.	Demographic reports used	Addenda D		
66.	Bibliographical list of the data sources used	Addenda C		
		•		

ADDENDA H

Qualifications of Consultants

STATEMENT OF PROFESSIONAL QUALIFICATIONS JAY A. WORTMANN, MAI

Qualifications of Partners & Key Personnel

STATEMENT OF PROFESSIONAL QUALIFICATIONS JAY A. WORTMANN, MAI

ASSOCIATION MEMBERSHIPS

Member of the Appraisal Institute with the MAI Designation, No. 519881

STATE CERTIFICATIONS

State of California Certified General Real Estate Appraiser (3001293)

State of Hawaii Certified General Real Estate Appraiser (CGA 1146)

State of Iowa Certified General Real Estate Appraiser (CG03319)

State of Minnesota Certified General Real Estate Appraiser (40392083)

State of Missouri Certified General Real Estate Appraiser (2013040219)

State of Nebraska Certified General Real Estate Appraiser (CG2014002)

State of New Mexico Certified General Real Estate Appraiser (03455-G)

State of Oklahoma Certified General Real Estate Appraiser (13111CGA)

State of Texas Certified General Real Estate Appraiser (TX 1380393 G)

State of South Dakota Certified General Real Estate Appraiser (1527CG)

State of Florida Certified General Real Estate Appraiser (RZ4153)

EDUCATION

University of Nebraska, **Bachelor of Science** in Business Administration with an emphasis in Finance and Management, 2004

All educational requirements successfully completed for the Appraisal Institute MAI designation.

Consortium Institute of Management and Business Analysis (CIMBA) Undergraduate Program, Spring Semester 2004, Paderno del Grappa, Italy

EXPERIENCE

06/2018 to Present Kinetic Valuation Group, President

10/2015 to 06/2018 Lea & Company, President

01/2007 to 10/2015 Lea & Company, Director Midwest Offices

11/2006 to 5/2008 Assumption-Guadalupe Catholic School - South Omaha CORE Development Director

06/2004 to 10/2006 Novogradac & Company LLP, Real Estate Analyst

PROFESSIONAL TRAINING

Appraisal Courses Completed:

- Basic Appraisal Procedures 10/2008
- Basic Appraisal Principles 12/2008
- Income Approach Part I 07/2010
- Income Approach Part II 08/2010
- General Appraiser Sales Comparison Approach 04/2011
- Market Analysis & Highest & Best Use 05/2011
- Real Estate Finance Statistics and Valuation Modeling 08/2011
- Advanced Income Capitalization 09/2011
- General Appraiser Site Valuation & Cost Approach 10/2011
- General Appraiser Report Writing and Case Studies 12/2011

- National USPAP 15-Hour Course 01/2012
- Nebraska National Appraiser Examination 04/2012
- Advanced Concepts & Case Studies 11/2013
- MAI Comprehensive Exam Module II, III, & IV 04/2014
- MAI Comprehensive Exam Module I 11/2014
- MAI General Demonstration Report-Capstone Program 11/2014

REAL ESTATE ASSIGNMENTS

A representative sample of various types of projects involved with includes:

- Prepared market studies for proposed Low-Income Housing Tax Credit, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties, on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Property types include proposed multifamily, senior independent living, large family, and acquisition with rehabilitation.
- Prepare appraisals of proposed new construction, rehabilitation, and existing Low-Income Housing Tax Credit properties, USDA Rural Development, and market rate multifamily developments. Analysis includes property screenings, valuation analysis, rent comparability studies, expense comparability analysis, determination of market rents, and general market analysis.
- Prepare appraisal work for retail and commercial properties in various parts of the country for various lenders. The client utilized the study for underwriting purposes.
- Conducted market studies for projects under the HUD Multifamily Accelerated Processing program.
- Prepare appraisals of proposed new construction properties under the HUD Multifamily Accelerated Processing program.
- Prepare Rent Comparability Studies for expiring Section 8 HAP contracts for subsidized properties located throughout the United States. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.
- Performed all aspects of data collection and data mining for web-based rent reasonableness systems for use by local housing authorities.

Work assignments completed in various states include:

Arizona	Kentucky	Oklahoma
Arkansas	Michigan	Pennsylvania
California	Minnesota	South Carolina
Colorado	Mississippi	Tennessee
Connecticut	Missouri	Texas
Florida	Montana	Utah
Hawaii	Nebraska	Washington
Idaho	New Jersey	Wisconsin
Iowa	New Mexico	Wyoming
Kansas	North Dakota	

STATEMENT OF PROFESSIONAL QUALIFICATIONS BRENT R. GRIFFITHS, MAI

ASSOCIATION MEMBERSHIPS

Member of the Appraisal Institute with MAI Designation, No. 574292

STATE CERTIFCATIONS

State of Arkansas Certified General Real Estate Appraiser (CG-4379)

State of California Certified General Real Estate Appraiser (3004361)

State of Minnesota Certified General Real Estate Appraiser (40524536)

