# **Market Study of**

# **North Housing Permanent Supportive Housing II Apartments**

520 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 II Apartments

520 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 II Apartments, which will consist of 46 studio and one-bedroom apartment units, located at 520 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. 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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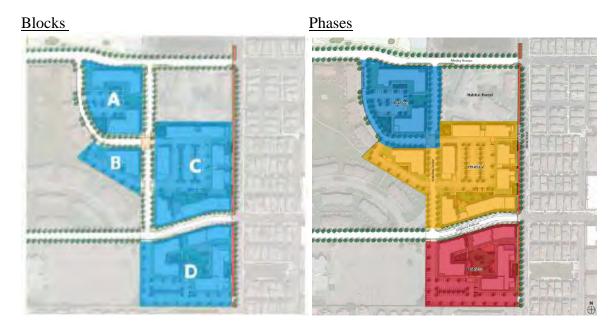
ADDENDA



### EXECUTIVE SUMMARY AND CONCLUSIONS

## **Description of Site and Adjacent Parcels**

- The Subject property is located at 520 Mosley Avenue in Alameda, Alameda County, California. The site contains 0.33 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 46-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 (PSH II) will represent the second project of Phase I located in North Housing Block A. Phase I of North Housing Block A will contain two additional projects: North Housing Permanent Supportive Housing I (PSH I) will contain 45 units of permanent supportive housing and will occupy the northeastern portion of the parcel, and North Housing Senior Apartments will contain 64 units restricted to senior households and occupy the southern and southeastern portion of the parcel, 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 Mosley Avenue. Adjacent to the west of the Subject is vacant land, which will house Phase I of the development. Further 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. To the 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 I and North Housing Senior Apartments.





#### **Project Summary**

The Subject will consist of one elevator-served four-story residential building containing 46 studio and one-bedroom units. The Subject will be adjoined to PSH I at its western 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 I 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.

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 all 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<br>Size | Net Rents | Utility<br>Allowance | Gross<br>Rents | 2022 Max Allowable<br>LIHTC Rents | Additional<br>Subsidy |  |  |
|           |                       |              |           | 30% AMI              |                |                                   |                       |  |  |
| 0BR/1BA   | 6                     | 408          | \$300     | \$54                 | \$354          | \$750                             | -                     |  |  |
| 0BR/1BA   | 20                    | 408          | \$696     | \$54                 | \$750          | \$750                             | PBV                   |  |  |
| 1BR/1BA   | 20                    | 594          | \$742     | \$61                 | \$803          | \$803                             | PBV                   |  |  |
| Total     | 46                    |              | _         |                      |                |                                   | ·                     |  |  |



### **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 17.4 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<br>Unit Mix | / | Total<br>Demand | = | Total |  |  |
| OVERALL   | 46                      | 1 | 264             | = | 17.4% |  |  |

#### **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<br>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<br>Alameda, CA | 1973/2018          |         | 1/1.0<br>2/1.0 | 615<br>773 | 196<br>49 | \$2,690<br>\$2,865            | \$4.37<br>\$3.71           |             |                      |
| 9   | 1375 Ballena Boulevard                | 1973/2018          |         |                |            |           | \$2,690<br>\$2,865<br>\$3,195 | \$4.37<br>\$3.71<br>\$3.09 | 2<br>3<br>0 | 1.0%<br>6.1%<br>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<br>Affordable<br>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<br>Proposed Rent | Comparable Properties Adjusted Average Rent | Percent Below<br>Highest Rent |  |  |  |
| 0BR/1BA               | \$696                              | \$2,418                                     | -71.22%                       |  |  |  |
| 1BR/1BA               | \$742                              | \$2,967                                     | -74.99%                       |  |  |  |

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<br>Proposed Rent | Subject's<br>Square Footage | \$/SF   | Comparable Properties Weighted | Percent Advantage of |  |  |  |
| Unit Type        | 1 Toposcu Kent                     | Square Footage              |         | Average \$/SF                  | Subject              |  |  |  |
| 0BR/1BA          | \$696                              | 408                         | \$1.71  | \$4.48                         | -61.93%              |  |  |  |
| 1BR/1BA          | \$742                              | 594                         | \$1.25  | \$4.40                         | -71.58%              |  |  |  |



## 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 520 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 northeastern most portion of the parcel (identified as Block A), and will contain 0.33 acres or 14,285 square feet. North Housing PSH I will occupy the western portion of Block A, and North Housing Senior Apartments will occupy the 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 Mosley Avenue. Adjacent to the west of the Subject is vacant land, which will house Phase I of the development. Further 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. To the 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:**

Kinetic Valuation Group
The map below illustrates the location of the Subject, PSH I, and North Housing Senior Apartments.





#### **Proposed Improvements Characteristics**

The Subject will consist of one elevator-served four-story residential building containing 46 studio and one-bedroom units. The Subject will be adjoined to PSH I at its western 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 I 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:** 

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<br>Size | Net Rents | Utility<br>Allowance | Gross<br>Rents | 2022 Max Allowable<br>LIHTC Rents | Additional<br>Subsidy |  |  |
|           |                       |              |           | 30% AMI              |                |                                   |                       |  |  |
| 0BR/1BA   | 6                     | 408          | \$300     | \$54                 | \$354          | \$750                             | -                     |  |  |
| 0BR/1BA   | 20                    | 408          | \$696     | \$54                 | \$750          | \$750                             | PBV                   |  |  |
| 1BR/1BA   | 20                    | 594          | \$742     | \$61                 | \$803          | \$803                             | PBV                   |  |  |
| Total     | 46                    |              | •         |                      |                |                                   | ·                     |  |  |

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 late 2024, illustrated as November 2024 for the purposes of the report. The projected date of market entry is 18 to 20 months following, estimated at May 2026 for purposes of the report.



#### **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<br>Smoking Cabana        |     |
| W 1 /D W 1           |       | Bike Racks                       |     |
| Washer/Dryer Hook-up |       | Dire Rueks                       |     |
| Parking:             |       | Security:                        |     |
|                      |       |                                  |     |
| Surface Parking      | ✓     | Gated/Controlled Access/Intercon | 1 🗸 |
| Carport              |       | Courtesy Patrol                  |     |
| Underground          |       | Surveillance Cameras             | ✓   |
| Detached Garage      |       |                                  |     |
| Attached Garage      |       |                                  |     |
| Tuck-under Garage    |       |                                  |     |
| Parking Garage       | П     |                                  |     |

#### **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                     |  |  |  |

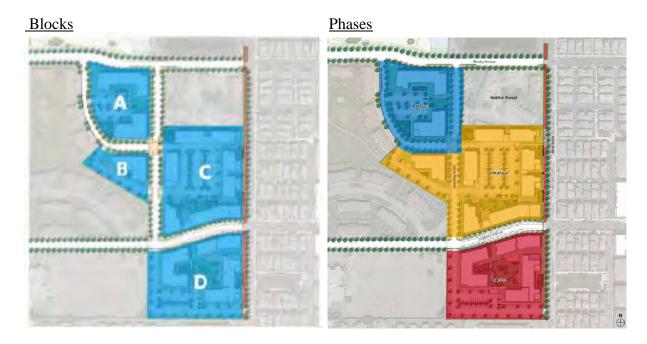


#### LOCAL AREA DESCRIPTION

#### 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, serving 13 cities in Alameda and Contra Costa County, including Alameda. The nearest bus stop is located approximately 0.19 miles east at 5<sup>th</sup> 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 12<sup>th</sup> 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.

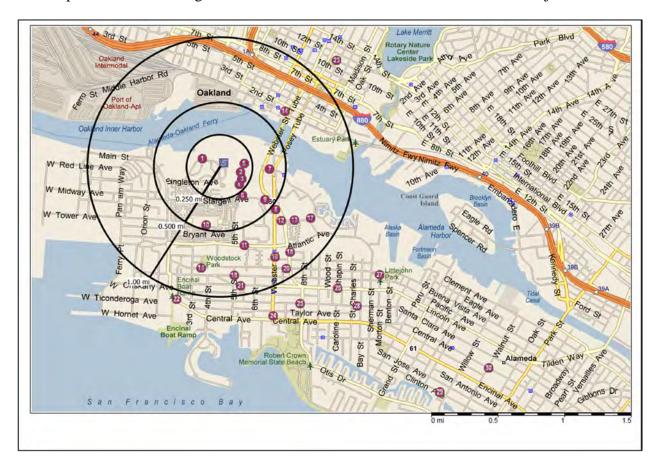
#### **Education**

The Subject is located in the Alameda Unified School District. The district serves over 9,000 pr-school 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.





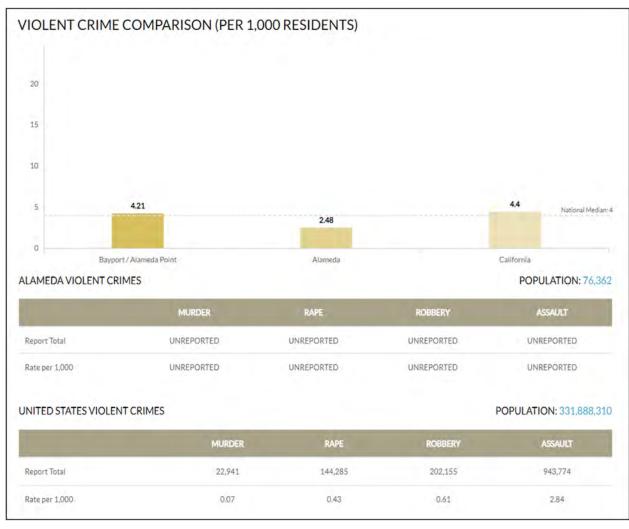
| Distance From Local Services |  |                        |            |  |  |  |  |
|------------------------------|--|------------------------|------------|--|--|--|--|
| Map#                         | Name   | Service                | Distance   |  |  |  |  |
| 1                            | Estuary 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**

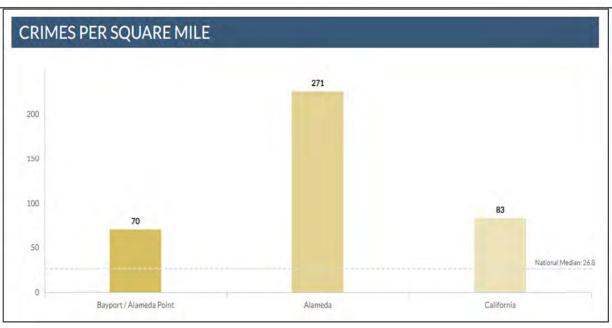
The following crime data is provided by Neighborhood Scout.













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.

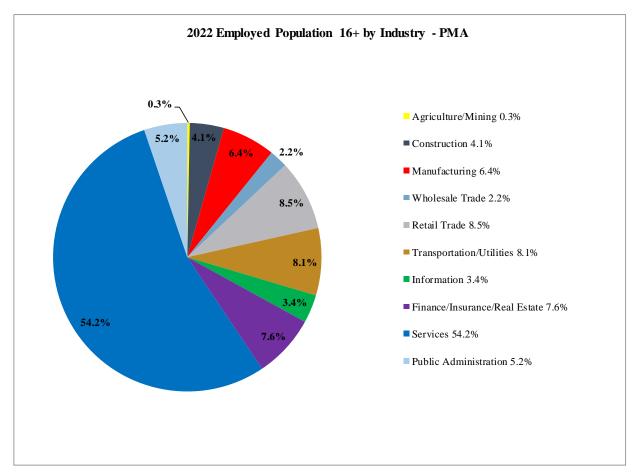


### MARKET AREA ECONOMY

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**

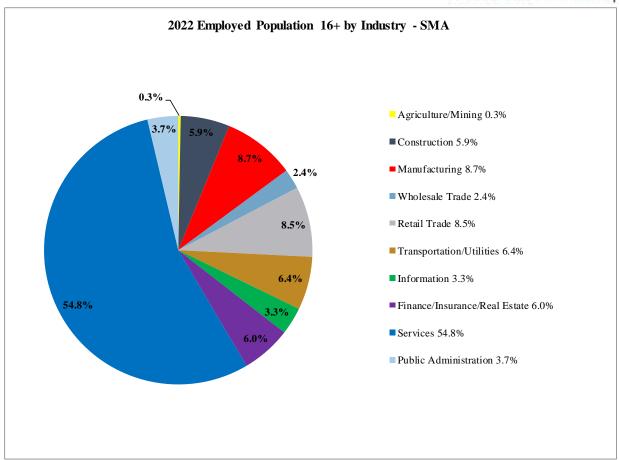
The following charts illustrate the distribution of employment sectors by industry within the PMA and SMA.



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 sector.





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 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

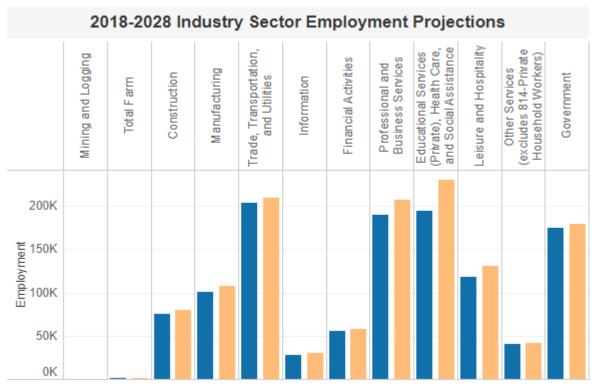
| Alameda County, CA Major Employers - 2022 |             |  |  |  |  |  |  |  |  |
|---|-------------|--|--|--|--|--|--|--|--|
| Employer                                  | Location    | Industry                                 |  |  |  |  |  |  |  |
| Alameda County Law Enforcement            | Oakland     | 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<br>Occupational<br>Classification | Occupational Title                    | Base Year<br>Employment<br>Estimate | Projected Year<br>Employment<br>Estimate | Percentage<br>Change | Median Hourly<br>Wage | Median Annual<br>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.

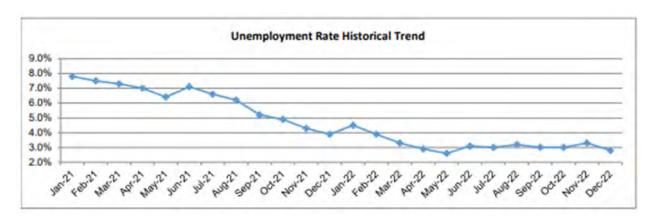


The January 2023 Oakland-Hayward-Berkely (MD) press release published by the "State of California Employment Development Department, Labor Market Information Division" summarizes the following.

"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**

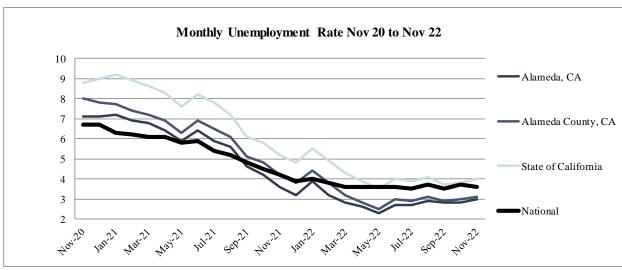
The table below illustrates the workforce and unemployment trends for the city of Alameda and Alameda County.

|          | Unemployment Trends - 2011-2022 YTD |            |                 |                    |             |            |                 |        |  |  |  |  |  |
|----------|-------------------------------------|------------|-----------------|--------------------|-------------|------------|-----------------|--------|--|--|--|--|--|
|          |                                     | Alame      | da, CA          | Alameda County, CA |             |            |                 |        |  |  |  |  |  |
| Year     | Total Labor                         | Total      | Unemployment    | (%)                | Total Labor | Total      | Unemployment    | (%)    |  |  |  |  |  |
| Teal     | Force                               | Employment | <b>Rate</b> (%) | Change             | Force       | Employment | <b>Rate</b> (%) | 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-Berkeley, CA MD - 2022  |                        |                        |                        |  |  |  |  |  |  |  |
|--|------------------------|------------------------|------------------------|--|--|--|--|--|--|--|
| Occupational Title   | Number of<br>Employees | Average Hourly<br>Wage | Average<br>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               |  |  |  |  |  |  |  |

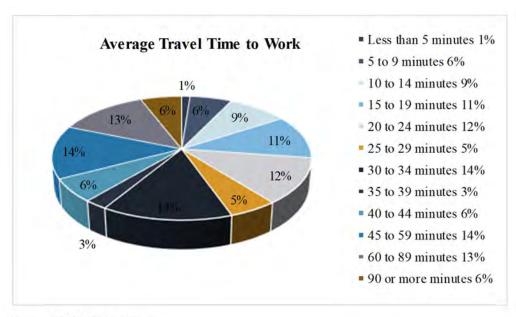
Source: CA EDD

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.

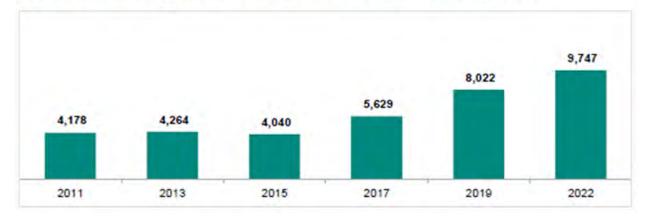
#### HOMELESS POPULATION TRENDS

# **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<br>Count | Total % | Sheltered | Unsheltered | Total<br>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

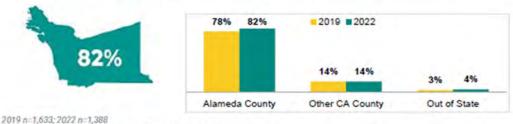




# **Origin of Homelessness**

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

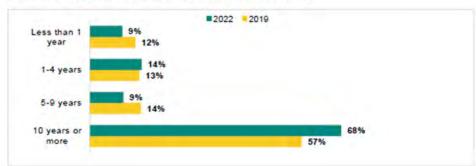
Figure 12. Location of Residence When Most Recently Becoming Homeless (All Respondents)



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 |

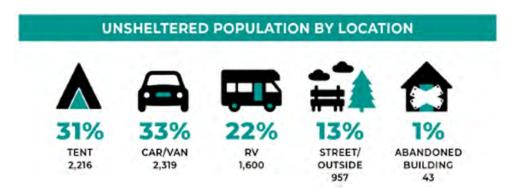
|              | 2019      |             | 2022           |         |           |             |                |         |
|--------------|-----------|-------------|----------------|---------|-----------|-------------|----------------|---------|
| Jurisdiction | Sheltered | Unsheltered | Total<br>Count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

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# **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**

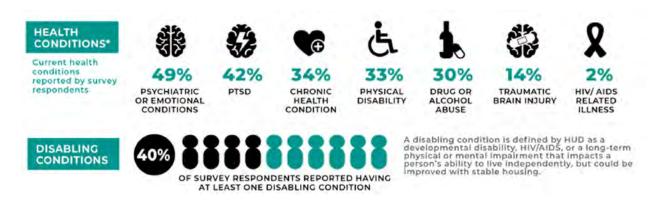
The largest age cohort among the homeless population in the county was 25+ (approximately 86 percent).





