



Alameda County
Housing and Community Development
Department
Measure A1 Oversight Committee

DATE: October 22, 2020 TIME: 9:30 A.M.
Chair: Ndidi Okwelogu – Vice Chair: Gloria Bruce

Location: This meeting is held via teleconference <https://us02web.zoom.us/j/87877191479>. To attend via phone dial + 1 669 900 9128 then enter code 878 7719 1479#. To request a sign language interpreter or other accommodation, please call (510) 670-5933 or (510) 265-0253 (TDD). Five working days' notice is required. For information on the committee email robert.fuller@acgov.org

CORRECTED AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
I.	<u>Calling Committee to Order</u>	Organization	Chair Okwelogu
II.	<u>Approval of 8/27/2020 Meeting Minutes</u>	Action	Chair Okwelogu
III.	<u>Measure A1 news</u>	Information	Jennifer Pearce , Housing and Community Development Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
IV.	<u>Measure A1 Program 2016-2018 Annual Report Draft</u> Presentation and discussion of Measure A1 Annual Report draft - program design, implementation and progress toward goals December 2016 through June 2018.	Information	Jennifer Pearce , Housing and Community Development Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
V.	<u>Future Meetings</u> Discussion among Committee members of topics to be considered on future Committee agendas or the consideration of Committee organizational issues	Information	Chair Okwelogu
VI.	<u>Public Comment for Items not on the Agenda</u>	Information	Chair Okwelogu

Measure A1 Oversight Committee – Mandate

The mandate of the Measure A1 Citizens' Oversight Committee is to retroactively review the expenditure of the proceeds of the Bond and report to the Board on whether Bond proceeds were spent in accordance with the purposes set forth in the Measure.

Measure A1 Updates – October 22, 2020

Board of Supervisors

- The Measure A1 Citizens' Oversight Committee by-laws adopted by the Board of Supervisors September 22, 2020.
- Board of Supervisors approved commitments of \$2,330,306 from the A1 Rental Base City allocation to Albany Family, in Albany, to support 61 affordable units – July 28, 2020.

Rental Project Updates:

- Rosefield Village – Alameda – 90 affordable units, supported with \$8,093,414 A1 funding– Construction Loan Closing on August 12, 2020. A virtual groundbreaking is planned for after the demolition of existing site structure – date to be determined.
- The Jordan Court project at 1601 Oxford in Berkeley had a virtual groundbreaking on September 30, 2020. Construction for the project is expected to be complete by September 29, 2021.

TELECONFERENCING GUIDELINES FOR PUBLIC PARTICIPATION IN THE COUNTY OF ALAMEDA MEASURE A1 OVERSIGHT COMMITTEE

In Person Participation Prohibited

Alameda County joined Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara counties and the City of Berkeley in issuing similar public health officer orders directing their respective residents to shelter in place for three weeks beginning March 17, due to the Coronavirus disease 2019 (COVID-19). The orders limit activity, travel and business functions to only those that are essential.

In response to the COVID-19 pandemic, California Governor Gavin Newsom issued Executive Order N-29-20 on March 17, 2020, governing the convening of public meetings. Pursuant to the Executive Order, all members of the County of Alameda Measure A1 Oversight Committee may participate in their Committee meetings without being physically present (via teleconference), and no teleconference locations for the public are required to be provided or noticed in the meeting agenda. The public must be given the opportunity to observe and address the meeting telephonically or otherwise electronically.

In Person Participation Prohibited

Due to the public health emergency, the County of Alameda is making several changes related to Measure A1 Oversight Committee's meetings to protect the public's health and prevent the disease from spreading locally. Due to the COVID-19 public health emergency, including local and State public health officer's directives for everyone to stay home, in person participation at Oversight Committee meetings is limited to essential County personnel. The Public Hearing Room is closed to members of the public and non-essential County personnel. The public may observe and address the Committee in meetings in the following ways.

Public Comment via Teleconference

Members of the public may address the Oversight Committee on a matter on the agenda or during the Public Input portion of the meeting on a matter not on the agenda but is an issue within the Committee's subject matter jurisdiction. To observe the meeting by video conference, please click on this link to join the webinar:

<https://us02web.zoom.us/j/87877191479> at the noticed meeting time. Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-meeting>

If you are using a laptop: use the raise your hand button when you are called to speak unmute your speaker.

To listen to the meeting by phone, please call the numbers below at the noticed meeting time. For higher quality, dial a number based on your current location.

If you are calling in: dial *9 to raise your hand to speak. When you are called to speak the host will unmute you to enable you to speak.

If you decide not speak, you may hang up and dial back into the meeting or simply notify the Clerk you do not wish to speak when you are unmuted and asked to speak.

Or iPhone one-tap: US: +16699009128,,87877191479# or +13462487799,,87877191479#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 - Webinar ID: 878 7719 1479.