State of Montana Certified General Real Estate Appraiser (REA-RAG-LIC-9586)

EDUCATION

University of Nebraska-Lincoln, Bachelor of Science in Business Administration with an emphasis in Finance and Management

EXPERIENCE

10/2022 to Present: Kinetic Valuation Group, Principal

06/2018 to 10/2022: Kinetic Valuation Group, Certified General Real Estate Appraiser

03/2013 to 06/2018: Lea & Company, Senior Analyst

08/2011 to 03/2013: Pinnacle Bank, Real Estate Loan Assistant

04/2010 to 08/2011: Pinnacle Bank, Customer Service Representative

PROFESSIONAL TRAINING

Certified General Real Property Appraisal Courses Completed:

	1 7 11	
•	Basic Appraisal Procedures	05/2013
•	National USPAP 15-Hour Course	06/2013
•	Basic Appraisal Principles	09/2013
•	Real Estate Finance, Statistics, and Valuation Modeling	09/2013
•	General Appraiser Report Writing and Case Studies	12/2013
•	General Appraiser Sales Comparison Approach	04/2014
•	General Appraiser Income Approach/Part 1	07/2014
•	General Appraiser Market Analysis and Highest & Best Use	08/2014
•	General Appraiser Income Approach/Part 2	12/2014
•	General Appraiser Site Valuation and Cost Approach	10/2015
•	Advanced Income Capitalization	09/2016
•	Advanced Concepts & Case Studies	09/2018
•	Quantitative Analysis	08/2019
•	Advanced Market Analysis and Highest & Best Use	10/2020
•	General Demonstration Report-Capstone Program	11/2021
•	MAI Comprehensive Exam Module I, II, III, IV	08/2022

REAL ESTATE ASSIGNMENTS

A representative sample of types of projects involved with includes:

- On a national basis, prepare market studies and appraisals consulting services for proposed Low-Income Housing Tax Credit properties.
- On a national basis, prepare market studies and appraisals consulting services for preservation of affordable housing properties involving USDA and HUD programs, oftentimes with renovation using Low-Income Housing Tax Credits and/or Historic Tax Credits. Programs include Rental Assistance Demonstration (RAD) Program, USDA 515 and 538, and HUD 221D4, 236, and MAP.

- Prepare market studies for proposed new construction, conversion, and existing Low-Income Housing Tax Credit developments for special needs and age-restricted populations.
- Prepare appraisals of proposed new construction, rehab and existing Low-Income Housing Tax Credit properties, Section 8 Mark-to-Market properties, Rental Assistance Demonstration (RAD) Program, and HUD Map Section 221D4 and 223f properties.
- Conduct rent comparable studies for properties encumbered by Section 8 contracts.

Work assignments completed in the following states:

 Alabama 	 Florida 	 Louisiana 	 Nebraska 	 Oklahoma 	Texas
 Arizona 	 Hawaii 	 Maryland 	 Nevada 	 Oregon 	• Utah
 Arkansas 	 Illinois 	 Michigan 	 New Jersey 	 Pennsylvania 	 Washington
 California 	 Indiana 	 Minnesota 	 New Mexico 	 Rhode Island 	 Wyoming
 Connecticut 	Iowa	 Missouri 	 North Carolina 	 South Dakota 	
 Colorado 	 Kansas 	 Montana 	 North Dakota 	 Tennessee 	

STATEMENT OF PROFESSIONAL QUALIFICATIONS JUSTINE K. SIMONS

EDUCATION

University of Nebraska - Omaha, Bachelor of Science in Business Administration, 2016

EXPERIENCE

12/2019 to Present: Kinetic Valuation Group, Real Estate Analyst

REAL ESTATE ASSIGNMENTS

A representative sample of types of projects involved with includes:

- On a national basis, assisted with market studies and appraisals for proposed Low-Income Housing Tax Credit properties. Includes property screenings, market and demographic analysis, comparable rent surveys, and supply and demand analysis.
- Prepare market studies for proposed new construction, conversion, and existing Low-Income Housing Tax Credit developments for family, senior.
- Assist with appraisals of proposed new construction, rehab and existing Low-Income Housing Tax Credit properties and Section 8 Mark-to-Market properties. Assistance includes rent comparability studies, determination of market rents and market analysis.
- Conduct rent comparable studies for properties encumbered by Section 8 contracts. Research included analysis of comparable properties and market analysis.

Work assignments completed in the following states:

Arizona	Iowa	Minnesota	New Mexico
California	Kansas	Missouri	Oklahoma
Colorado	Kentucky	Montana	Pennsylvania
Florida	Louisiana	Nebraska	Wyoming



This certificate verifies that

Jay A Wortmann

Kinetic Valuation Group

Has completed NCHMA's Professional Designation Requirements and is hence an approved member in good standing of:



National Council of Housing Market Analysts 1400 16th St. NW Suite 420 Washington, DC 20036 202-939-1750

Membership Term 1/1/2023 to 12/31/2023

Kaitlyn Snyder Managing Director, NCHMA

Waittyn Drygles