### **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.

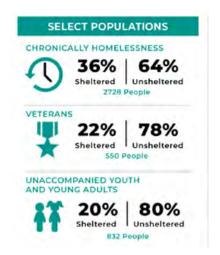


Figure 11. Federally Reported Subpopulations

|                                    | 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 |     |

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# 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 46 affordable units for homeless households. This results in an overall capture rate of 17.4 percent units.

| Demand for Special Needs Units                                |                         |   |                 |   |       |  |  |  |  |
|---|-------------------------|---|-----------------|---|-------|--|--|--|--|
| Number of Existing Homeless Households 2022 - City of Alameda |                         |   |                 |   |       |  |  |  |  |
| Capture Rate - All Units                                      | Developer's<br>Unit Mix | / | Total<br>Demand | Ш | Total |  |  |  |  |
| OVERALL   | 46                      | 1 | 264             | = | 17.4% |  |  |  |  |

#### Conclusion

There are an estimated 264 homeless households in Alameda. The above calculation generates a capture rate of 17.4 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.



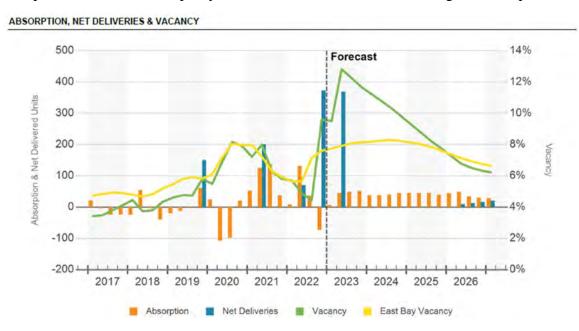
# ABSORPTION

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 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

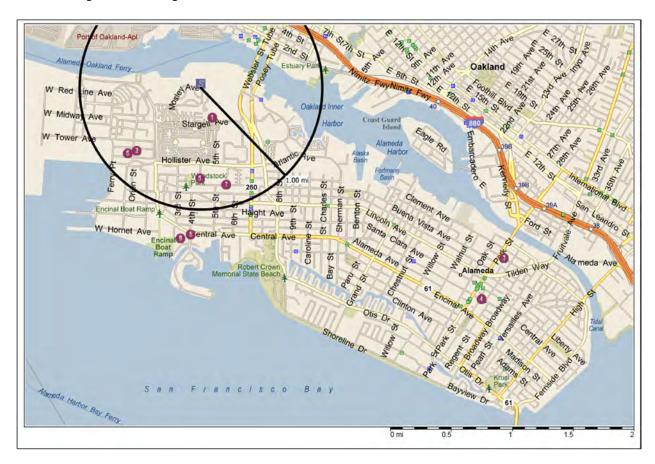
| Excluded Properties             |                            |         |                 |                   |                            |  |  |
|---------------------------------|----------------------------|---------|-----------------|-------------------|----------------------------|--|--|
| Project Name                    | Street Address             | City    | Program Type    | Occupancy<br>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 | 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 | 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 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<br>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<br>\$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<br>Total | 1,350 | 5<br><b>650</b> | \$4,558            | \$3.38           | 0<br>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<br>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<br>Alameda, CA | 1973/2018          |         | 1/1.0<br>2/1.0 | 773   | 49              | \$2,690<br>\$2,865 |                  |                          |              |
| 9   |                                       | 1973/2018          |         |                |       |                 | \$2,865<br>\$3,195 | \$3.71<br>\$3.09 | 3 0                      | 6.1%<br>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 | (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%    |

| <b>Utilities:</b> |          |              |
|-------------------|----------|--------------|
|                   | 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 |   |
|                      | , |

| <b>Property Amenities:</b> |          |
|----------------------------|----------|
|                            |          |
| Community Room             | <b>√</b> |
| 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*       | <b>√</b> |
| 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<br>Courtesy Patrol<br>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 Comp ID Number 15966



| Property Desc    | eription: |       |           |                         |              |                 |
|------------------|-----------|-------|-----------|-------------------------|--------------|-----------------|
| Bed/Bath/<br>AMI | Area (SF) | Units | Rent      | Concession<br>(monthly) | Vacant Units | Vacancy<br>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:     |          |              |
|----------------|----------|--------------|
|                | 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         | <b>✓</b> |
| Stove/Oven           | <b>✓</b> |
| Dishwasher           | <b>√</b> |
| Garbage Disposal     | ✓        |
| Microwave            |          |
| Washer/Dryer         |          |
| Washer/Dryer Hook-up |          |
|                      |          |

| <b>Property Amenities:</b> |          |
|----------------------------|----------|
|                            |          |
| Community Room             | <b>✓</b> |
| Swimming Pool              |          |
| Spa/Jacuzzi                |          |
| Exercise Room              |          |
| Picnic Area                | <b>√</b> |
| Playground                 | ✓        |
| Tennis Court               |          |
| Basketball Court           |          |
| Volleyball Court           |          |
| On-Site Manager            | ✓        |
| Laundry Room               | <b>✓</b> |
| Computer Room              |          |
| Business Center            | <b>✓</b> |
| Car Wash Area              |          |
| Additional Services*       | <b>✓</b> |
| 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             |   |

Parking:

\*See 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 City, State Alameda, CA 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:** Concession Vacancy Vacant Units Bed/Bath/ AMI Area (SF) Units Rent (monthly) Rate 674 \$1,219 1/1.0/80% 4 \$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:     |          |              | Unit A |
|----------------|----------|--------------|--------|
|                | Who Pays | Gas/Electric |        |
|                | Utility? | G=Gas        | Centra |
|                |          | E=Electric   | Blind  |
| Other Electric | T        | E            | Carpe  |
| Heat           | T        | E            | Ceilin |
| Water Heat     | T        | E            | Skylig |
| Cooking        | T        | E            | Storag |
| Water          | T        |              | Coat   |
| Sewer          | T        |              | Walk-  |
| Trash          | L        |              | Firepl |
|                |          |              | Patio/ |

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

Yes - N/A Waiting List None Concessions

Increased 4% in 2022 Change in Rent

Year Built/Renovated 2012 Comp ID Number 11500



| ipuon.    |                   |                                       |  |  |   |
|-----------|-------------------|---------------------------------------|--|--|---|
| Aran (SE) | Unite             | Dant                                  | Concession   | Vacant Units   | Vacancy   |
| Alea (SI) | Ollits            | Kent                                  | (monthly)  | vacant Omis  | 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:     |          |              |
|----------------|----------|--------------|
|                | 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          | T        |              |
|                |          |              |

| Appliances:          |          |
|----------------------|----------|
| Refrigerator         | <b>✓</b> |
| Stove/Oven           | ✓        |
| Dishwasher           | <b>✓</b> |
| 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



| Froperty Desc      | eripuon:  |                    |            |           |         |       |
|--------------------|-----------|--------------------|------------|-----------|---------|-------|
| Bed/Bath Area (SF) | Units     | Rent               | Concession | Vacant    | Vacancy |       |
| Bed/Batti          | Alea (SF) | ea (SF) Units Rent |            | (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 |   |
|                      |   |

| <b>5</b>                 |   |
|--------------------------|---|
| 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                     | ✓<br>✓ |

\*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<br>(monthly) | Vacant Units | Vacancy<br>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:     |          |              | <b>Unit Amenities:</b> |   |
|----------------|----------|--------------|------------------------|---|
|                | 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           | <b>√</b> |
|--------------------------|----------|
| 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

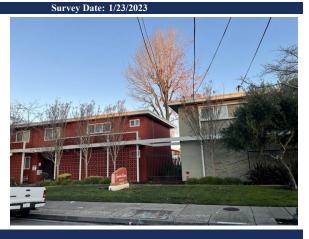
Notes:

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 Year Built/Renovated 1961

11286

Comp ID Number



#### **Property Description:** Concession Vacancy Bed/Bath Area (SF) Units Rent Vacant Units (monthly) Rate 1/1.0 \$2,060 620 29 0 0.0% \$0 2/1.0 800 31 \$2,409 \$0 4 12.9% 3/1.0 1,000 \$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         | <b>✓</b> |
| Stove/Oven           | ✓        |
| Dishwasher           |          |
| Garbage Disposal     | <b>✓</b> |
| Microwave            |          |
| Washer/Dryer         |          |
| Washer/Dryer Hook-up |          |
|                      |          |

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

| Parking:                         |          |
|----------------------------------|----------|
| Surface Parking                  | <b>_</b> |
| Carport                          | 1        |
| Underground                      |          |
| Detached Garage                  |          |
| Attached Garage                  |          |
| Tuck-under Garage                |          |
| Parking Garage                   |          |
| Security:                        |          |
| Gated/Controlled Access/Intercom | <b>√</b> |
| Courtesy Patrol                  |          |
| Surveillance Cameras             | <b>✓</b> |

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

| Appliances:          |          |
|----------------------|----------|
| Refrigerator         | <b>✓</b> |
| Stove/Oven           | <b>✓</b> |
| 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<br>Carport<br>Underground<br>Detached Garage                | ✓<br>✓<br>□ |
| Attached Garage<br>Tuck-under Garage<br>Parking Garage                      |             |
| Security:   |             |
| Gated/Controlled Access/Intercom<br>Courtesy Patrol<br>Surveillance Cameras | <b>✓</b>    |

\*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:     |          |              | <b>Unit Amenities:</b> |   |
|----------------|----------|--------------|------------------------|---|
|                | 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         | <b>✓</b> |
| 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 | <b>√</b> |
| 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                                    | ent Adjustment Table F | or Multifamily Projects                        |
|--|---------------------------------------|------------------------|--|
| Base BR   Elevator (YesNo)   S10   |                                       | -                      |  |
| Elevator (Yes/No)  | Chair actor lightes                   |                        | 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   From U.A.   Use amount from the utility allowance schedule   From U.A.   Use amount from the utility allowance schedule   Unit Amerities   Use amount from the utility allowance schedule   Unit Amerities   Use amount from the utility allowance schedule   Unit Amerities   Use amount from the utility allowance schedule   Unit Amerities   Use amount from the utility allowance schedule   Unit Amerities   Use amount from the utility allowance schedule   Use amount from the utility allowance   Use amount from the utility allowance   Use amount from the ut | 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           Coat Closet         \$0           Walk-In Closet         \$5           Fireplace         \$5           Patio/Balcony         \$5           Aplliances         Refrigerator           Stove/Oven         \$20           Dishwasher         \$10           Garbage Disposal         \$0           Microwave         \$5           Washer/Dryer         \$25           Washer/Dryer Connection         \$15           Parking/Transportation         \$10           Surface Parking         \$20           Carport         \$50           Underground Parking         \$165           Detached Garage         \$165           Attached Garage         \$165           Parking Garage         \$165           Parking Garage         \$165           Project Amentities         \$50           Clubhouse/Community Room         \$10           Spa/Jacuzzi         \$5           Exercise Room         \$10           Spa/Jacuzzi         \$5           Exer   |                                       | \$20                   | Central VS Wall \$10                           |
| Scyling Fan   S5   Skylight/Vaulted Ciclings   S10   |                                       |                        |  |
| Skylight/Vaulted Ciclings   S10  | •                                     |                        |  |
| Storage Closet   |                                       |                        |  |
| Coat Closet         \$0           Walk-In Closet         \$5           Fireplace         \$5           Patio/Balcony         \$5           Apliances            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           <  |                                       |                        |  |
| Walk-In Closet         \$5           Fireplace         \$5           Patio/Balcony         \$5           Aplliances            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           Carport         \$50         Underground Parking           Londer Garage         \$165         Attached Garage           Attached Garage         \$165           Tuck-Under Garage         \$50         Parking Garage           Project Amenities         \$50         Parking Garage         \$165           Project Amenities         \$50         Parking Garage         \$10           Spa/Jacuzzi         \$5         \$5           Exercise Room         \$10         \$5           Spa/Jacuzzi         \$5         \$5           Tennis Court         \$5   |                                       |                        |  |
| Fireplace  |                                       |                        |  |
| Patio/Balcony  |                                       |                        |  |
| Refrigerator   \$20     Stove/Oven   \$20     Stove/Oven   \$20     Sibwasher   \$10     Garbage Disposal   \$0     Microwave   \$5     Washer/Dryer   \$25     Washer/Dryer   \$25     Washer/Dryer Connection   \$15     Parking/Transportation     Surface Parking   \$20     Compare to off-site parking   Surface Parking   \$165     Petached Garage   \$165     Attached Garage   \$165     Attached Garage   \$165     Attached Garage   \$165     Project Amenities     Clubhouse/Community Room   \$10   Swimming Pool   \$10   Sym/Inacuzzi   \$5   \$5   Exercise Room   \$10   Picnic Area   \$5   \$5    Text. Urlayground   \$5   \$5   Text. Urlayground   \$5   \$5   Text. Urlayground   \$5   \$5   Text. Urlayground   \$5   \$5   Text. Urlayground   \$5   \$5   Basketball Court   \$5   \$5   Basketball Court   \$5   \$5   Basketball Court   \$5   \$5   Business Center   \$10   Computer Room   \$10   Business Center   \$10   Car Wash Area   \$5   \$5   Security   \$5   Emergengy Pull Cords   \$10   Intercomm   \$5  |                                       |                        |  |
| Refrigerator   S20   Stove/Oven   S20   Dishwasher   S10   Garbage Disposal   S0   Microwave   S5   Washer/Dryer   S25   Washer/Dryer   S20   Compare to off-site parking   Carport   S50   Underground Parking   S165   Detached Garage   S165   Matched Garage   Matc | ·                                     | 33                     |  |
| Stove/Oven   \$20  |                                       | \$20                   |  |
| Dishwasher   \$10  |                                       |                        |  |
| Garbage Disposal         \$0           Microwave         \$5           Washer/Dryer         \$25           Washer/Dryer Connection         \$15           Parking/Transportation         \$15           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           Sparlacuzzi         \$5         \$5           Exercise Room         \$10         \$5           Proinic Area         \$5         \$5           Tot Lot/Playground         \$5         \$5           Tennis Court         \$5         \$5           Basketball Court         \$5         \$5           On-Site Manager         \$10         \$10           Laundy Room         \$   |                                       |                        |  |
| 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         \$165           Underground Parking         \$165         \$165           Detached Garage         \$165         \$165           Attached Garage         \$165         \$5           Parking Garage         \$165         \$5           Project Amenities         \$10         \$5           Clubhouse/Community Room         \$10         \$5           Spa/Jacuzzi         \$5         \$5           Exercise Room         \$10         \$5           Proinc Area         \$5         \$5           Tennis Court         \$5         \$5           Basketball Court         \$5         \$5           Volleyball Court         \$5         \$5           On-Site Manager         \$10         \$5           Laundy Room         \$10         \$5           Computer Room         \$10         \$5           Security         \$5         \$5  |                                       |                        |  |
| Washer/Dryer         \$25           Washer/Dryer Connection         \$15           Parking/Transportation         \$20         Compare to off-site parking           Carport         \$50         \$50           Underground Parking         \$165         \$50           Detached Garage         \$165         \$50           Attached Garage         \$165         \$50           Parking Garage         \$50         \$50           Parking Garage         \$50         \$50           Project Amenities         \$50         \$50           Clubhouse/Community Room         \$10         \$50           Spa/Jacuzzi         \$5         \$5           Exercise Room         \$10         \$50           Spa/Jacuzzi         \$5         \$5           Exercise Room         \$10         \$50           Picnic Area         \$5         \$5           Tot Lot/Playground         \$5         \$5           Tennis Court         \$5         \$5           Basketball Court         \$5         \$5           On-Site Manager         \$10         \$5           Laundy Room         \$10         \$5           Computer Room         \$10         \$5   | · ·                                   |                        |  |
| Washer/Dryer Connection         \$15           Parking/Transportation         Surface Parking           Surface Parking         \$20         Compare to off-site parking           Carport         \$56         Underground Parking         \$165           Detached Garage         \$165         ***           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         ***           Volleyball Court         \$5         ***           Computer Room         \$10         ***           Business Center         \$10         ***           Car Wash Area   |                                       |                        |  |
| Parking/Transportation         \$20         Compare to off-site parking           Carport         \$50         Compare to off-site parking           Underground Parking         \$165         Compare to off-site parking           Detached Garage         \$165         Compare to off-site parking           Attached Garage         \$165         Compare to off-site parking           Project Ander Garage         \$165         Compare to off-site parking           Project Agrage         \$165         Compare to off-site parking           Sparking Garage         \$10         Compare to off-site parking           Sparking Garage         \$10         Compare to off-site parking           Project Amentics         \$10         Compare to off-site parking           P   | · · · · · · · · · · · · · · · · · · · |                        |  |
| Carport         \$50           Underground Parking         \$165           Detached Garage         \$165           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         \$5           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5  |                                       |                        |  |
| 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           Pienic 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                  |  |
| Tuck-Under Garage         \$50           Parking Garage         \$165           Project Amenities            Clubhouse/Community Room         \$10           Swimming Pool         \$10           Spa/Jacuzzi         \$5           Exercise Room         \$10           Pienic 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  | Detached Garage                       | \$165                  |  |
| 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                  |  |
| Project Amenities         \$10           Clubhouse/Community Room         \$10           Swimming Pool         \$10           Spa/Jacuzzi         \$5           Exercise Room         \$10           Pienic 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           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5  | Tuck-Under Garage                     | \$50                   |  |
| Clubhouse/Community Room         \$10           Swimming Pool         \$10           Spa/Jacuzzi         \$5           Exercise Room         \$10           Pienic 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           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5   |                                       | \$165                  |  |
| Swimming Pool         \$10           Spa/Jacuzzi         \$5           Exercise Room         \$10           Pienic 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           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5   |                                       |                        |  |
| 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           Business Center         \$10           Car Wash Area         \$5           Security         \$5           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5   |                                       |                        |  |
| Since   Sinc |                                       |                        |  |
| Picnic Area  | *                                     |                        |  |
| 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   |                                       |                        |  |
| 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         Security           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5  |                                       |                        |  |
| 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   |                                       |                        |  |
| On-Site Manager         \$10           Laundy Room         \$10           Computer Room         \$10           Business Center         \$10           Car Wash Area         \$5           Security         S5           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5  |                                       |                        |  |
| Laundy Room         \$10           Computer Room         \$10           Business Center         \$10           Car Wash Area         \$5           Security         S5           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5   | *                                     |                        |  |
| Computer Room         \$10           Business Center         \$10           Car Wash Area         \$5           Security         S5           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5  |                                       |                        |  |
| Business Center         \$10           Car Wash Area         \$5           Security         S5           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5   | · · · · · · · · · · · · · · · · · · · |                        |  |
| Car Wash Area         \$5           Security         5           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5   | •                                     |                        |  |
| Security         \$5           Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5   |                                       |                        |  |
| Gated         \$5           Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5  |                                       |                        |  |
| Courtesy Patrol         \$5           Emergengy Pull Cords         \$10           Intercomm         \$5  | ·                                     | \$5                    |  |
| Emergengy Pull Cords \$10 Intercomm \$5  |                                       |                        |  |
| Intercomm \$5  |                                       |                        |  |
| Surveillance Cameras \$5   |                                       |                        |  |
| φυ   | Surveillance Cameras                  | \$5                    |  |