International numbers available: <https://us02web.zoom.us/j/87877191479> Updated: 5/11/20 If asked for a participant ID or code, press #. Additional instructions on how to join a meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663%20-%20Joining-a-meeting-by-phone>

Written Comment (accepted until the start of the meeting at 9:30 a.m., unless otherwise noted on the meeting agenda). To provide written comment on an item on the agenda or to address the Committee about an issue during Public Input, you may send an email to robert.fuller@acgov.org. Please include your name and note the agenda item number you want to address or whether you intend for comment to be included in Public Input. Copies of all written comments will be provided to the Committee Members and will be added to the official record. ADA Accessibility: If you require a reasonable modification or accommodation for a disability, please email the Clerk of the Committee at robert.fuller@acgov.org or call (510) 670-5933 or (510) 265-0253 (TDD).

Housing and Community Development Department Measure A1 Oversight Committee

DATE 8/27/2020

TIME 9:30 A.M.

Chair: Ndidi Okwelogu

Vice-Chair: Gloria Bruce

Committee Members:

Gloria Bruce, Randi DeHollander, Jeffrey Dixon, Brian Dolan, Lynda Foster, Daniel Gregg, Daphine Lamb-Perrilliat, Ndidi Okwelogu, Debbie Potter, Katrina Hampton, Kendra Roberts, Mimi Rohr, Rose Works

Members of the Public: 17 attendees

Location: Held via teleconference

Summary/Action Minutes

I. I. Call to Order and Roll Call of Committee Members – Ndidi Okwelogu, Chairperson

Meeting began at 9:30 a.m.

- Chairperson Okwelogu called the meeting to order at 9:30 a.m. and requested Mr. Fuller call the roll.
Of the 13 seated members, 8 were present. Quorum is seven.
- Chair Okwelogu explained to members of the public how they can participate via teleconference or by phone.

Committee Members in Attendance

- Ndidi Okwelogu, Chairperson
- Gloria Bruce, Vice Chairperson
- Randi DeHollander
- Jeffrey Dixon
- Brian Dolan
- Lynda Foster
- Daphine Lamb-Perrilliat
- Daniel Gregg
- Rose Works
- Debbie Potter
- Kendra Roberts

Committee Members Not in Attendance

- Mimi Rohr
- Katrina Hampton

Alameda County Staff Members Participating

- Jennifer Pearce, Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Heather Littlejohn, Deputy County Counsel, Alameda County
- Robert Fuller, Oversight Committee Liaison, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Teresa Hester, Clerk Specialist, Housing and Community Development, Alameda County

Community Development Agency (CDA)

- Francisco Gomez, Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)

Discussion:

- Ms. Potter and Ms. Works arrived after the initial roll call.

II. II. Approval of 7/23/2020 Oversight Committee Minutes – Chairperson Okwelogu

Action Item - Approve July 27, 2020 meeting minutes, make any amendments, and approve.

Discussion:

- No comments from the Committee.

Public Comment:

- No public comment.
- Ms. Potter motioned to adopt the July 23, 2020 minutes. Ms. Foster seconded the motion.
- Through a roll-call vote, the Committee adopted the corrections and accepted the minutes with 10 votes in favor, 0 no votes and 0 abstentions.

Gloria Bruce, Vice Chairperson	X___yea, ___ nay, ___ abstain
Daniel Gregg	X___ yea, ___ nay, ___ abstain
Brian Dolan	X___yea, ___ nay, ___ abstain
Lynda Foster	X___yea, ___ nay, ___ abstain
Rose Works	X___yea, ___ nay, ___ abstain
Katrina Hampton	___yea, ___ nay, ___ abstain
Daphine Lamb-Perrilliat	X___yea, ___ nay, ___ abstain
Kendra Roberts	___yea, ___ nay, ___ abstain
Randi DeHollander	X___yea, ___ nay, ___ abstain
Jeffrey Dixon	X___yea, ___ nay, ___ abstain
Debbie Potter	X___yea, ___ nay, ___ abstain
Mimi Rohr	___yea, ___ nay, ___ abstain
Ndidi Okwelogu, Chairperson	X___yea, ___ nay, ___ abstain

Total: 10 yea, 0 nay and 0 abstain
The motion passed

(Kendra Roberts reported that technical issues prevented her from responding during roll-call votes)

III. Update on Measure A1 news – Jennifer Pearce, Housing Specialist, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)
Informational Item

Discussion:

- Ms. Pearce gave an update on Measure A1 recent news:
 - **Board of Supervisors**
 - Housing Preservation Loan Program administrator contract with Habitat for Humanity East Bay/Silicon Valley was extended on August 4, 2020.

- The Measure A1 Citizens' Oversight Committee by-laws will be considered by the Board of Supervisor in late September or early October.
- Board of Supervisors approved commitments of \$2,330,306 from the A1 Rental Base City allocation to Albany Family, in Albany, to support 61 affordable units – July 28, 2020.

