

# Housing and Community Development Department Measure A1 Oversight Committee

**DATE 12/1/2022**

**TIME 10:00 A.M.**

**Chair: Ndidi Okwelogu**

**Vice-Chair: Gloria Bruce**

**Committee Members:**

Gloria Bruce, Randi DeHollander, David Denton, Jeffrey Dixon, Lisa Fitts,  
Lynda Foster, Daniel Gregg, Jason Gumataotao, Daphine Lamb-Perrilliat,  
Ndidi Okwelogu, Greg Magofna, Mimi Rohr

**Members of the Public:**

**Location:** Held via teleconference

**Approved:** 1/26/2023

## Summary/Action Minutes

### **1. Call to Order and Roll Call of Committee Members – Ndidi Okwelogu, Chairperson**

Meeting began at 10:00 a.m.

- Chairperson Okwelogu called the meeting to order at 10:03 a.m. and requested Ms. Hester call the roll.
- Of the 12 seated members, 8 were present at roll call. Quorum is seven.

#### **Committee Members in Attendance**

- Gloria Bruce, Vice Chair
- Lynda Foster
- Jason Gumataotao
- Daphine Lamb-Perrilliat
- Mimi Rohr
- Ndidi Okwelogu, Chairperson
- Randi DeHollander
- Lisa Fitts

#### **Committee Members Not in Attendance:**

- David Denton
- Jeffrey Dixon
- Daniel Greg
- Greg Magofna

**Alameda County Staff Members Participating**

- Michelle Starratt, Director, Housing and Community Development Department (HCD), Alameda County Community Development Agency (CDA)
- Jennifer Pearce, Deputy Director of Housing, HCD
- Kathy Lee Deputy County Counsel, Alameda County
- Angelica Guardianic, Clerk Specialist, HCD
- Teresa Hester, Housing Specialist, HCD
- Nicholas Draper, Policy Coordinator, HCD
- Dylan Sweeney, Policy and Programs Team Manager, HCD
- Toni Emmerson, Policy Coordinator, HCD
- Stefani Katz, HCD

**2. Adopt a Findings to Continue Holding Meetings of the Measure A1 Oversight Committee by Teleconference – Chair Okwelogu**  
**Action Item**

Discussion: California open meetings law and action taken by Alameda County Board of Supervisors; meetings are to be continued via teleconference.

Public Comment: No public comment.

Mr. Gumataotao motioned to adopt the findings to continue holding the Measure A1 Oversight Committee by teleconference. Ms. Foster seconded the motion.

Gloria Bruce, Vice Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Randi DeHollander	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
David Denton	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jeffery Dixon	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Lisa Fitts	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Lynda Foster	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Daniel Gregg	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jason Gumataotao	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Daphine Lamb-Perrilliat	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Greg Magofna	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Mimi Rohr	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Ndidi Okwelogu, Chairperso	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
	<b>Total: 8 yea, 0 nay and 0 abstain</b>
	<b>The motion passes</b>

**3. Review and consider approval of 9/29/2022 Oversight Committee Minutes – Chair Okwelogu**

**Action Item -**

Discussion: Ms. Hester asked the committee if they have any question or comments on the September Minutes upon review.

Public Comment: No public comments.

Ms. Fitts motioned to adopt the September 29, 2022 minutes. Ms. DeHollander seconded the motion.

Gloria Bruce, Vice Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Randi DeHollander	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
David Denton	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jeffery Dixon	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Lisa Fitts	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Lynda Foster	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Daniel Gregg	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jason Gumataotao	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Daphine Lamb-Perrilliat	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Greg Magofna	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Mimi Rohr	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Ndidi Okwelogu, Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

**Total: 8 yea, 0 nay and 0 abstain  
The motion passes**

**4. HCD News- Dylan Sweeney, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)**

**Informational Item**

Discussion: Mr. Sweeney shares with the committee a presentation of informational facts on Affordable Rental Development RFP & Capital Projects Development RFP. Mr. Sweeney shares that Alameda County released the two RFPs on 8/30/2022.

The Rental Development RFP

- made 4 awards of \$12 million.