| TCAC Adjustments Matrix: LIHTC Studio                     |                            | Park Alar                   |         |                                  |              |
|---|----------------------------|-----------------------------|---------|----------------------------------|--------------|
| Date of Market Study: January 2023                        | Subject<br>Highest<br>Rent | Apartments 2428 Central Ave |         | Totals &<br>Weighted<br>Averages | Differential |
|   | Kent                       | Alameda                     | , CA    | Averages                         |              |
| Prepared by: Kinetic Valuation Group                      |                            | 510-864-                    |         |                                  |              |
|   | Char                       | Char                        | Adj     |                                  |              |
| Type ("M"arket, "L"ow Income)                             | L                          | L                           |         |                                  |              |
| Distance in Miles from Subject<br>Number of Units         |                            | 2.95 miles<br>20            |         | 20                               |              |
| Vacancy Rate  |                            | 0.0%                        |         | 20                               |              |
| Waiting List ("Y"es or "N"o)                              |                            | Yes - N/A                   |         |                                  |              |
| Turnover Rate   |                            | 15%                         |         |                                  |              |
| Unit Size in SF   | 408                        | 425                         |         | 425                              |              |
| Aggregate Size in SF                                      |                            | 8,500                       | AMI     | 8,500                            |              |
| Base Rent<br>Aggregate Rent                               | \$696                      | \$499<br>\$9,980            | 30%     | \$499<br>\$9,980                 | 39.48%       |
| Value Ratio (\$/SF)                                       | \$1.71                     | \$1.17                      |         | \$1.17                           | 45.29%       |
| # of stories  | 4                          | 3                           |         |                                  |              |
| Elevator ("Y"es or "N"o)<br># of Bedrooms                 | Y<br>0                     | N<br>0                      |         |                                  |              |
| # of Bathrooms  | 1                          | 1                           |         |                                  |              |
| Unit Size Adjustment                                      | 408                        | 425                         |         |                                  |              |
| Rent Concessions  | 2026                       | None                        |         |                                  |              |
| Age (built or last renovated)<br>Utilities Paid by Tenant | 2026                       | 2012                        |         |                                  |              |
| Electricity   | T                          | T                           |         |                                  |              |
| Heat ("G"as or "E"lectric)                                | T/E                        | T/E                         |         |                                  |              |
| Hot Water (G or E)<br>Cooking (G or E)                    | L/E<br>T/E                 | T/E<br>T/E                  |         |                                  |              |
| TV ("C"able or "S"atellite)                               | T                          | T                           |         |                                  |              |
| Water   | L                          | T                           |         |                                  |              |
| Sewer<br>Trash  | L<br>L                     | T<br>T                      |         |                                  |              |
| Unit Amenities  | L                          | 1                           |         |                                  |              |
| Central Heat/Cool   | Wall                       | 0                           |         |                                  |              |
| Blinds  | <b>∀</b>                   | <b>*</b>                    |         |                                  |              |
| Carpet<br>Ceiling Fan                                     | Vinyl                      |                             |         |                                  |              |
| Skylight  |                            |                             |         |                                  |              |
| Storage Closet  |                            |                             |         |                                  |              |
| Coat Closet<br>Walk-In Closet                             | · -                        |                             |         |                                  |              |
| Fireplace   |                            |                             |         |                                  |              |
| Patio/Balcony   |                            | 1                           |         |                                  |              |
| Appliances<br>Refrigerator                                | 1                          | _                           |         |                                  | 4            |
| Stove/Oven  | · /                        | <i>'</i>                    |         |                                  |              |
| Dishwasher  | <b>Y</b>                   | <b>✓</b>                    |         |                                  |              |
| Garbage Disposal<br>Microwave                             | -                          |                             |         |                                  |              |
| Washer/Dryer  |                            |                             |         |                                  |              |
| Washer/Dryer Hook-ups                                     |                            |                             |         |                                  |              |
| Parking/Transportation Surface Parking                    |                            |                             |         |                                  | -            |
| Carport   |                            |                             |         |                                  |              |
| Underground Parking                                       |                            |                             |         |                                  |              |
| Detached Garage<br>Attached Garage                        |                            |                             |         |                                  |              |
| Tuck-under Garage   |                            |                             |         |                                  |              |
| Parking Garage  |                            | ✓                           |         |                                  |              |
| Project Amenities Clubhouse/Community Room                | 1                          |                             |         |                                  |              |
| Swimming Pool   |                            |                             |         |                                  |              |
| Spa/Jacuzzi   |                            |                             |         |                                  |              |
| Exercise Room<br>Picnic Area                              | 0                          |                             |         |                                  |              |
| Tot Lot/Playground  |                            |                             |         |                                  |              |
| Tennis Court  |                            |                             |         |                                  |              |
| Basketball Court<br>Volleyball Court                      |                            |                             |         |                                  |              |
| On Site Manager   | 1                          | <b>√</b>                    |         |                                  |              |
| Laundry Room  | <b>*</b>                   | <u> </u>                    |         |                                  |              |
| Computer Room<br>Business Center                          | · -                        |                             |         |                                  |              |
| Car Wash Area   |                            |                             |         |                                  |              |
| Security  |                            |                             |         |                                  |              |
| Gated   |                            |                             |         |                                  |              |
| Courtesy Patrol<br>Surveillance Camera                    | <b>✓</b>                   |                             |         |                                  |              |
| Adjusted Rent   | \$696                      |                             | \$499   | \$499                            | 39.48%       |
| Aggregate Adjusted Rent                                   | £1.71                      |                             | \$9,980 | \$9,980                          | 45 2007      |
| Adjusted Value Ratio (\$/SF)                              | \$1.71                     |                             | \$1.17  | \$1.17                           | 45.29%       |

| TCAC Adjustments Matrix: LIHTC 1BR              |                 | Stargell Commons<br>Apartments |                   | The Starling<br>Apartments |                     | Everett Commons<br>Apartments |                    |                      |   |
|---|-----------------|--------------------------------|-------------------|----------------------------|---------------------|-------------------------------|--------------------|----------------------|---|
| Date of Market Study: January 2023              | Subject Highest | 2700 Bette Street              |                   | 170 Coronado Street        |                     | •                             |                    | Totals &<br>Weighted | Differential                            |
| Date of Market Study: January 2025              | Rent            | 2700 Bette                     | 2700 Bette Street |                            | 170 Coronado Street |                               | 2437 Eagle Avenue  |                      | Differential                            |
|   |                 | Alameda, CA                    |                   | Alameda, CA                |                     | Alameda, CA                   |                    |                      |   |
| Prepared by: Kinetic Valuation Group            |                 | 510-263-9464                   |                   | 510-263-8141               |                     | 510-217-8683                  |                    |                      |   |
| Type ("M"arket, "L"ow Income)                   | Char<br>L       | Char<br>L                      | Adj               | Char<br>L                  | Adj                 | Char<br>L                     | Adj                |                      |   |
| Distance in Miles from Subject                  | L               | 0.27 miles                     |                   | 0.72 miles                 |                     | 2.92 miles                    |                    |                      |   |
| Number of Units                                 |                 | 5                              |                   | 9                          |                     | 4                             |                    | 18                   |   |
| Vacancy Rate                                    |                 | 0.0%<br>Yes - 2,500            |                   | 0.0%<br>Yes - 200          |                     | 0.0%<br>Yes - 100             |                    |                      |   |
| Waiting List ("Y"es or "N"o)                    |                 | HH's                           |                   | HH's                       |                     | HH's                          |                    |                      |   |
| Turnover Rate                                   |                 | 3%                             |                   | 10%                        |                     | 0%                            |                    |                      |   |
| Unit Size in SF                                 | 594             | 668                            | A MT              | 598                        | A MT                | 674                           | A MT               | 634                  |   |
| Aggregate Size in SF<br>Base Rent               | \$742           | 3,340<br>\$891                 | AMI<br>50%        | 5,382<br>\$742             | AMI<br>30%          | 2,696<br>\$1,219              | AMI<br>80%         | 11,418<br>\$889      | -16.57%                                 |
| Aggregate Rent                                  |                 | \$4,455                        |                   | \$6,678                    |                     | \$4,876                       |                    | \$16,009             |   |
| Value Ratio (\$/SF)<br># of stories             | \$1.25<br>4     | \$1.33<br>3                    |                   | \$1.24                     |                     | \$1.81<br>3                   |                    | \$1.40               | -10.91%                                 |
| # of stories Elevator ("Y"es or "N"o)           | Y Y             | N<br>N                         |                   | 4<br>Y                     |                     | N<br>N                        |                    |                      |   |
| # of Bedrooms                                   | 1               | 1                              |                   | 1                          |                     | 1                             |                    |                      |   |
| # of Bathrooms                                  | 1               | 1                              |                   | 1                          |                     | 1                             |                    |                      |   |
| Unit Size Adjustment Rent Concessions           | 594             | 668<br>None                    |                   | 598<br>None                |                     | 674<br>None                   |                    |                      |   |
| Age (built or last renovated)                   | 2026            | 2017                           |                   | 2021                       |                     | 2018                          |                    |                      |   |
| Utilities Paid by Tenant                        | _               | _                              |                   | _                          |                     |                               |                    |                      |   |
| Electricity Heat ("G"as or "E"lectric)          | T<br>T/E        | T<br>T/E                       |                   | T<br>T/E                   |                     | T<br>T/E                      |                    |                      |   |
| Hot Water (G or E)                              | L/E             | T/E                            |                   | T/E                        |                     | T/E                           |                    |                      |   |
| Cooking (G or E)                                | T/E             | T/E                            |                   | T/E                        |                     | T/E                           |                    |                      |   |
| TV ("C"able or "S"atellite)<br>Water            | T<br>L          | T<br>L                         |                   | T<br>L                     |                     | T<br>T                        |                    |                      |   |
| Sewer   | L               | L                              |                   | L                          |                     | T                             |                    |                      |   |
| Trash   | L               | L                              |                   | L                          |                     | L                             |                    |                      |   |
| Unit Amenities Central Heat/Cool                | Wall            | <b>√</b>                       |                   | <b>√</b>                   |                     | <b>√</b>                      |                    |                      | -                                       |
| Blinds  | wan             | · /                            |                   | · /                        |                     | · /                           |                    |                      |   |
| Carpet  | Vinyl           | ✓                              |                   | ✓                          |                     | ✓                             |                    |                      |   |
| Ceiling Fan                                     | <b>✓</b>        | <b>✓</b>                       |                   | <b>✓</b>                   |                     |                               |                    |                      |   |
| Skylight<br>Storage Closet                      |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Coat Closet                                     | <b>√</b>        | <b>√</b>                       |                   | <b>√</b>                   |                     | ✓                             |                    |                      |   |
| Walk-In Closet                                  | <u> </u>        |                                |                   |                            |                     |                               |                    |                      |   |
| Fireplace<br>Patio/Balcony                      |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Appliances                                      |                 |                                |                   |                            |                     | П                             |                    |                      |   |
| Refrigerator                                    | · ·             | <b>V</b>                       |                   | <b>V</b>                   |                     | <b>V</b>                      |                    |                      |   |
| Stove/Oven<br>Dishwasher                        | <b>*</b>        | <b>✓</b>                       |                   | <b>*</b>                   |                     | <b>✓</b>                      |                    |                      |   |
| Garbage Disposal                                | · /             | · /                            |                   | · /                        |                     | · /                           |                    |                      |   |
| Microwave                                       |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Washer/Dryer                                    |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Washer/Dryer Hook-ups<br>Parking/Transportation |                 | П                              |                   | П                          |                     | П                             |                    |                      |   |
| Surface Parking                                 | <u> </u>        | <b>√</b>                       |                   |                            |                     | <b>√</b>                      |                    |                      |   |
| Carport   |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Underground Parking<br>Detached Garage          |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Attached Garage                                 |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Tuck-under Garage<br>Parking Garage             |                 |                                |                   | □<br><b>✓</b>              |                     |                               |                    |                      |   |
| Parking Garage Project Amenities                |                 |                                |                   | •                          |                     |                               |                    |                      |   |
| Clubhouse/Community Room                        | <b>√</b>        | <b>√</b>                       |                   | <b>√</b>                   |                     | <b>√</b>                      |                    |                      |   |
| Swimming Pool<br>Spa/Jacuzzi                    |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Spa/Jacuzzi<br>Exercise Room                    |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Picnic Area                                     | ✓               |                                |                   | ✓                          |                     |                               |                    |                      |   |
| Tot Lot/Playground                              |                 | <b>✓</b>                       |                   | <b>√</b>                   |                     |                               |                    |                      |   |
| Tennis Court<br>Basketball Court                |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Volleyball Court                                |                 |                                |                   |                            |                     |                               |                    |                      |   |
| On Site Manager                                 | <b>*</b>        | <b>✓</b>                       |                   | <b>*</b>                   |                     | <b>✓</b>                      |                    |                      |   |
| Laundry Room<br>Computer Room                   | · ·             |                                |                   | Ů                          |                     | <b>"</b>                      |                    |                      |   |
| Business Center                                 | <u> </u>        |                                |                   | ✓                          |                     |                               |                    |                      |   |
| Car Wash Area                                   |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Security<br>Gated                               | <b>✓</b>        |                                |                   | <b>√</b>                   |                     |                               |                    |                      | +                                       |
| Courtesy Patrol                                 |                 |                                |                   |                            |                     |                               |                    |                      |   |
| Surveillance Camera                             | 6742            | ✓                              | 0001              |                            | 07.12               |                               | 01.310             | 6000                 | 4 |
| Adjusted Rent<br>Aggregate Adjusted Rent        | \$742           |                                | \$891<br>\$4,455  |                            | \$742<br>\$6,678    |                               | \$1,219<br>\$4,876 | \$889<br>\$16,009    | -16.57%                                 |
| 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<br>Apartn     |                     | Ballena<br>Aparti                     |                      |                                  |              |
|---|----------------------------|--------------|----------------------|------------------------|---------------------|---------------------------------------|----------------------|----------------------------------|--------------|
| Date of Market Study: January 2023        | Subject<br>Highest<br>Rent | 2000 Ard     | ent Way              | 1380 Ballena Boulevard |                     | 1375 Ballena Boulevard                |                      | Totals &<br>Weighted<br>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%<br>None |                      | 0.0%<br>None           |                     | 1.0%<br>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)<br># of Bedrooms | Y<br>0                     | Y<br>0       |                      | Y<br>0                 |                     | Y<br>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                                  | (5.5.)               |                                  |              |
| Age (built or last renovated) Quality     | 2026                       | 2021         | \$30                 | 1968                   | \$80                | 1973/2018                             | \$80                 |                                  |              |
| Location                                  | Average                    | Similar      |                      | Similar                |                     | Similar                               |                      |                                  |              |
| Utilities Paid by Tenant                  |                            |              |                      |                        |                     |                                       |                      |                                  |              |
| Electricity Heat ("G"as or "E"lectric)    | T<br>T/E                   | T<br>T/E     |                      | T<br>T/E               |                     | T<br>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          | ΨII                  | T/E                    | <b>911</b>          | T/E                                   | <b>411</b>           |                                  |              |
| 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                                    | VV all                     |              | \$5                  | 7                      | 310                 | 7                                     | 310                  |                                  |              |
| Carpet                                    | Vinyl                      |              | \$0                  | 1                      | \$0                 | 1                                     | \$0                  |                                  |              |
| Ceiling Fan                               | 1                          |              | \$5                  | 1                      | • •                 | ✓                                     | • •                  |                                  |              |
| Skylight                                  | 0                          |              |                      | 0                      |                     |                                       |                      |                                  |              |
| Storage Closet                            | 0                          |              |                      | 0                      |                     | 0                                     |                      |                                  |              |
| Coat Closet                               |                            | <b>*</b>     | (O.E.)               | · ·                    |                     | · •                                   |                      |                                  |              |
| Walk-In Closet<br>Fireplace               |                            | Ď            | (\$5)                |                        |                     |                                       |                      |                                  |              |
| Patio/Balcony                             | lä                         |              |                      | 7                      | (\$5)               | ä                                     |                      |                                  |              |
| Appliances                                |                            |              |                      |                        | ` '                 |                                       |                      |                                  |              |
| Refrigerator                              | <b>Y</b>                   | <b>'</b>     |                      | <b>,</b>               |                     | <b>Y</b>                              |                      |                                  |              |
| Stove/Oven                                | <b>*</b>                   | <b>*</b>     |                      | <b>*</b>               |                     | <b>*</b>                              |                      |                                  |              |
| Dishwasher<br>Garbage Disposal            | · ·                        |              | \$0                  | · /                    |                     | , , , , , , , , , , , , , , , , , , , |                      |                                  |              |
| Microwave                                 | i i                        | ~            | (\$5)                |                        |                     | 1                                     | (\$5)                |                                  |              |
| Washer/Dryer                              | 0                          | ✓            | (\$25)               |                        |                     |                                       | ()                   |                                  |              |
| Washer/Dryer Hook-ups                     | 0                          |              |                      |                        |                     |                                       |                      |                                  |              |
| Parking/Transportation                    | <b>-</b>                   |              | 020                  | /                      |                     | _                                     |                      |                                  |              |
| Surface Parking<br>Carport                | ľ                          |              | \$20                 | · /                    | (\$50)              | Ž                                     | (\$50)               |                                  |              |
| Underground Parking                       | 6                          |              |                      | 0                      | (350)               |                                       | (350)                |                                  |              |
| Detached Garage                           | 0                          |              |                      |                        |                     |                                       |                      |                                  |              |
| Attached Garage                           | 0                          |              |                      |                        |                     | 0                                     |                      |                                  |              |
| Tuck-under Garage                         |                            |              |                      |                        |                     | <u> </u>                              | (\$50)               |                                  |              |
| Parking Garage<br>Project Amenities       |                            |              |                      |                        |                     |                                       |                      |                                  |              |
| Clubhouse/Community Room                  | <b>/</b>                   | 1            |                      | 1                      |                     | /                                     |                      |                                  |              |
| Swimming Pool                             |                            |              |                      | 1                      | (\$10)              | 1                                     | (\$10)               |                                  |              |
| Spa/Jacuzzi                               | 0                          | <u> </u>     |                      | ✓.                     | (\$5)               | ✓                                     | (\$5)                |                                  |              |
| Exercise Room                             | 0                          | <b>*</b>     | (\$10)               | 1                      | (\$10)              | <b>,</b>                              | (\$10)               |                                  |              |
| Picnic Area Tot Lot/Playground            |                            |              |                      |                        |                     | ,<br>,                                |                      |                                  |              |
| Tot Lot/Playground<br>Tennis Court        |                            |              |                      |                        |                     |                                       |                      |                                  |              |
| Basketball Court                          | ı                          |              |                      | 6                      |                     | ~                                     | (\$5)                |                                  |              |
| Volleyball Court                          | 0                          |              |                      | 1                      | (\$5)               | 0                                     | /                    |                                  |              |
| On Site Manager                           | <b>Y</b>                   | <u> </u>     |                      | <b>'</b>               |                     | <b>'</b>                              |                      |                                  |              |
| Laundry Room                              | <b>*</b>                   | _<br>_       | \$10                 | <b>√</b>               | 610                 | <b>√</b>                              | 610                  |                                  |              |
| Computer Room<br>Business Center          | í                          | ¥ ,          | (\$10)               |                        | \$10                | 0                                     | \$10                 |                                  |              |
| Car Wash Area                             |                            | i            | (310)                |                        |                     |                                       |                      |                                  |              |
| Security Security                         |                            |              |                      |                        |                     |                                       |                      |                                  |              |
| Gated                                     | 1                          | ✓            |                      | 1                      |                     | ✓.                                    |                      |                                  |              |
| Courtesy Patrol                           | o o                        | ٥            |                      |                        |                     | <b>✓</b>                              | (\$5)                |                                  |              |
| Surveillance Camera                       | \$606                      | ✓            | 62.721               |                        | \$5                 |                                       | \$5                  | 62 410                           | 71.2207      |
| Adjusted Rent<br>Aggregate Adjusted Rent  | \$696                      |              | \$2,721<br>\$108,855 |                        | \$1,883<br>\$41,433 |                                       | \$2,414<br>\$236,607 | \$2,418<br>\$386,896             | -71.22%      |
| Adjusted Value Ratio (\$/\$F)             | \$1.71                     |              | \$5.26               |                        | \$3.25              |                                       | \$4.47               | \$4.48                           | -61.93%      |
| Adjusted Rent/Base Ren                    | t                          |              | 100%                 |                        | 94%                 |                                       | 98%                  |                                  |              |
| · · · · · · · · · · · · · · · · · · ·     |                            |              |                      |                        |                     |                                       |                      |                                  |              |