Rental Project Updates:

- Rosefield Village – Alameda – 90 affordable units, supported with \$8,093,414 A1 funding– Anticipated Loan Closed 8/11/2020
 - Fon Lok West/Brooklyn Basin Parcel A1 - Oakland – 129 affordable units, supported with \$9,698,000 A1 funding– Loan Closed 7/29/2020
 - Likely Permanent Finance Conversions in September 2020 for
Estrella Vista (3706 San Pablo)
Casa Arabella (Fruitvale Village-II A)
Coliseum Connections
Camino 23
- Ms. Potter informed the Committee of Alameda Point, a 7- unit project that closed in June and is under construction.

IV. Future Meetings - Chairperson Okwelogu

Revised Meeting Calendar – Jennifer Pearce

(taken as item IV, on agenda as V)

- Ms. Pearce presented a suggested revised meeting calendar for the remainder of 2020 – holding meetings on October 22nd and December 17th while foregoing the scheduled September 24th and November 19th meetings. The Committee will be empowered to set their 2021 meeting calendar at the January 2021 meeting.

Discussion:

- Ms. Foster requested confirmation of when the final report is due.
- Mr. Fuller explained the goal is to bring the draft of the first annual report to the Committee in October.
- Ms. Foster asked if the final report will be reviewed in December or January.
- Mr. Fuller explained that is correct. After the initial review in October, there will be a two-month period to finalize any edits.
- Ms. Works has requested that calendar changes do not happen with next years' agenda.
- Chair Okwelogu requested public comment.

Public Comment:

- Mr. David Denton
- Ms. Littlejohn advised the Committee of moving forward with calendar changes in the future.
- Ms. Foster requested Ms. Littlejohn to advise on oversight not being granted to the Committee.
- Ms. Littlejohn stated the by-laws reflect the Measure A1 ballot. The Committee is not being stripped of any responsibilities.
- Ms. Potter addressed the public comment and if there is any ability to filter any comment that disrupts the orderly conduct of the meeting.
- Ms. Littlejohn confirmed it may be necessary for the Chair to redirect the public commentator.
- Vice Chair Bruce responded to Mr. David Denton.

- Ms. Works motioned to adopt the revised calendar and setting the date of the next meeting of the Measure A1 Oversight Committee as October 22, 2020. Ms. DeHollander seconded the motion.
- Through a roll-call vote, the Committee adopted the corrections and accepted the amended minutes with 10 votes in favor, 0 no votes and 0 abstentions.

Gloria Bruce, Vice Chairperson	X___yea, ___ nay, ___abstain
Daniel Gregg	X___ yea, ___ nay, ___abstain
Brian Dolan	X___yea, ___ nay, ___abstain
Lynda Foster	X___yea, ___ nay, ___abstain
Rose Works	X___yea, ___ nay, ___abstain
Katrina Hampton	___yea, ___ nay, ___abstain
Daphine Lamb-Perrilliat	X___yea, ___ nay, ___abstain
Kendra Roberts	___yea, ___ nay, ___abstain
Randi DeHollander	X___yea, ___ nay, ___abstain
Jeffrey Dixon	X___yea, ___ nay, ___abstain
Debbie Potter	X___yea, ___ nay, ___abstain
Mimi Rohr	___yea, ___ nay, ___abstain
Ndidi Okwelogu, Chairperson	X___yea, ___ nay, ___abstain

Total: 10 yea, 0 nay and 0 abstain
The motion passed

V. Measure A1 Implementation Update – Rental Development - Francisco Gomez, Housing and Community Development Manager (HCD)

Discussion of A1 programs’ progress and status.

Discussion:

- Chairperson Okwelogu introduced Mr. Gomez, Housing and Community Development Manager.
- Mr. Gomez began the Measure A1 Implementation Update – Rental Development presentation.
- Ms. Pearce began presenting on preparation for the Measure A1 Bond.
- Mr. Gomez continued the presentation.
- Mr. Dixon requested the updated presentation as the ethnicity report is not included in the slide deck provided to the Committee.
- Mr. Greg wanted to confirm if this presentation will be posted on the HCD website.
- Ms. Pearce confirmed the presentation will be posted.
- Ms. DeHollander requested staff to confirm the Committee will receive a Project Summary, including unit breakdown for each project.
- Mr. Fuller explained some project summaries have been provided to the Committee and others are in progress.
- Ms. Potter questioned how projects labels such as “senior”, “veteran”, etc. are determined.
- Mr. Gomez explained certain projects target a specific population, but prospective applicants can apply with a voucher. It is up to the developer to make a decision based on subsidies available. Units are never double counted.
- Vice Chair Bruce requested Mr. Gomez to expand on any specific groups of individuals who need more rental assistance.

- Mr. Gomez explained that a majority of Measure A1-supported projects have been able to maintain cash flow by working with residents to find rental assistance. Staff can work with developers to determine demographics and what communities are being impacted by Covid-19.

VI. Public Comment for Items Not on the Agenda – Chairperson Okwelogu

Speakers:

- Ms. Donna Griggs Murphy expressed gratitude for the impact Measure A1 is having on the housing crisis.
- Chair Okwelogu moved to adjourn this meeting until the next meeting on October 22, 2020 at 9:30 a.m.

Adjournment at 11:19 a.m.

Adopted by Measure A1 Oversight Committee _____, 2020