Capital Projects Development RFP

- \$2.1 million in ARPA and CDBG funds
- Made 2 awards totaling- \$2 million
- Last substantial block of identified funding for housing development besides Homeownership A1

Public Comments: No public comments

## 5. Update on Measure A1 News- Dylan Sweeney, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

### Informational Item

Discussion: Mr. Sweeney discussed about the 2022 Affordable Homeownership Development RFP. Mr. Sweeney explains that Alameda County has released the RFP on 11/10 and closed the application window 11/30:

- Current release of up to \$2.5 million through a competitive Request For Proposals (RFP) process
- First of 3 RFPs for Homeowner Housing over the next 18 months Development to be Released.
  - *Up to \$25 million will be released overall across all 3 RFPs*
- First RFP intended to support critically urgent needs for projects with expiring permits or financing in Alameda County.
- Received one application that we will be reviewing in advance of anticipated early January award.

### Grand Openings

Foon Lok West/ Oakland 12/7/2022

-MidPen Housing

-465 affordable apartments for families, seniors, and individuals with supportive housing needs

### Affordable Rental Development Updates

Mission Paradise- Hayward

- 76-unit senior housing
- 15 units reserved for formerly homeless seniors
- \$4.5 Million of A1 funds

Cedar Community Apartments- Newark

- Conversion of 125-Unit extended stay hotel into supportive housing apartment complex
- Target population: Chronically homeless and those at risk of homelessness

West Grand and Brush- Oakland

- 11/3- Ground breaking
- 59-unit affordable apartment building

Berkeley Way Apartments- Berkeley

- Berkeley's largest affordable housing development ever
- 89 affordable homes for low and very low-income families

- The Hope Center- 53 permanent supportive housing apartments, 32 bed homeless veterans, a community kitchen and wrap around mental health, substance abuse and job training services.

Mr. Sweeney presented a graph showing the rental development pipeline, Mr. Sweeney explained no new A1 units have been added. Also, that this our pipeline, does not include 8+ completed projects for example Sunflower Hill. Mr. Sweeney updates the committee on the homeownership programs.

- 71 Households have received much needed home repairs
- 133 Households received down payment assistance

#### A-1 Website

- Entering Demo stage
- Reviewing copy
- Anticipate the site going live within the next 6 months

Ms. Foster comments on the Rental Development pipeline. Ms. Foster asks Mr. Sweeney if we are meeting our goals based on the numbers given. The numbers sound good, but are they better than we we've done in the past? Or what do the numbers represent? Mr. Sweeney responds that we are hitting the pace. The programs are running to full capacity. HCD is working closely with Habitat for Humanity who administers the Home Preservation Loan Program to see how we could streamline the process a little more. We are a behind initial goals but are working at the pace we expect to hit. Mr. Sweeney explains that with the Down Assistance Program we are hitting our goals in terms of pace and number of loans that we have provided. Ms. Hester added that for Renew AC there were a lot of hiccups in the beginning and this program is very layered in the process as far as permitting apartments and allowing construction to start. Though we have made a lot of progress in the process. Ms. Hester also explains that there were some policy changes last year around allowing different loans on the homes. Ms. Hester compliments how smoothly things are running with the AC Boost program. We are going really fast through the allocated bond money that's approved for loans. Ms. Foster asks Ms. Hester if we have a set goal for 2023? Ms. Hester responded that each year on an annual basis its around 80 loans that are anticipated to close. Ms. Bruce asked what the number of total of units completed. Mr. sweeney responds one and a half thousand units fully completed and one thousand units currently under construction.

Public Comments: No public comments.