| TCAC Adjustments Matrix: MKT One-Bedroom                |                            | Summer<br>Aparti |                    | Aero Apa                              | rtments             | Garden<br>Aparti                |                    |                                  |              |
|---|----------------------------|------------------|--------------------|---------------------------------------|---------------------|---------------------------------|--------------------|----------------------------------|--------------|
| Date of Market Study: January 2023                      | Subject<br>Highest<br>Rent | 1826 Pogg        |                    | 2000 Ardent Way                       |                     | 557 & 559 Buena Vista<br>Avenue |                    | Totals &<br>Weighted<br>Averages | Differential |
|   |                            | Alamed           | la, CA             | Alameda, CA                           |                     | Alameda, CA                     |                    |                                  |              |
| Prepared by: Kinetic Valuation Group                    |                            | 510-343          | 3-7973             | 510-254                               | -3270               | 510-281                         | 1-0438             |                                  |              |
|   | Char                       | Char             | Adj                | Char                                  | Adj                 | Char                            | Adj                |                                  |              |
| Type ("M"arket, "L"ow Income)                           | L                          | M                |                    | M                                     |                     | M                               |                    |                                  |              |
| Distance in Miles from Subject                          |                            | 0.75 miles       |                    | 0.79 miles                            |                     | 0.84 miles                      |                    |                                  |              |
| Number of Units   |                            | 6                |                    | 80                                    |                     | 29                              |                    | 115                              |              |
| Vacancy Rate Waiting List ("Y"es or "N"o)               |                            | 0.0%             |                    | 1.3%                                  |                     | 0.0%                            |                    |                                  |              |
| Turnover Rate   |                            | None<br>15%      |                    | None<br>15%                           |                     | None<br>20%                     |                    |                                  |              |
| Unit Size in SF   | 594                        | 645              |                    | 697                                   |                     | 620                             |                    | 675                              |              |
| Aggregate Size in SF                                    | 374                        | 3,870            |                    | 55,760                                |                     | 17,980                          |                    | 77,610                           |              |
| Base Rent   | \$742                      | \$2,095          |                    | \$3,245                               |                     | \$2,060                         |                    | \$2,886                          | -74.29%      |
| Aggregate Rent  |                            | \$12,570         |                    | \$259,600                             |                     | \$59,740                        |                    | \$331,910                        |              |
| 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                | (0.44)             | 1                                     | (0100)              | 1                               | (022)              |                                  |              |
| Unit Size Adjustment<br>Rent Concessions                | 594                        | 645<br>None      | (\$41)             | 697<br>None                           | (\$120)             | 620<br>None                     | (\$22)             |                                  |              |
| Age (built or last renovated) Quality                   | 2026                       | 1954/2017        | \$80               | 2021                                  | \$30                | 1961                            | \$110              |                                  |              |
| Location  | Average                    | Similar          | 300                | Similar                               | 930                 | Similar                         | 9110               |                                  |              |
| Utilities Paid by Tenant                                | riverage                   | Similar.         |                    | Similar .                             |                     | - Januar                        |                    |                                  |              |
| Electricity   | T                          | T                |                    | T                                     |                     | T                               |                    |                                  |              |
| Heat ("G"as or "E"lectric)                              | T/E                        | T/E              |                    | T/E                                   |                     | T/G                             |                    |                                  |              |
| Hot Water (G or E)                                      | L/E                        | T/G              | \$13               | T/E                                   | \$13                | T/E                             | \$13               |                                  |              |
| 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                | \$60               | T                                     | \$60                | T                               | \$60               |                                  |              |
| Sewer<br>Trash  | L<br>L                     | T<br>T           | \$29<br>\$45       | T<br>T                                | \$29<br>\$45        | T<br>T                          | \$29<br>\$45       |                                  |              |
| Unit Amenities  | L                          | 1                | 343                | 1                                     | 343                 | 1                               | 343                |                                  |              |
| Central Heat/Cool                                       | Wall                       |                  | \$10               | 1                                     | (\$10)              | 0                               | \$10               |                                  |              |
| Blinds  | 1                          | ✓                |                    |                                       | \$5                 | 7                               |                    |                                  |              |
| Carpet  | Vinyl                      | ✓                | \$0                |                                       | \$0                 | <b>✓</b>                        | \$0                |                                  |              |
| Ceiling Fan   | 1                          |                  | \$5                |                                       | \$5                 | 1                               |                    |                                  |              |
| Skylight  |                            |                  |                    |                                       |                     |                                 |                    |                                  |              |
| Storage Closet  |                            |                  |                    |                                       |                     | <b>*</b>                        | (\$30)             |                                  |              |
| Coat Closet   | <u> </u>                   | <u> </u>         |                    | <b>'</b>                              |                     | <u> </u>                        |                    |                                  |              |
| Walk-In Closet  |                            |                  |                    | <u> </u>                              | (\$5)               |                                 |                    |                                  |              |
| Fireplace   |                            | □<br><b>✓</b>    | (05)               |                                       |                     |                                 |                    |                                  |              |
| Patio/Balcony<br>Appliances                             | U                          | ·                | (\$5)              |                                       |                     | 0                               |                    |                                  |              |
| Refrigerator  | 1                          | <b>√</b>         |                    | <b>-</b>                              |                     | <i>-</i>                        |                    |                                  |              |
| Stove/Oven  | 1                          | 1                |                    | ✓                                     |                     | ✓                               |                    |                                  |              |
| Dishwasher  | 1                          | ✓                |                    | 1                                     |                     |                                 | \$10               |                                  |              |
| Garbage Disposal  | 1                          | ✓                |                    |                                       | \$0                 | ✓                               |                    |                                  |              |
| Microwave   |                            | ✓                | (\$5)              | ✓.                                    | (\$5)               |                                 |                    |                                  |              |
| Washer/Dryer  |                            | 0                |                    | <u> </u>                              | (\$25)              | <u> </u>                        |                    |                                  |              |
| Washer/Dryer Hook-ups                                   |                            |                  |                    |                                       |                     |                                 |                    |                                  |              |
| Parking/Transportation Surface Parking                  | /                          | <b>/</b>         |                    |                                       | \$20                | _                               |                    |                                  |              |
| Carport   | Ö                          | Ġ                |                    | 6                                     | 320                 | · /                             | (\$50)             |                                  |              |
| Underground Parking                                     | l                          | _                |                    | l                                     |                     | l o                             | (02.5)             |                                  |              |
| Detached Garage   |                            |                  |                    |                                       |                     |                                 |                    |                                  |              |
| Attached Garage   |                            |                  |                    |                                       |                     |                                 |                    |                                  |              |
| Tuck-under Garage                                       |                            |                  |                    |                                       |                     | 0                               |                    |                                  |              |
| Parking Garage  |                            |                  |                    |                                       |                     |                                 |                    |                                  |              |
| Project Amenities                                       |                            | _                |                    |                                       |                     | 0                               | 610                |                                  |              |
| Clubhouse/Community Roon<br>Swimming Pool               |                            | <b>*</b>         | (\$10)             |                                       |                     | <b>□</b>                        | \$10               |                                  |              |
| Swimming Pool<br>Spa/Jacuzzi                            |                            | Ď                | (\$10)             |                                       |                     | l                               | (\$10)             |                                  |              |
| Exercise Room   | lö                         | 7                | (\$10)             | , , , , , , , , , , , , , , , , , , , | (\$10)              | lö                              |                    |                                  |              |
| Picnic Area   | 1                          | ✓                | (0-0)              | ✓                                     | (423)               | <b>₹</b>                        |                    |                                  |              |
| Tot Lot/Playground                                      |                            | ✓                | (\$5)              |                                       |                     |                                 |                    |                                  |              |
| Tennis Court  | _                          |                  |                    | □                                     |                     | <u> </u>                        |                    |                                  |              |
| Basketball Court  |                            |                  |                    |                                       |                     |                                 |                    |                                  |              |
| Volleyball Court  |                            |                  |                    |                                       |                     |                                 |                    |                                  |              |
| On Site Manager   | <b>*</b>                   | <b>*</b>         |                    | · 0                                   | \$10                | <b>*</b>                        |                    |                                  |              |
| Laundry Room<br>Computer Room                           | , ·                        | Ů                | \$10               |                                       | 310                 | Ď                               | \$10               |                                  |              |
| Business Center   |                            | 7                | (\$10)             | · ·                                   | (\$10)              |                                 | 310                |                                  |              |
| Car Wash Area   | 6                          | i i              | (310)              | .                                     | (310)               |                                 |                    |                                  |              |
| Security  |                            |                  |                    | _                                     |                     |                                 |                    |                                  |              |
| Gated   | 1                          | ✓                |                    | ✓                                     |                     | <b>1</b>                        |                    |                                  |              |
| Courtesy Patrol   | _                          | ✓.               | (\$5)              | <u> </u>                              |                     | 0                               |                    |                                  |              |
| Surveillance Camera                                     | <b>✓</b>                   | ✓                |                    | ✓                                     |                     | ✓                               |                    |                                  |              |
| Adjusted Rent   | \$742                      |                  | \$2,266            |                                       | \$3,277             |                                 | \$2,255            | \$2,967                          | -74.99%      |
| Aggregate Adjusted Rent<br>Adjusted Value Ratio (\$/SF) | \$1.25                     |                  | \$13,594<br>\$3.51 |                                       | \$262,169<br>\$4.70 |                                 | \$65,407<br>\$3.64 | \$341,170<br>\$4.40              | -71.58%      |
| Adjusted Value Ratio (SSF) Adjusted Rent/Base Rent      | 91.23                      |                  | 108%               |                                       | 101%                |                                 | 109%               | 97.40                            | -/1.3676     |
| Augustea Rent Dase Rent                                 |                            |                  |                    |                                       | /-                  |                                 |                    |                                  |              |



#### **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 2026. 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 (2026) 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 II Apartments | 2026       | 2026                 | -          |  |  |  |  |  |  |
| 5                          | Summer House Apartments                                  | 1954/2017  | 2010                 | \$80       |  |  |  |  |  |  |
| 6                          | Aero Apartments  | 2021       | 2021                 | \$30       |  |  |  |  |  |  |
| 7                          | Garden Court Apartments                                  | 1961       | 2005                 | \$110      |  |  |  |  |  |  |
| 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.

|           |             | Unit Mix  |             |         |
|-----------|-------------|-----------|-------------|---------|
|           | Total Units | Percent   | Total Units | Percent |
| Unit Type | (Subject)   | (Subject) | (Comps)     | (Comps) |
| Studio    | 26          | 56.5%     | 222         | 13.6%   |
| 1 BR      | 20          | 43.5%     | 428         | 26.3%   |
| 2 BR      | 0           | 0.0%      | 921         | 56.5%   |
| 3 BR      | 0           | 0.0%      | 54          | 3.3%    |
| 4 BR      | 0           | 0.0%      | 5           | 0.3%    |
| Total     | 46          | 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 | <b>Total Units</b> | 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                 | Unit Total Total # of |        |         |  |  |
| 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            | <b>Everett Commons Apartments</b> | 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<br>Proposed Rent | Comparable Properties<br>Adjusted Average Rent | Percent Below<br>Highest Rent |  |
| 0BR/1BA               | \$696                              | \$2,418  | -71.22%                       |  |
| 1BR/1BA               | \$742                              | \$2,967  | -74.99%                       |  |

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   | Damaant                      |
| Unit Type        | Subject's Highest<br>Proposed Rent | Subject's<br>Square Footage | \$/SF  | <ul><li>Comparable</li><li>Properties Weighted</li><li>Awerage \$/SF</li></ul> | Percent Advantage of Subject |
| 0BR/1BA          | \$696                              | 408                         | \$1.71 | \$4.48   | -61.93%                      |
| 1BR/1BA          | \$742                              | 594                         | \$1.25 | \$4.40   | -71.58%                      |

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<br>Affordable<br>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 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



|   |  |      | Triffectio val | dation arec |
|---|--|------|----------------|-------------|
| East End                                |  |      |                |             |
| 2607 Santa Clara Ave                    | 9 infill townhouse units + subdivision of<br>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         | F00 11   |      | ii.            |             |
| Authority                               | 586 units  | Yes  | Yes            | Partial     |
| Alameda Point                           |  |      |                |             |
| n data o                                | 87 work-live units + 100,000 sf                            | V    | Van            | Vee         |
| 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.        |
| 2900 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          |
|   |  |      |                |             |

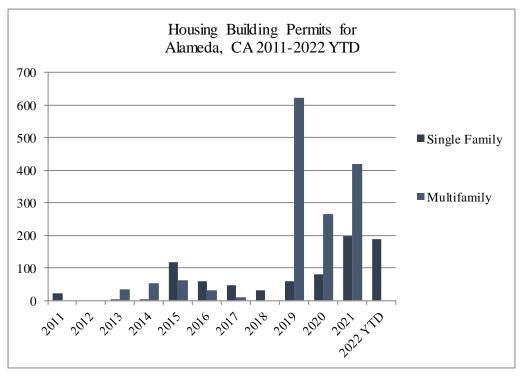
# **Housing Authority**

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 I 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 & Wortman

Appraiser

jay@kvgteam.com

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Certified General

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Expiration: 9/10/2023

Brent Griffiths, MAI

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Expiration: 3/1/2023

Justine K Simons

Justine Simons Real Estate Analyst justine@kvgteam.com (402) 504-4919

**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.

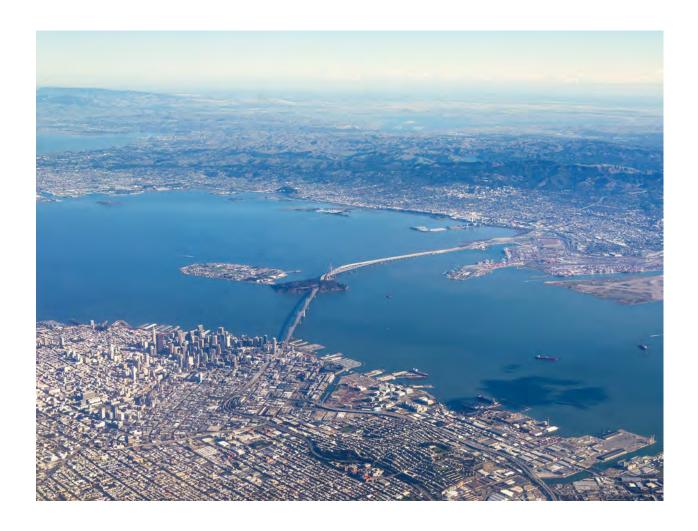
This report incorporates published data supplied by various agencies and organizations including:

- 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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# **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

# **ACKNOWLEDGMENTS**

The considerable talents and efforts of many individuals helped ensure the success of this endeavor. EveryOne Counts! 2022 PIT Count Planning Committee would like to thank the hundreds of community volunteers who were out in the cold morning hours to enumerate people who were unsheltered, staff of sheltering programs who enumerated and surveyed program residents, and many service providers who facilitated the process of homeless peer enumeration by recruiting Count workers, assisting in the administration of surveys, and opening the doors of their facilities to host training sessions, deploy Count workers, and distribute surveys. Finally, and importantly, the EveryOne Counts! 2022 PIT Planning Committee would like to thank the many hundreds of people experiencing homelessness who responded to the survey, whose experience is reflected throughout the findings of this report.

## **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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**Khalil Tokhey** 

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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

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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.

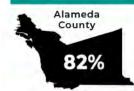
#### **CENSUS POPULATION: TREND**

#### 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%<br>Dispute with<br>Family/Friend/<br>Roommate | 25%<br>Eviction/<br>Foreclosure | 22%<br>Job<br>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

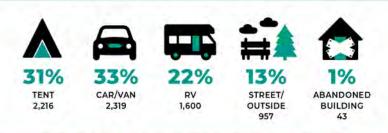


68% HAVE RECEIVED A COVID-19

VACCINE

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

#### UNSHELTERED POPULATION BY LOCATION



#### SHELTERED/UNSHELTERED POPULATION BY CITY







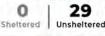




PIEDMONT o 42















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

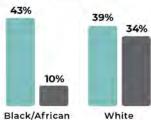


of those experiencing homelessness were homeless for one year or more

#### RACE AND ETHNICITY COMPARED TO GENERAL POPULATION

2022 Homeless Population
2020 General Population





7% Multiple Races/Other

22%

4% 1% American

Indian/Alaska

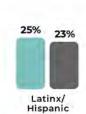
Native

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

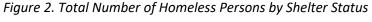
 5,629
 5,629

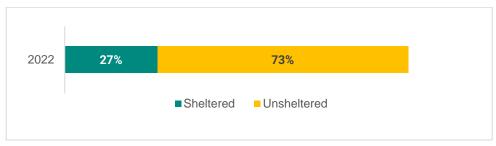
 2011
 2013
 2015
 2017
 2019
 2022

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

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

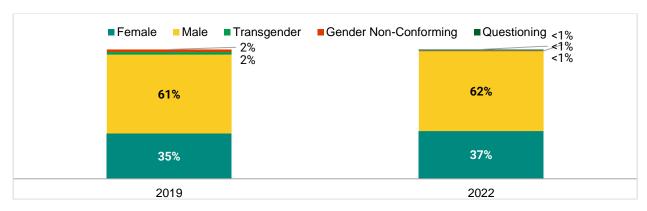
| POPULATION                        | UNSHELTERED | SHELTERED | TOTAL | TOTAL PERCENT |
|-----------------------------------|-------------|-----------|-------|---------------|
| Persons in Families with Children | 322         | 522       | 844   | 9%            |
| Children under 18                 | 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

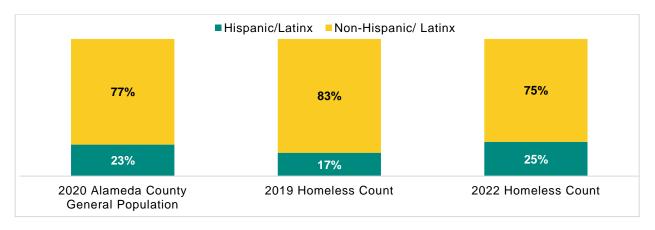
| POPULATION            | UNSHELTERED | SHELTERED | TOTAL | TOTAL PERCENT |
|-----------------------|-------------|-----------|-------|---------------|
| Persons in Families   | 322         | 522       | 844   | 9%            |
| Male                  | 112         | 207       | 319   | 3%            |
| 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**

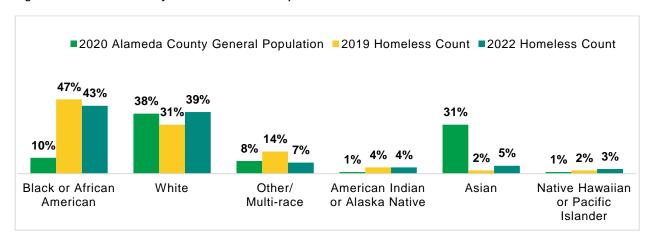
The U.S. Census Bureau as well as HUD report race and ethnicity separately. In 2022, 25% of individuals experiencing homelessness identified as Hispanic/Latinx.

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 Race<sup>1</sup>



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.

<sup>&</sup>lt;sup>1</sup> 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**

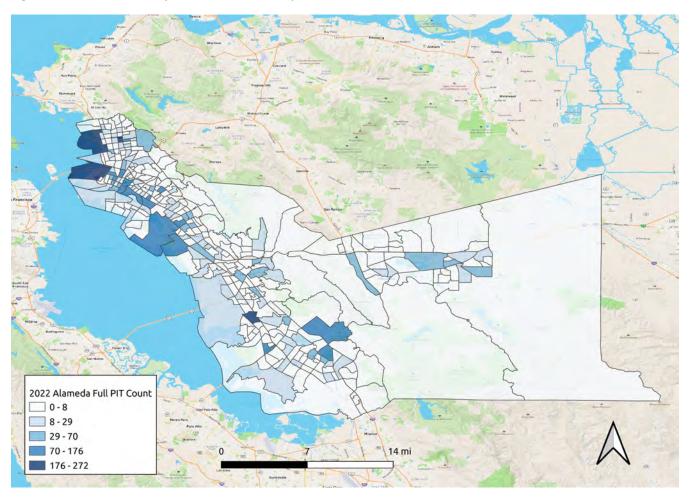
Similar to 2019, the population of individuals experiencing homelessness in Alameda County was concentrated in the urban centers. Over half (52%) were enumerated in Oakland, followed by 11% each in Berkeley and Fremont. Five percent (5%) of those experiencing homelessness were located in Union City and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

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

|                | 2019      |             |                |         | 2022      |             |                |         |
|----------------|-----------|-------------|----------------|---------|-----------|-------------|----------------|---------|
| Jurisdiction   | Sheltered | Unsheltered | Total<br>Count | Total % | Sheltered | Unsheltered | Total<br>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

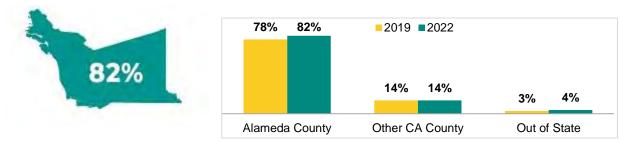
Where individuals lived prior to experiencing homelessness and where they have lived since impacts the way they seek services as well as their ability to access support from friends or family. Previous circumstances can also point to gaps in the system of care and to opportunities for systemic improvement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

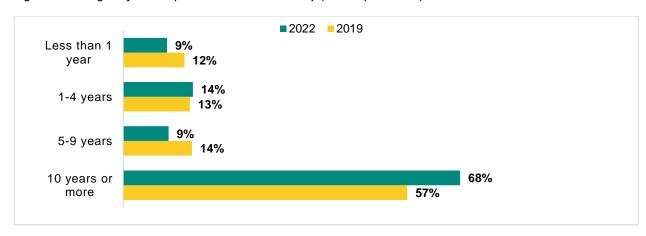


2019 n=1,633; 2022 n=1,388

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.

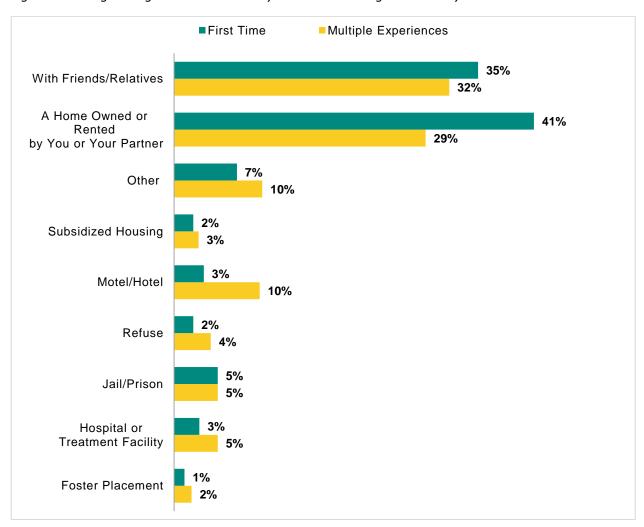


Figure 14. Living Arrangements Immediately Prior to Becoming Homeless by First Time Homelessness

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.

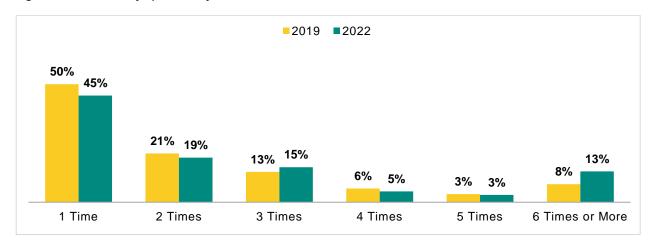


Figure 16. Number of Episodes of Homelessness in the Past Three Years

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

<sup>&</sup>lt;sup>2</sup> 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.

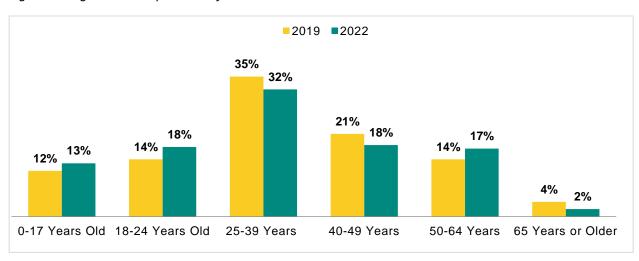


Figure 18. Age at First Experience of Homelessness

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.

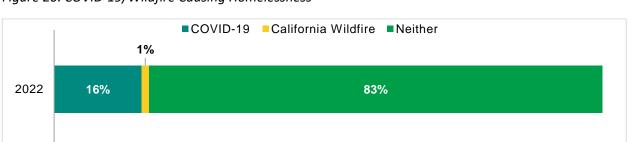


Figure 20. COVID-19/Wildfire Causing Homelessness

2022 n=1,274

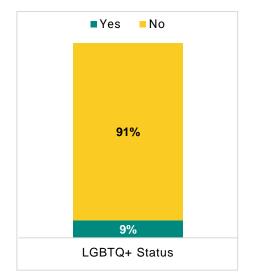
#### SEXUAL ORIENTATION AND GENDER IDENTITY

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.<sup>3</sup> <sup>4</sup>

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.

<sup>&</sup>lt;sup>3</sup> 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/

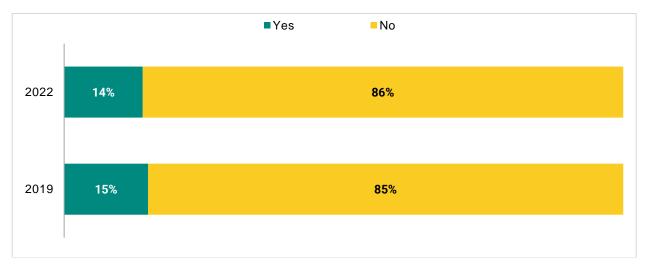
<sup>&</sup>lt;sup>4</sup> National Coalition for the Homeless. LGBT Homelessness. Retrieved 2017 from http://nationalhomeless.org/issues/lgbt/

#### **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.<sup>5</sup> 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

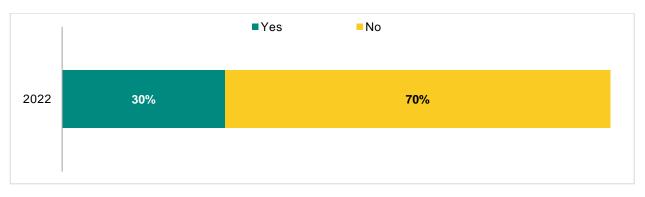
<sup>&</sup>lt;sup>5</sup> Fernandes, A.L. (2007). Runaway and homeless youth: Demographics, programs, and emerging issues. Congressional Research Services, January 2007. Retrieved from http://www.endhomelessness.org/content/general/detail/1451.

#### **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.<sup>6</sup>

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

<sup>&</sup>lt;sup>6</sup> 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.<sup>7</sup>

#### **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.

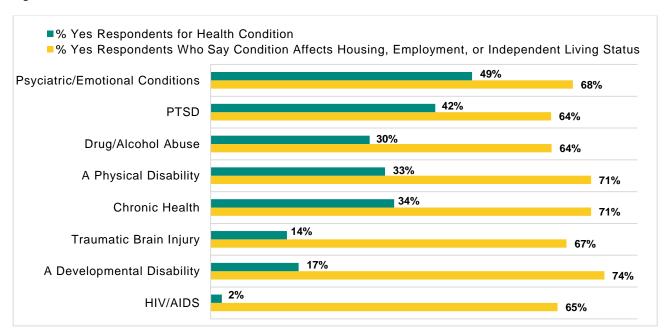


Figure 24. Health Conditions

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.

<sup>&</sup>lt;sup>7</sup> 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.

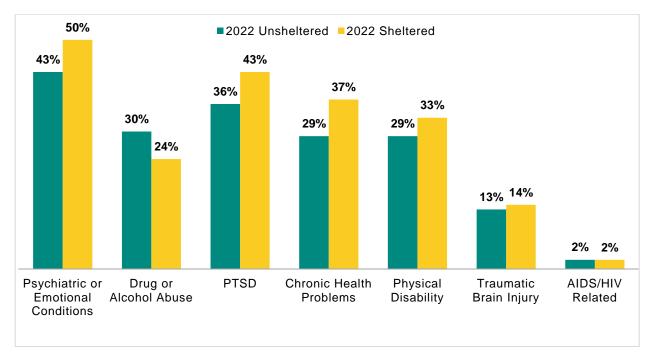


Figure 25. Health Conditions by Shelter Status

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.

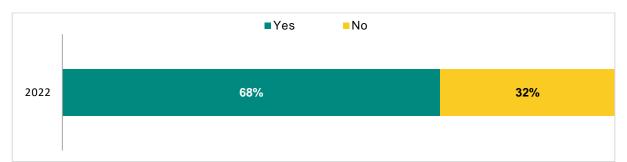


Figure 26. COVID-19 Vaccine Status

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.

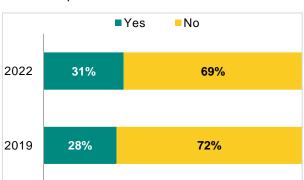
Thirty-one percent (31%) of respondents reported a history of domestic violence or abuse over their lifetime. This also varied by gender, with 22% of male, 41% of female, 25% of transgender, and 31% of gender non-conforming respondents reporting experiencing domestic violence in their lifetime.

Figure 27. Domestic Violence

#### **Current Experience**

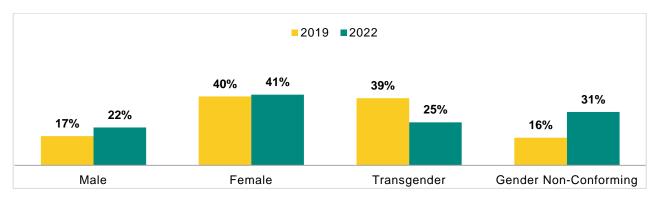
# 2022 6% 94% 2019 7% 93%

#### 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.

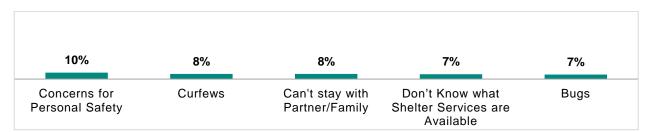


Figure 30. Reasons for Not Using Shelter Services (Top Five Reasons)

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.

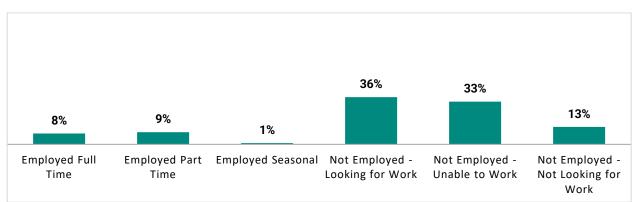
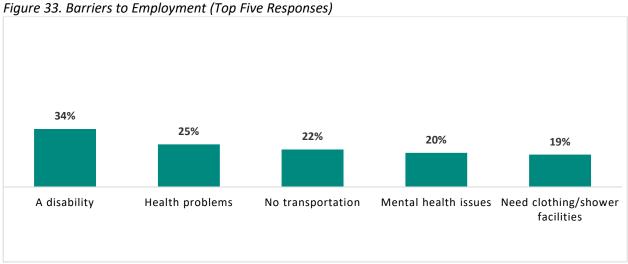


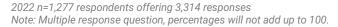
Figure 32. Current Employment Status

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.<sup>8</sup>

#### 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

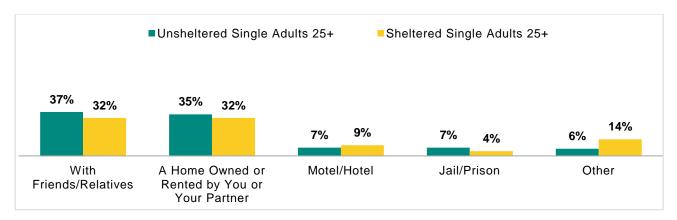
Note: Percentages may not add up to 100 due to rounding.

<sup>8</sup> 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)

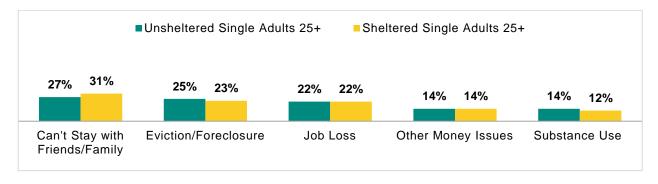


Unsheltered Single Adults 25+ n= 659, Sheltered Single Adults 25+ n=424 Source: 2022 Alameda County Housing Survey

## 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)



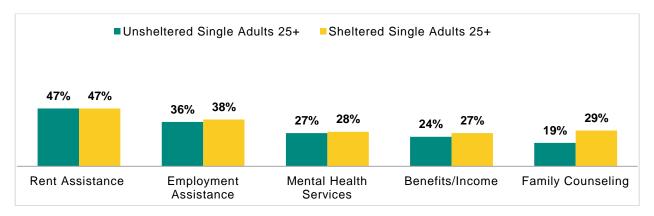
 ${\it Unsheltered Single Adults~25+n=669, Sheltered Single Adults~25+n=442}$ 

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)



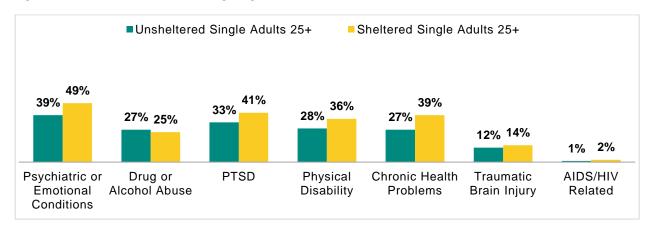
Unsheltered Single Adults 25+ n=597 offering 1,698 responses; Sheltered Single Adults 25+ n=382 offering 1,089 responses Source: 2022 Alameda County Housing Survey

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.