## **6. Elect Chair for Calendar Year 2023 – Chair Okwelogu**

### **Action Item**

Discussion: Chair Okwelogu shares with the committee that according to bylaws the committee chairs elected at the first meeting of each calendar year. Chair Okwelogu informs the committee

that she will be leaving the committee. Chair Okwelogu proceeds to explain the roles of Chair Okwelogu asks the committee if anyone is interested in taking the role. Ms. Foster asks if the Vice Chair would be interested in being nominated. Vice Chair Bruce answered that potentially but is unsure if she is able to accept the position. Ms. DeHollander asks if we have to have nominees before next meeting. Chair Okwelogu answered no, but a new Chair will have to be appointed at the next meeting. Ms. Lamb-Perrilliat commented in the event that Vice Chair Bruce is not able to take Chair she would like to nominate Linda Foster as Chair. Ms. Bruce asked if the nominations being made today to be motioned and seconded? Ms. Okwelogu answered, no. Vice Chair Bruce then mentioned if we were to motion, she would second for Linda Foster or Randi DeHollander for Chair. Ms. Foster shares that she feels that there are others that are more experienced and more involved in the community that would be great spokes people for us. Based on Ms. Fosters work load she feels she would not be able to accept the position. Ms. DeHollander comments that if within our legal restraints are our meeting requirements. Is it possible to put out the actual requirements, constraints? Chair Okwelogu asks staff to send out the committee bylaws. Ms. Lee informs Chair Okwelogu that they could be found on CDAs website in agendas. Ms. DeHollander states that aside from the bylaws she would like a staff interpretation of what the position entails.

This agenda item is continued to the next Oversight Committee meeting and has been amended in this meeting to seek motion to continue the item to the election in January 2023.

Public Comments: No public comments

Ms. Rohr motioned to move the election of Chair and Vice Chair to the January 26, 2023 meeting. Vice Chair Bruce Seconded the motion

Gloria Bruce, Vice Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Randi DeHollander	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
David Denton	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jeffery Dixon	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Lisa Fitts	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Lynda Foster	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Daniel Gregg	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jason Gumataotao	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Daphine Lamb-Perrilliat	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Greg Magofna	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Mimi Rohr	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Ndidi Okwelogu, Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

**Total: 8 yea, 0 nay and 0 abstain**  
**The motion passes**

**7. Adopt Meeting Dates for Calendar Year 2023 – Chair Okwelogu  
Action Item**

Discussion:

- Adopt proposed 2023 Oversight Committee meeting calendar
  - January 26
  - March 23
  - May 25
  - July 27
  - September 28
  - November 16

Public Comment: No public comments

- Ms. Foster motioned to adopt the proposed 2023 meeting calendar. Ms. Fitts seconded the motion.
- Through a roll-call vote, the Committee adopted the proposed/amended meeting calendar with 8 votes in favor, 0 no votes and 0 abstentions.

Gloria Bruce, Vice Chairperson	<u> X </u> yea, ___ nay, ___ abstain
Randi DeHollander	<u> X </u> yea, ___ nay, ___ abstain
David Denton	<u> </u> yea, ___ nay, ___ abstain
Jeffery Dixon	<u> </u> yea, ___ nay, ___ abstain
Lisa Fitts	<u> X </u> yea, ___ nay, ___ abstain
Lynda Foster	<u> X </u> yea, ___ nay, ___ abstain
Daniel Gregg	<u> </u> yea, ___ nay, ___ abstain
Jason Gumataotao	<u> X </u> yea, ___ nay, ___ abstain
Daphine Lamb-Perrilliat	<u> X </u> yea, ___ nay, ___ abstain
Greg Magofna	<u> </u> yea, ___ nay, ___ abstain
Mimi Rohr	<u> X </u> yea, ___ nay, ___ abstain
Ndidi Okwelogu, Chairperson	<u> X </u> yea, ___ nay, ___ abstain

**Total: 8 yea, 0 nay and 0 abstain  
The motion passes**

**8. Vice Chair Status – Dylan Sweeney**

Chair Okwelogu discussed the current status of Vice Chair Bruce and her continuation to fill the EBHO seat. District 5 will make a new nomination to fill the vacant D5 seat for the Committee.

Discussion: Ms. DeHollander commented that if Vice Chair Bruce continued to serve on this committee, it would really be a benefit to have that service and have that expertise. Chair Okwelogu agreed. Ms. Foster seconded Ms. DeHollander and thanked Vice Chair Bruce.

Public Comments: No comments

**9. Public Comment for Items not on Agenda – Chair Okwelogu  
Informational Item**

Public Comments: No public comments

**Adjournment at 10:48 a.m.**