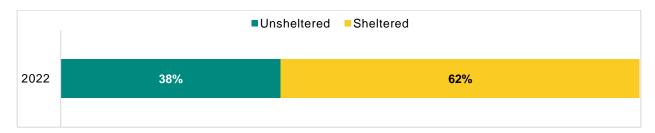
#### FAMILIES WITH CHILDREN

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

<sup>&</sup>lt;sup>9</sup> 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

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

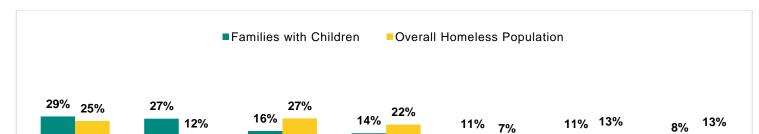
<sup>&</sup>lt;sup>11</sup> U.S. Interagency Council on Homelessness. (2015). Opening Doors. Retrieved 2015 from http://www.usich.gov/

#### 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.

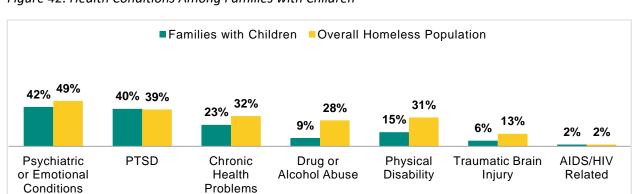


Figure 42. Health Conditions Among Families with Children

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

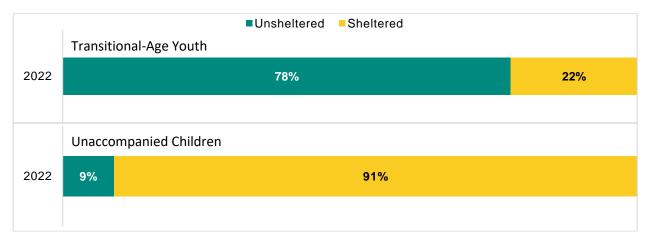
Due to the more challenging outreach experience and greater mobility of youth experiencing homelessness, limited data are available on unaccompanied children and transition-age youth. Young people experiencing homelessness may have a harder time accessing services, including shelter, medical care, and 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.<sup>12</sup>

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



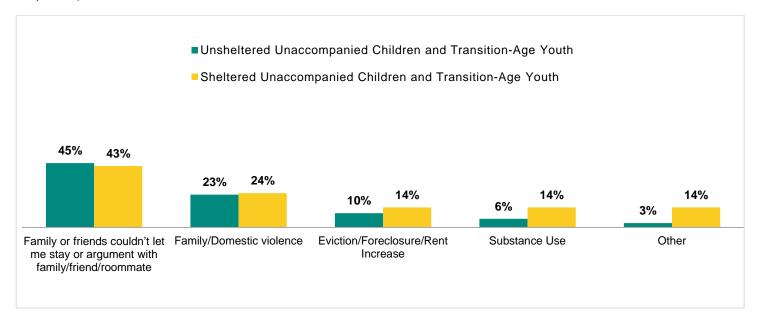
2022 Transitional Age Youth n=735; Unaccompanied Children n=97

<sup>12</sup> 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)



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

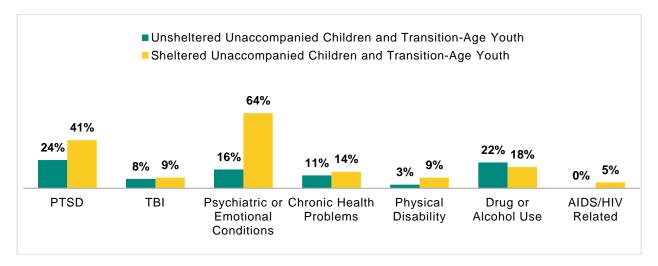
Source: 2022 Alameda County Housing Survey

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



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

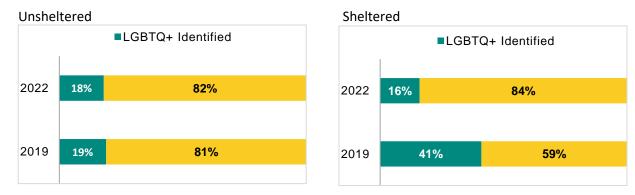
Source: 2022 Alameda County Housing Survey

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.<sup>13</sup> 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



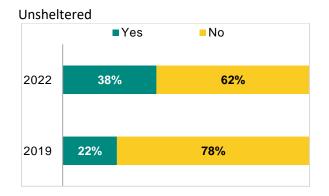
2019 Unsheltered n=73, Sheltered n=51; 2022 Unsheltered n=33, Sheltered n=19 Source: 2019 & 2022 Alameda County Housing Survey

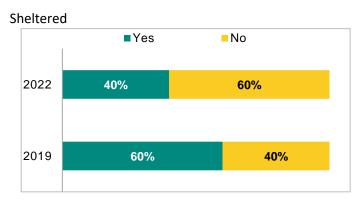
<sup>&</sup>lt;sup>13</sup> True Colors Fund. (2017). Our Issue. Retrieved 2017 from https://truecolorsfund.org/our-issue/

#### 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.

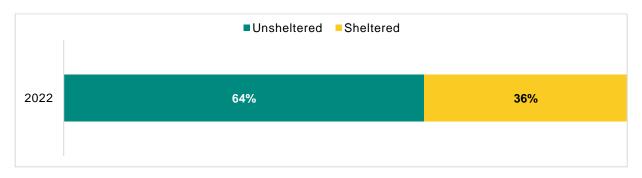
The chronically homeless population represents one of the most vulnerable populations on the street; the mortality rate for those experiencing chronic homelessness is four to nine times higher than that of the general population. <sup>14</sup> Data from communities across the country reveal that public 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. <sup>15</sup> 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

<sup>&</sup>lt;sup>14</sup> 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
<sup>15</sup> 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.

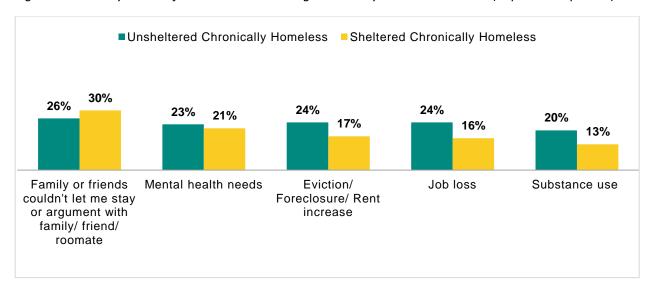


Figure 49. Primary Cause of Homelessness Among Chronically Homeless Persons (Top Five Responses)

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.

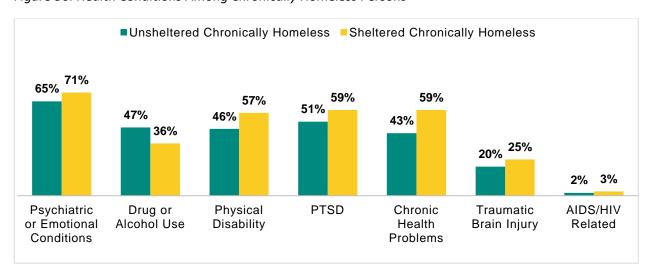


Figure 50. Health Conditions Among Chronically Homeless Persons

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**

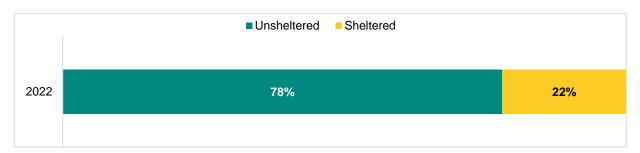
Many U.S. veterans experience conditions that place them at increased risk for homelessness. Veterans experience higher rates of PTSD, traumatic brain injuries, sexual assault, and substance abuse. Veterans experiencing homelessness are more likely to live on the street than in shelters, and often remain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

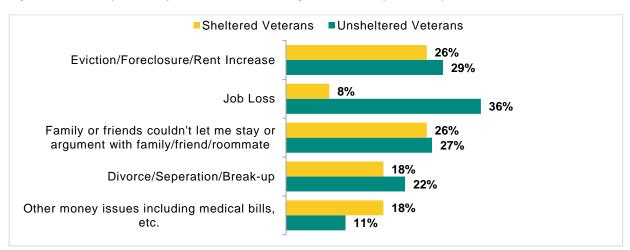


Figure 52. Primary Cause of Homelessness Among Veterans (Top Five Responses)

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).

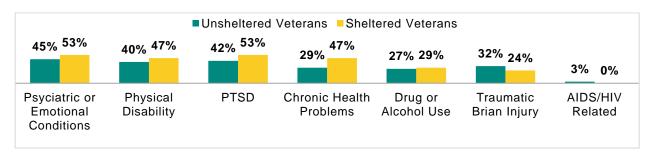


Figure 53. Health Conditions Among Veterans

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<br>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        |
| 027 Households                | 31,275        |
| 2027 Average Household Size   | 2.52          |
| 2019-2024 Annual Rate         | -0.12%        |
| 2010 Families                 | 18,233        |
| 2010 Average Family Size      | 3.0           |
| 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 |    |
| 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 | I  |
| 35-39.9% of Income   | 840   | 5.3%  | 200 | •  |
| 40-49.9% of Income   | 1,306 | 8.3%  | 301 | I  |
| 50+% of Income   | 3,191 | 20.2% | 445 |    |
| Gross Rent % Inc Not Computed  | 750   | 4.7%  | 213 | II |



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

|  | 2016-2020<br>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<br>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<br>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<br>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<br>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 |
|                   | Ce        | 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                   |      | Reliability                 |
|              |                           | Alam | eda Count                   |
|              |                           |      | 599,066                     |
|              |                           |      | 6.4%                        |
|              |                           |      | 4.2%                        |
|              |                           |      | 4.1%                        |
|              |                           |      | 5.8%                        |
|              |                           |      | 10.7%                       |
|              |                           |      | 9.8%                        |
|              |                           |      | 18.6%                       |
|              |                           |      | 14.9%                       |
|              |                           |      | 25.5%                       |
|              |                           |      |                             |
|              |                           |      | 591,182                     |
|              |                           |      | 4.4%                        |
|              |                           |      | 2.6%                        |
|              |                           |      | 2.8%                        |
|              |                           |      | 4.3%                        |
|              |                           |      | 9.1%                        |
|              |                           |      | 9.3%                        |
|              |                           |      | 19.5%                       |
|              |                           |      | 17.9%                       |
|              |                           |      | 30.1%                       |
|              |                           |      | \$189,943                   |
|              |                           |      |                             |
|              |                           |      | 822,395                     |
|              |                           |      | 0.3%                        |
|              |                           |      | 5.9%                        |
|              |                           |      | 8.7%                        |
|              |                           |      | 2.4%                        |
|              |                           |      | 8.5%                        |
|              |                           |      | 6.4%                        |
|              |                           |      | 3.3%                        |
|              |                           |      | 6.0%                        |
|              |                           |      | 54.8%                       |
|              |                           |      | 3.7%                        |
|              |                           |      | 3.7%                        |
|              |                           |      | E 4 E 00 4                  |
|              |                           |      | 545,094                     |
|              |                           |      | 26.0%                       |
|              |                           |      | 29.5%                       |
|              |                           |      | 17.1%                       |
|              |                           |      | 14.7%                       |
|              |                           |      | 6.8%                        |
|              |                           |      | 3.1%                        |
|              |                           |      |                             |
|              |                           |      | 2.8%                        |
|              | 2022                      |      | 2.8%<br><b>2027</b>         |
|              | 2016-2020<br>ACS Estimate |      | ACS Estimate Percent MOE(±) |



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   | Ш   |
| 10-14.9% of Income   | 22,198 | 8.3%  | 1,113 | III |
| 15-19.9% of Income   | 34,243 | 12.9% | 1,180 | 111 |
| 20-24.9% of Income   | 34,695 | 13.0% | 1,214 | III |
| 25-29.9% of Income   | 31,121 | 11.7% | 1,396 |     |
| 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





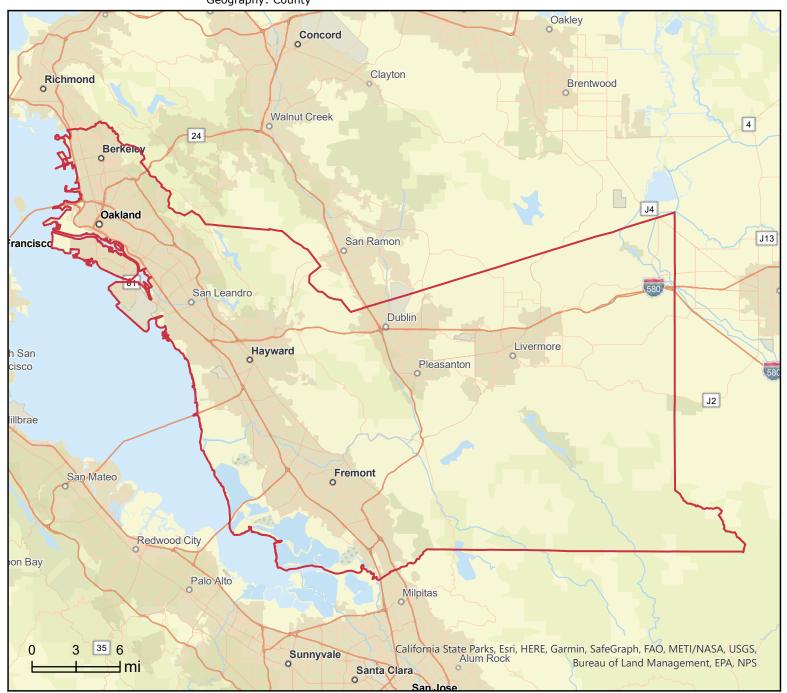


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## Site Map

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.

| e Date (mm/dd/yyyy) |
|---------------------|
| ed 06/02/2022       |
| /p<br>1€            |

| 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.

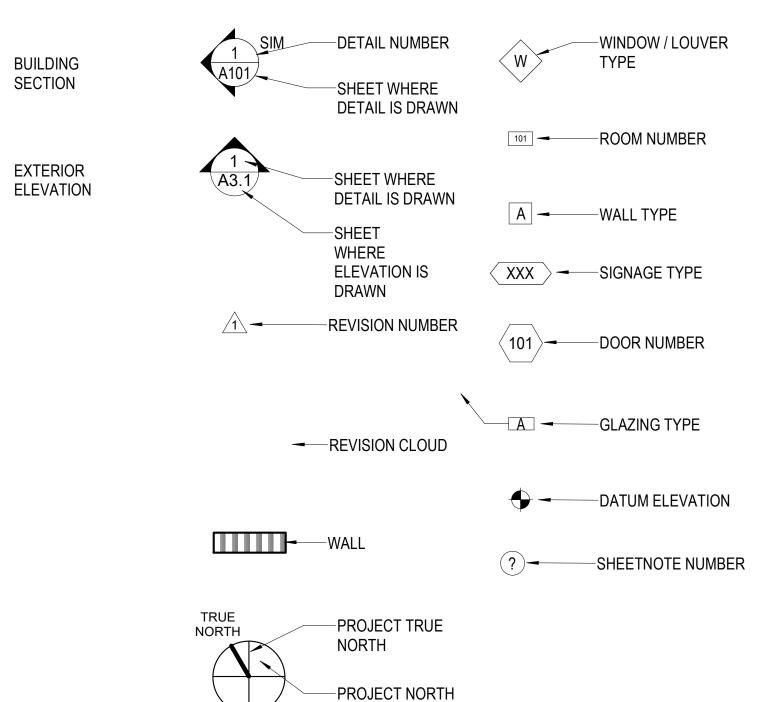
Email: aobertello@cbandg.com

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 gatherings and group activities, with approximately 46,000 square feet in gross area. |                               |  |           |                                       |
|  |                               |  | C1        | PROPOSED PARCELS                      |
| PROJECT DA   | ΔΤΔ                           |  | 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:<br>APN Nos:   | APN: 74-905-12-9              |  | 02 Lands  | cape                                  |
| 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<br>45'    | Proposed<br>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     |   |  |

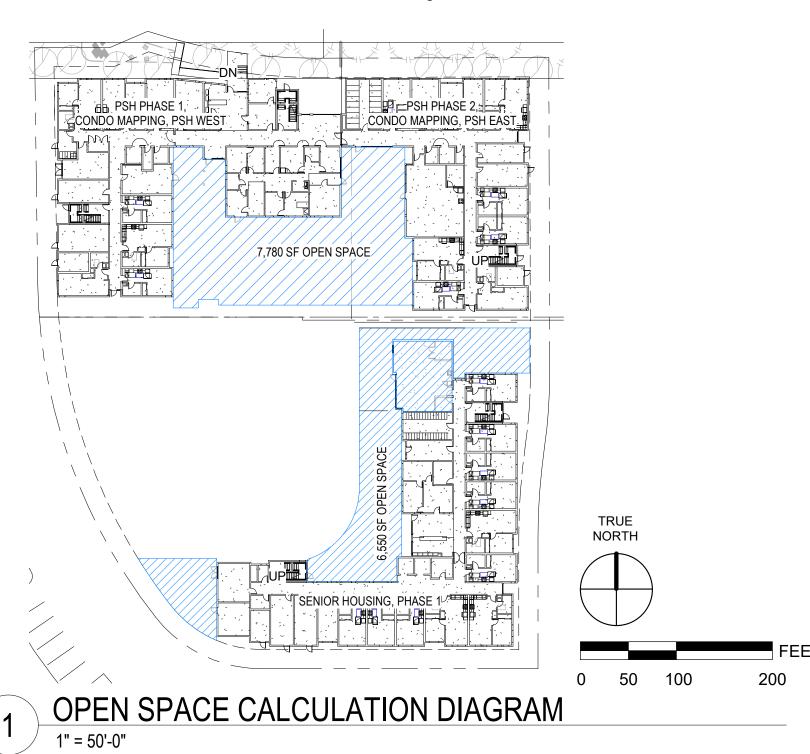
| Bike Parking                 |              |                       |
|------------------------------|--------------|-----------------------|
| Long-term (10sf/unit secure) | 1,550 spaces | 1,550 sf bike parking |
| Short-term (6/ > 40 units)   | 18 spaces    | 18 bike parking space |

### **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<br>Floor 2  |                               | 3<br>5                        | 2-BR      | 9<br>11             |
| Floor 1   | 6                             | 3<br>5<br>6                   | 2-BR      | 9                   |
| Floor 1<br>Floor 2  | 6                             | 3<br>5                        | 2-BR      | 9<br>11             |
| Floor 1<br>Floor 2<br>Floor 3   | 6                             | 3<br>5<br>6                   | 2-BR<br>1 | 9<br>11<br>13       |
| Floor 1<br>Floor 2<br>Floor 3<br>Floor 4  | 6<br>6<br>7<br>7              | 3<br>5<br>6<br>6              |           | 9<br>11<br>13<br>13 |
| Floor 1<br>Floor 2<br>Floor 3<br>Floor 4<br>Subtotals                           | 6<br>6<br>7<br>7<br>26<br>57% | 3<br>5<br>6<br>6<br>20<br>43% | 1         | 9<br>11<br>13<br>13 |
| Floor 1<br>Floor 2<br>Floor 3<br>Floor 4<br>Subtotals<br><b>PSH II BUILDING</b> | 6<br>6<br>7<br>7<br>26        | 3<br>5<br>6<br>6<br>20<br>43% | 1<br>2%   | 9<br>11<br>13<br>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   |
| PARCELS<br>RY GRADING AND DRAINAGE PLAN<br>RY UTILITY PLAN                                   |
| RY GRADING AND DRAINAGE PLAN RY UTILITY PLAN   |
| 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+ Alcilicotal |  |
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| A1.21          | SITE LIGHTING PRODUCTS                     |
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| A2.12          | 2ND FLOOR PLAN - PSH PHASE 1               |
| A2.13          | 3RD FLOOR PLAN - PSH PHASE 1               |
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| A2.21          | 1ST FLOOR PLAN - PSH PHASE 2               |
| A2.22          | 2ND FLOOR PLAN - PSH PHASE 2               |
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| A3.06          | EXTERIOR ELEVATIONS - SENIOR HOUSING PHASE |
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| 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



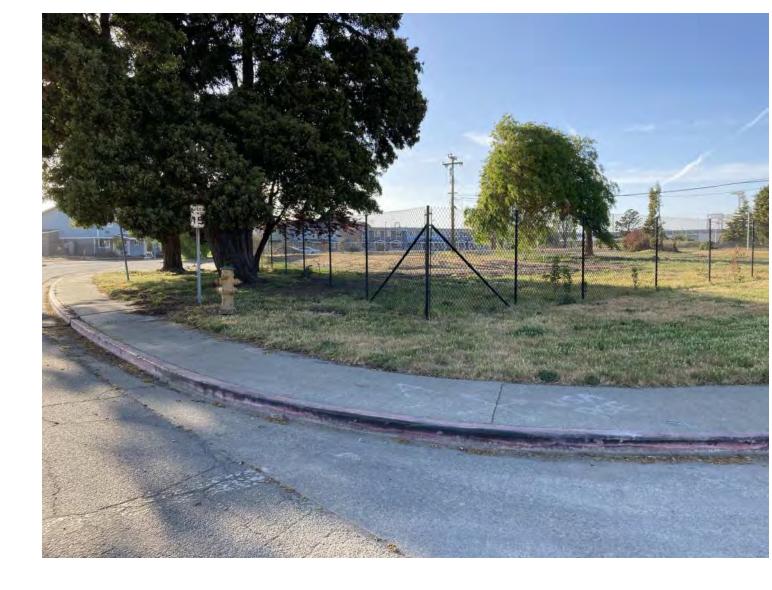
**VIEW LOOKING SOUTH FROM MOSELY** 

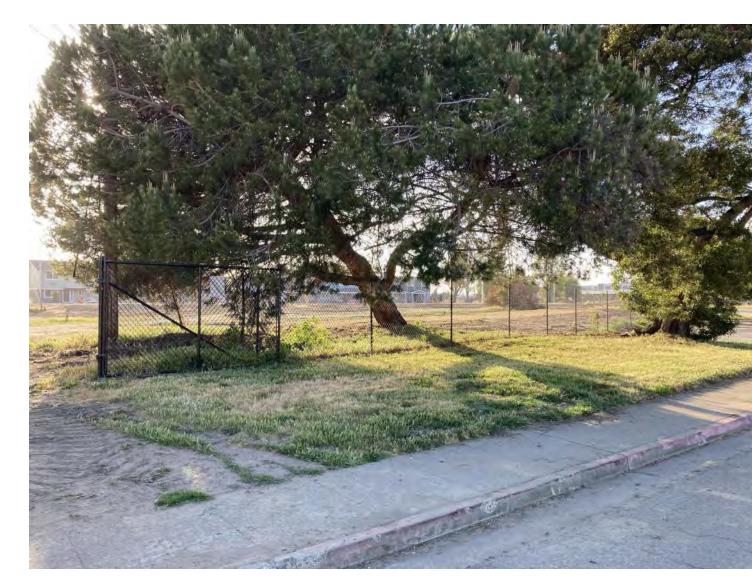






1 AERIAL VIEW LOOKING WEST





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<br>Alameda, CA 94 | and Lakehurst Circ<br>501 |
|-----------------------------------|---------------------------|
| JOB NO.                           | 19009                     |
| DRAWN                             | Author                    |
| CHECKED                           | Checker                   |
| JOB CAPTAIN                       | Approver                  |

| SSL         | JE       |                        |
|-------------|----------|------------------------|
| $\triangle$ | DATE     | DESCRIPTION            |
| 1           | 08/27/21 | <b>ENTITLEMENT SET</b> |
|             |          |                        |
|             |          |                        |
|             |          |                        |
|             |          |                        |
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|             |          |                        |
|             |          |                        |
|             |          |                        |
|             |          |                        |

| 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

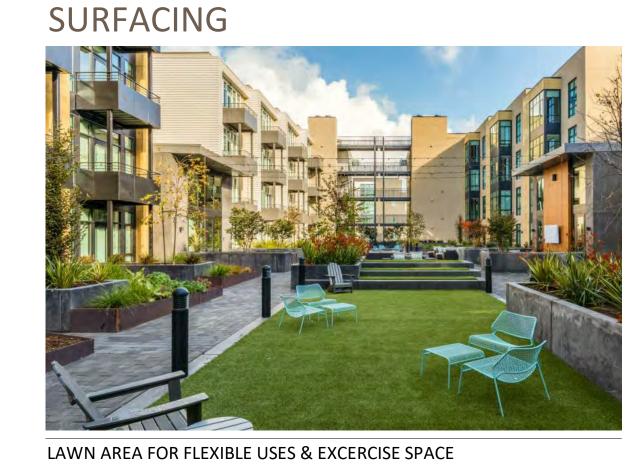


DOG AGILITY EQUIPMENT

# SITE-UNIFYING PLANT MATERIALS



**LAUNDRY ROOM** 



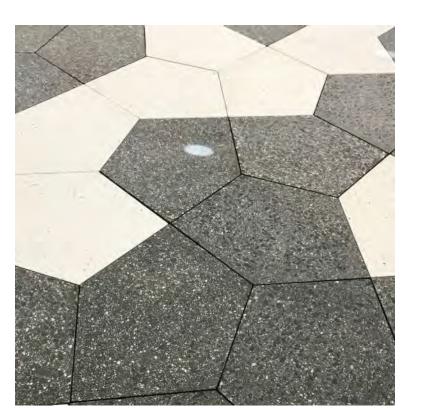
COMMUNITY

**ROOM** 

- LOW CONTROL

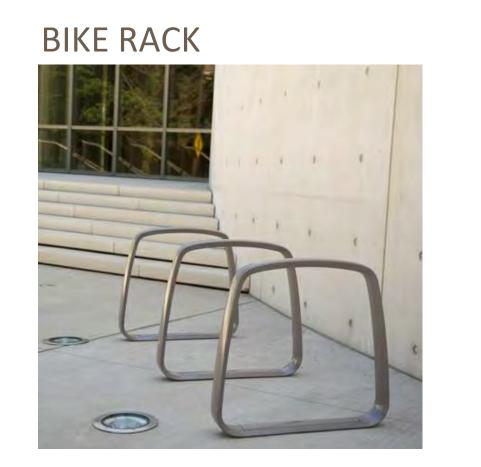
REAR ENTRY GATE
AND 6' FENCE

NORTH SOUTH



SMOKING CABANA

EMERGENCY EGRESS & MANTENANCE GATE



FUTURE PHASE 2 HYDROSEED **₩ITH NO** 

AM AMA AMA AMA AMA



COLUMNAR GINKGO

LOUNGE SEATING

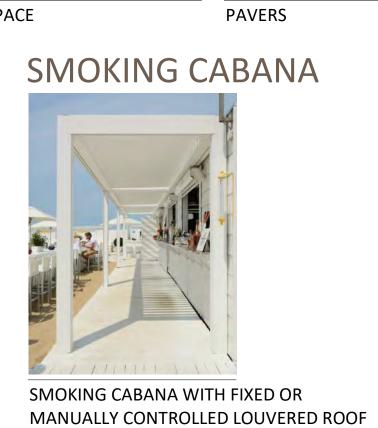


TABLES WITH CHAIRS

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

Mosley Avenue and Lakehurst Circle Alameda, CA 94501 JOB NO. 19009

DRAWN
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

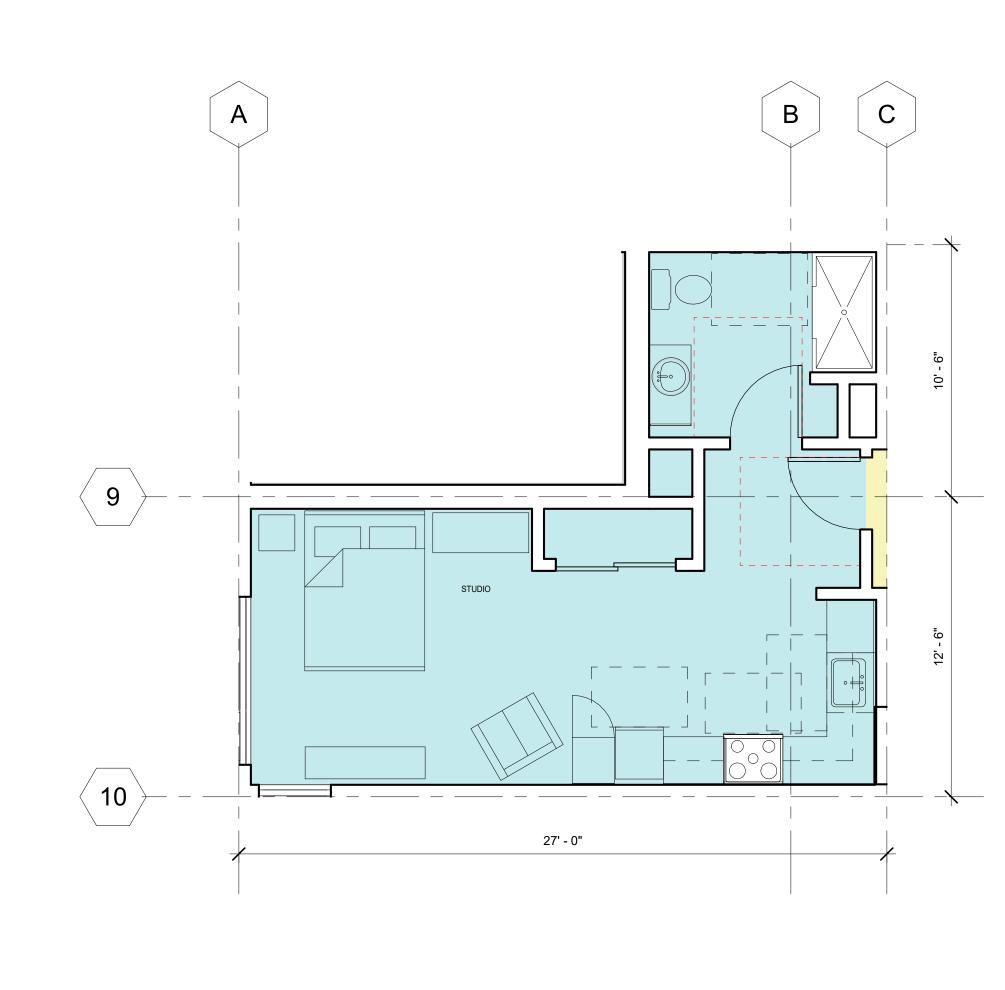
CHECKED JOB CAPTAIN

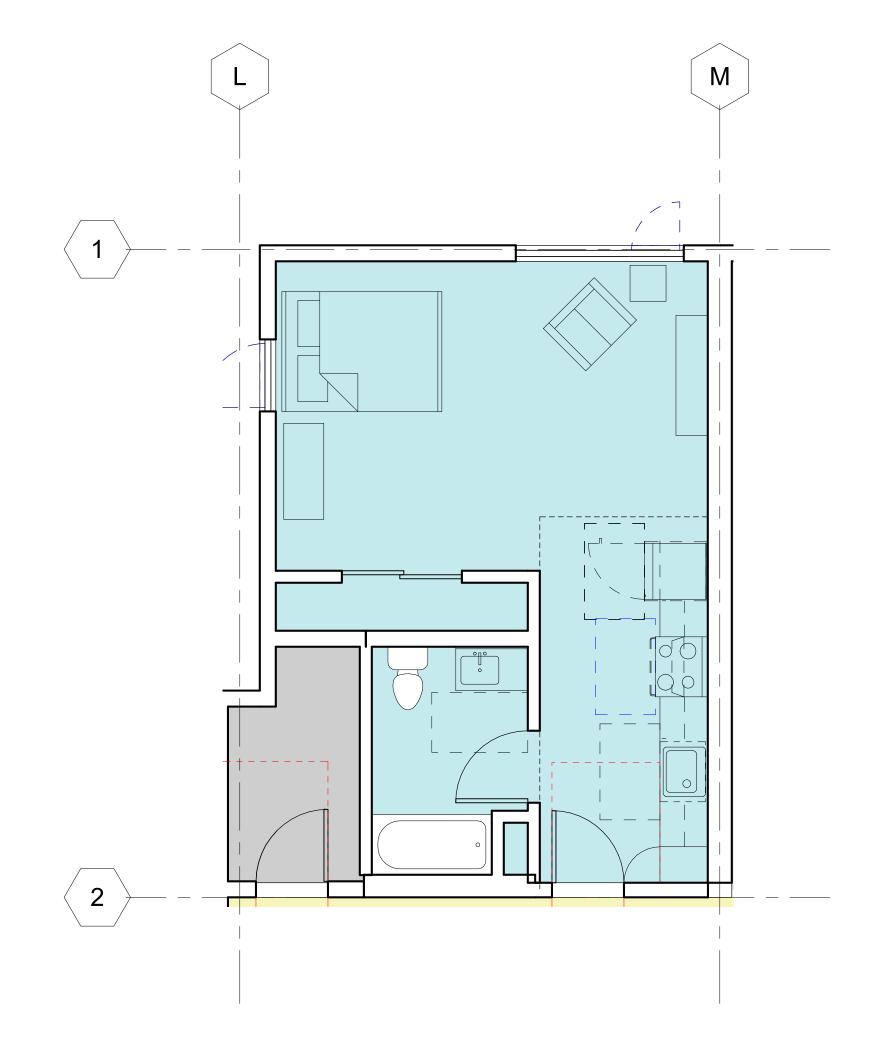
DATE DESCRIPTION 1 08/27/21 ENTITLEMENT SET

DRAWING TITLE ROOF PLAN - PSH PHASE 1

1 ENLARGED UNIT PLAN - STUDIO TYPE A

1/4" = 1'-0"





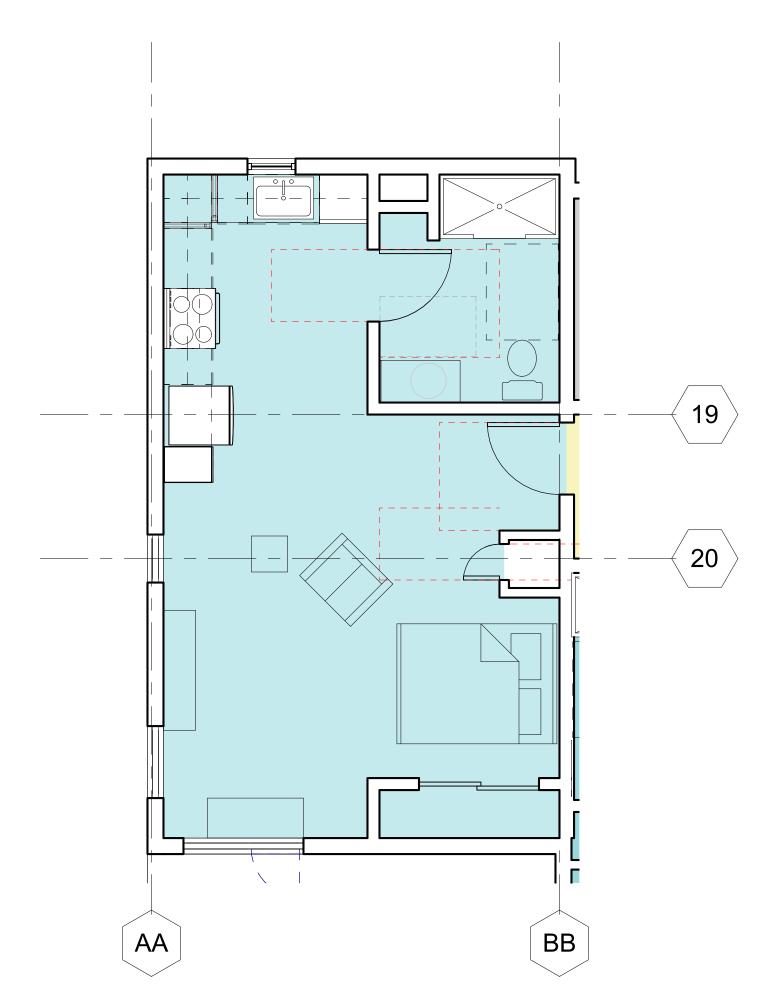
2 ENLARGED UNIT PLAN - STUDIO TYPE B

1/4" = 1'-0"

ENLARGED UNIT PLAN - STUDIO TYPE C, PHASE 2 OVER

BIKE ROOM ONLY

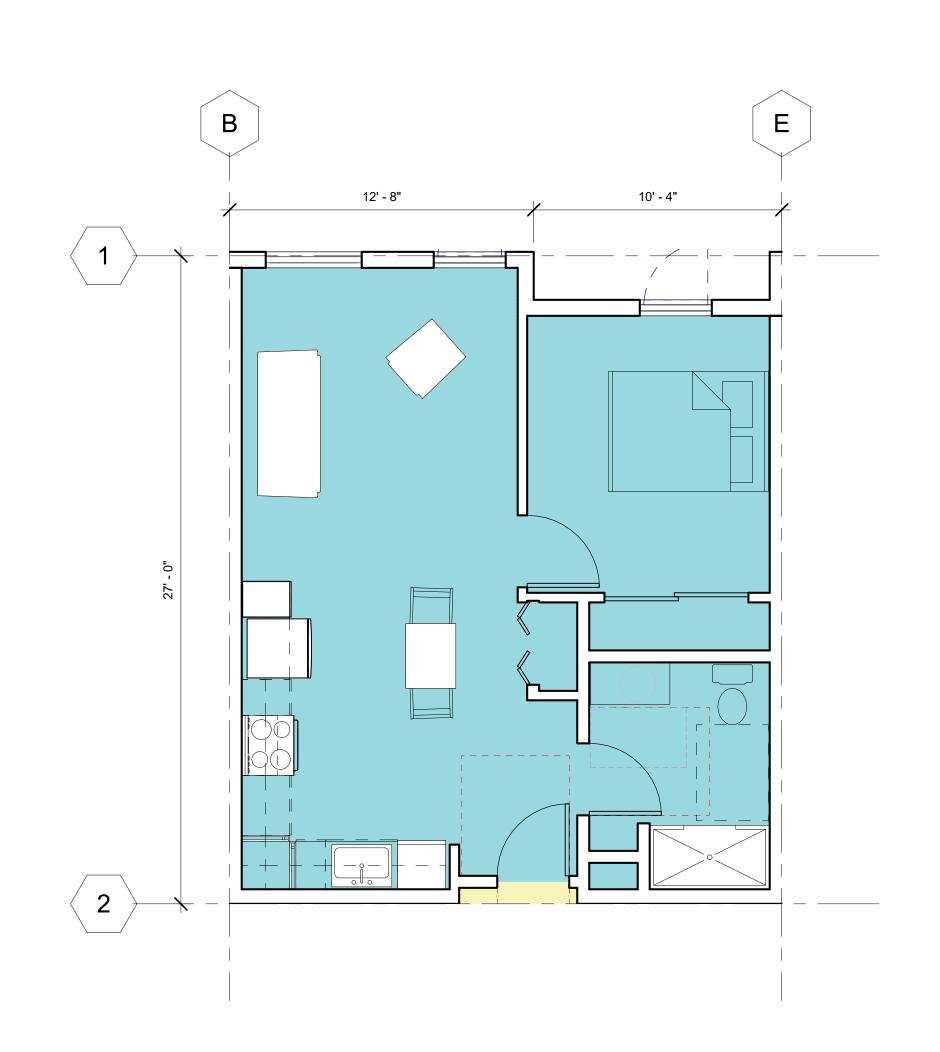
1/4" = 1'-0"



ENGLARGED UNIT PLAN - STUDIO TYPE D, WEST END OF

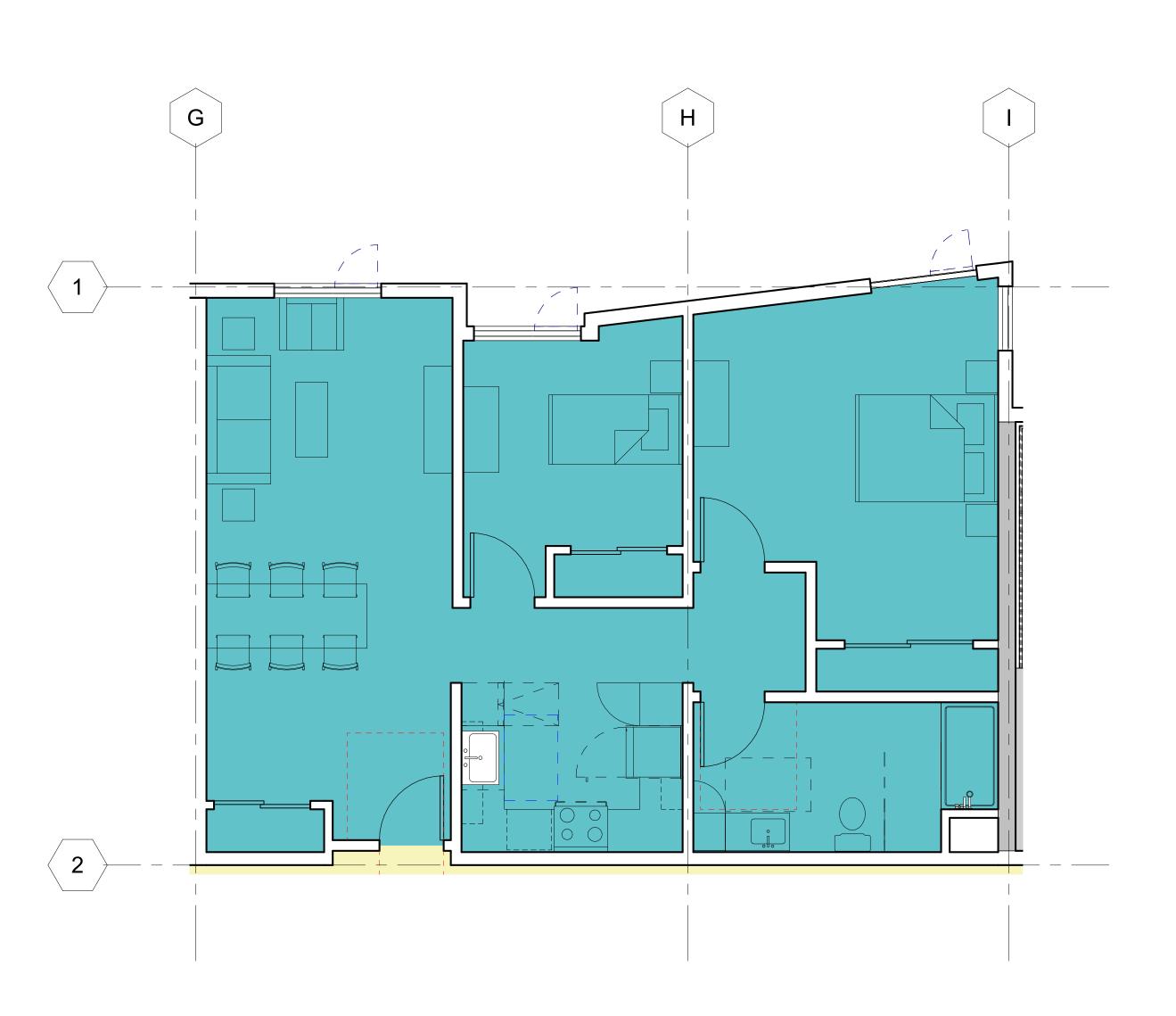
SENIOR BUILDING ONLY

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

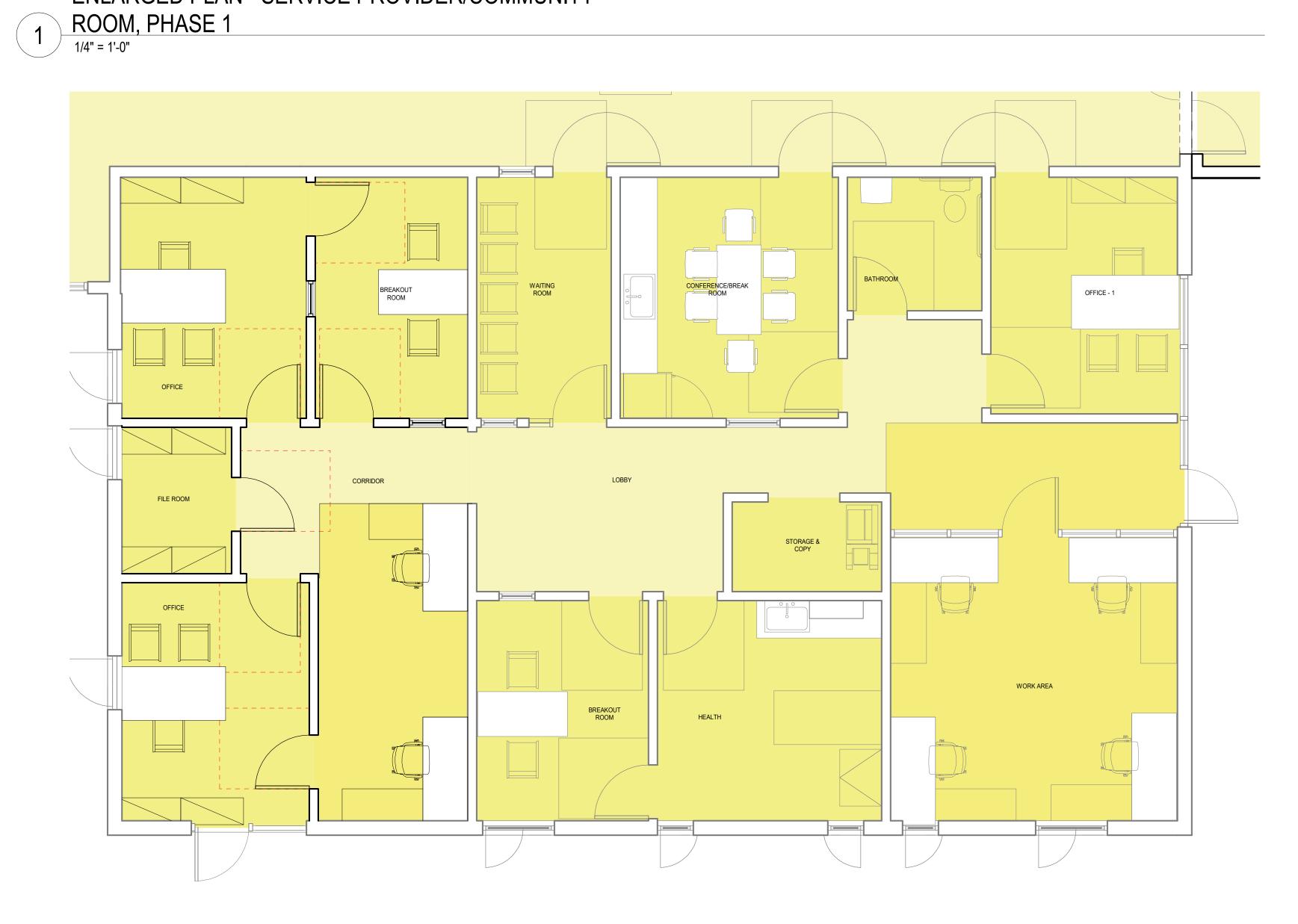
Mosley Avenue and Lakehurst Circle Alameda, CA 94501 JOB NO. CHECKED

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

DRAWING TITLE **ENLARGED PLANS** 

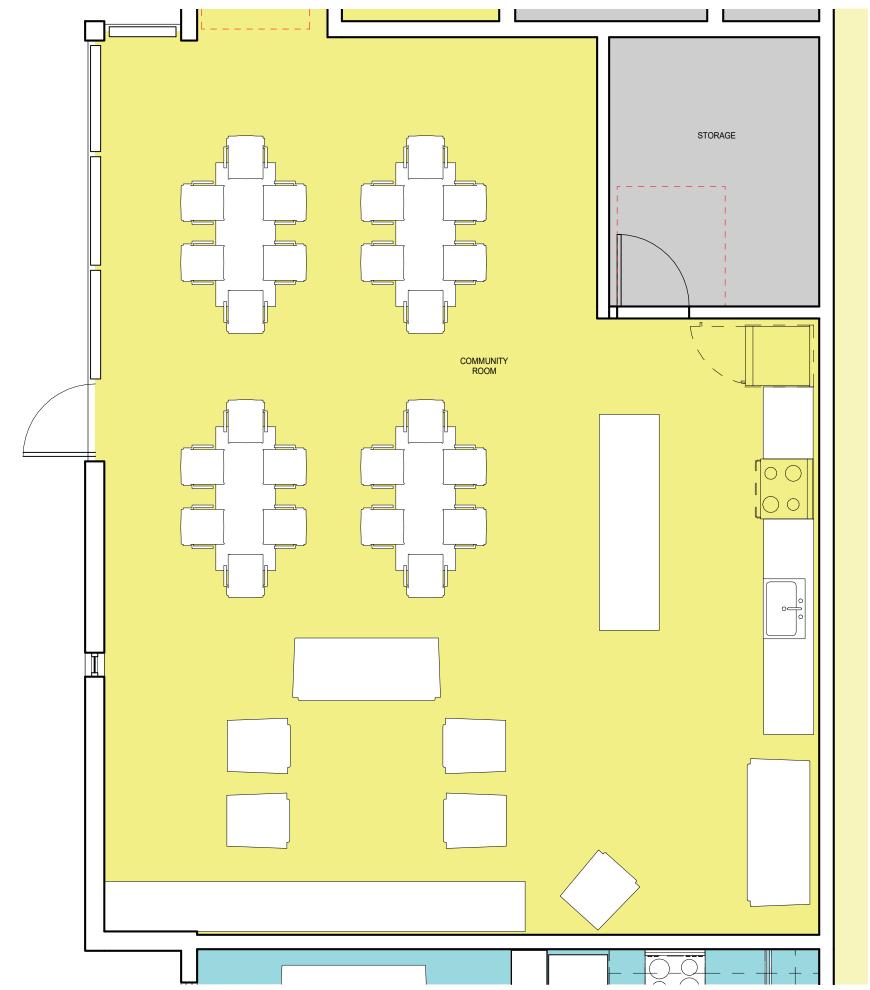


ENLARGED PLAN - SERVICE PROVIDER/COMMUNITY

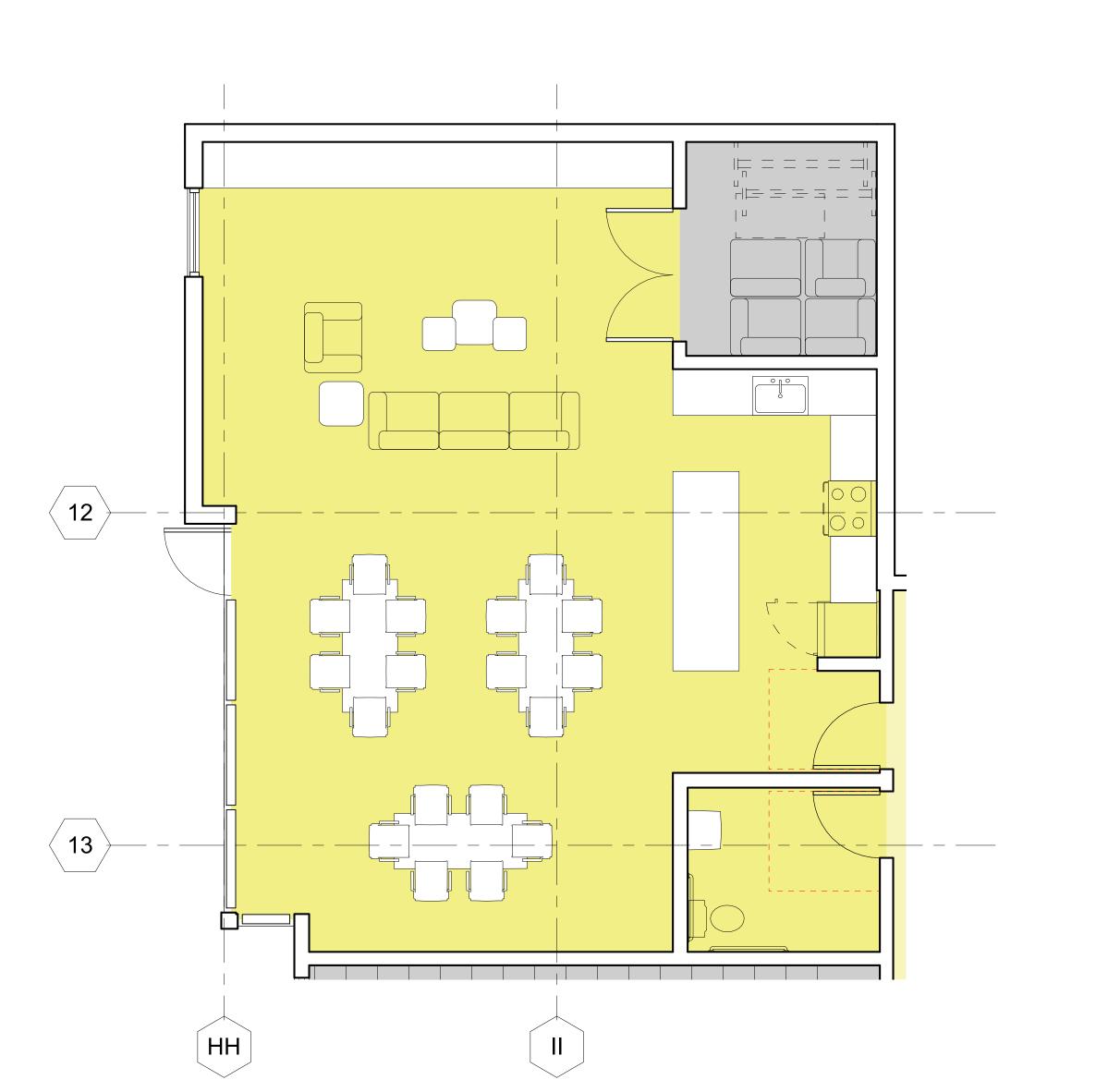


2 ENLARGED PLAN - SERVICE PROVIDER PHASE 2

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<br>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               |
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| 8.  | Utilities (and utility sources) included in rent  | 18                |
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| 11. | Description of service amenities  | 17-18             |
| 12. | Date of construction/preliminary completion   | 16                |
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| 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:

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

# 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 16<sup>th</sup> 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