



Alameda County
Housing and Community Development Department
Measure A1 Oversight Committee

SPECIAL MEETING

DATE: April 4, 2023 TIME: 10:00 A.M.
Chair: Gloria Bruce – Vice Chair: Randi DeHollander

Location: Room 160, Public Meeting Room
224 W. Winton Ave
Hayward, CA 94544

AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
1.	<u>Calling Committee to Order</u>	Organization	Chair Bruce
2.	<u>Review and Consider Approval of the 1/26/2023 Meeting Minutes</u>	Action	Chair Bruce
3.	<u>Discussion of Future Meetings</u> Review and discussion of Assembly Bill 2449	Information	Dylan Sweeney
4.	<u>Discussion and Approval to change meeting location for future meetings</u> Discussion of alternate meeting location for the remainder of Calendar Year 2023 at the Castro Valley Public Library 3600 Norbridge Ave, Castro Valley	Action	Chair Bruce
5.	<u>Adopt revised meeting dates for Calendar Year 2023</u> Discussion of revised meeting dates	Action	Chair Bruce
6.	<u>Alameda County HCD News</u>	Information	Dylan Sweeney
7.	<u>Measure A1 News</u>	Information	Dylan Sweeney
8.	<u>Public Comment for Items not on Agenda</u>	Information	Chair Bruce

Proposed Revisions to Approved Calendar Year 2023 Schedule

Current Schedule	Proposed Revisions
May 25	May 12
July 27	July 28
September 28	September 22
November 16	TBD



ALAMEDA COUNTY
Community Development Agency



Housing and Community Development Department Measure A1 Oversight Committee

DATE 1/26/2023

TIME 10:00 A.M.

Chair: Vacant

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,
Greg Magofna, Mimi Rohr

Members of the Public: 4

Location: Held via teleconference

Approved:

Summary/Action Minutes

1. Call to Order and Roll Call of Committee Members – Teresa Hester, Housing Specialist

Meeting began at 10:02 a.m.

- Vice Chair Bruce called the meeting to order at 10:02 a.m. and requested Ms. Hester call the roll.
- Of the 11 seated members, 6 were present at roll call. Quorum is six.

Committee Members in Attendance

- Gloria Bruce, Vice Chair
- Lynda Foster
- Daphine Lamb-Perrilliat
- Greg Magofna – joined at 10:09 a.m. during Item No.2
- Mimi Rohr
- Randi DeHollander
- Lisa Fitts

Committee Members Not in Attendance:

- David Denton
- Jeffery Dixon
- Daniel Greg
- Jason Gumataotao

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 Guardiancic, 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 – Vice Chair Bruce
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. Magofna joins meeting after roll call for attendance.

Ms. DeHollander 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 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 checked="" 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

**Total: 7 yea, 0 nay and 0 abstain
The motion passes**

**3. Discussion of future meetings- Vice Chair Bruce
Information Item-**

Discussion: Vice Chair Bruce shares with the Committee that the governor has stated the state of emergency will be lifted at the end of February. Per this recent update to California open meetings law and action by the government of CA. HCD is required to return to in-person

meeting. Next meeting 3/23 needs to be in person at 224 W. Winton Avenue in Hayward as outlined in our Committees' bylaws. At the time HCD does not have the technology installed to offer hybrid in person and teleconference meeting from this space. Mr. Sweeney explained that we will not be having fully remote meetings. And the next meeting will be in person. Mr. Sweeney shared that the requirement to be able to offer hybrid meetings would be for everyone to give an advance notice of location of where they will be teleconferencing from. The location being used must also be open to the public. Mr. Sweeney and Vice Chair Bruce ask the committee for questions or concerns on this item. Ms. Lamb-Perrilliat asked for clarification if next meeting is March 23rd, as 3rd Wednesday is March 16th. Ms. Rohr commented she was under the impression the meeting is held the 4th Thursday of the month. Ms. Hester confirms the meeting is held the 4th Thursday of the month. Ms. Hester added the month of November is the only month the date changes. Ms. Lamb-Perrilliat asked for clarification on the time of the meeting. Vice Chair Bruce shares that due to the changes and having to meet in person the time of the meeting may be changed. Ms. DeHollander shares her personal concerns having to commute for in person meetings. Vice Chair Bruce shares with the Committee the meeting has been held during the day and assumes it continues to do so. Vice Chair Bruce asks Mr. Sweeney about the timing of hybrid meetings. Mr Sweeney answered the HCD team is trying their best to be able to offer hybrid meetings. Once the standards are met, that information will be shared with the committee. Ms. Lee added that hybrid refers to body meets in person while the public meets online.

Public Comment: No public comments

**4. Review and consider approval of 12/1/2022 Oversight Committee Minutes- Vice Chair Bruce
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. Foster motioned to adopt the December 1, 2022, minutes.
Ms. Rohr 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 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 checked="" type="checkbox"/> abstain
Mimi Rohr	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

**Total: 6 yea, 0 nay and 1 abstain
The motion passes**

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

Informational Item –

Discussion: Mr. Sweeney discussed about the Affordable Homeownership Development RFP.

- -Receipt of \$35M in State forgivable loan funds for ERAP as well as Federal Reallocated funds.
- -Represents what is likely the last significant tranche of ERAP funds.
- -Tenant protection items and eviction moratorium were continued at Tuesdays Board Meetings.
- -Kicked off over 12 ‘Capacity Building’ Contracts.
- -Initiated Housing outcomes and ERAP analysis.

Vice Chair Bruce asked if there is a significant number of applications waiting. How many applicants will HCD be able to help? Mr. Sweeney responded that HCD is anticipated to serve all, HCD has identified about 200 to 300 applications for ERAP, so far.

Public comment: No public comments

6. 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 a Grand Opening and is starting construction on 2 projects.

Grand Opening

- Foon Lok West 12/7/2022
-130 Units
-Brooklyn Basin, Oakland
- Albany Family January 2023
-62 Units
-Albany

Construction Starts

- Mission Paradise
-76 units for seniors Hayward, December 2022
- Bell Street Gardens
-126 units Fremont, January 2023

Rental Development Pipeline

- Digital Measure A1 Dashboard
- No new rental awards

- 3041 Units
- 2110 under construction or complete
- Over 1000 for ELI households
- 13 listings representing 346 units on housing portal

Homeownership

- 78 Funded Home Preservation Loan Program (HPLP) loans -\$9.5M awarded
- 146 households received down payment assistance- \$22.2M awarded

A1 Website

- Link to Demo site (Presented by Mr. Sweeney)
- Reviewing copy and real time data visualizations
- Anticipate the site going live 2nd quarter of 2023

Mr. Magofna shared the sense of urgency in having the website up and running. That way the committee has a chance to comment. Mr. Magofna also asked how the website is updated on the back end. Mr. Sweeney explained that the visualizations rest on the back end. The technology department has built directly taking information from CDS (City Data Services) into our own power BI software and build a real time visualization. Ms. Foster shared the importance of having the Measure A1 site running for the community. Mr. Sweeney responded that the Alameda Housing portal will be linked to the MA1 website. However, the Alameda Housing portal is open to the public. Mr. Magofna asked if HCD is tracking if units are affordable. Mr. Sweeney explains the process for these programs in which is based off income. And the program follows the applicant. Mr. Sweeney added that these programs do not list properties in that way. Homeownership tranche of funds to the RFP. We made an award to Habitat for Humanity to do a multifamily development called Sequoia Grove, a homeownership program funded by MA1 Funds. Vice Chair Bruce shared possibly having contractors joining the committee meeting for an update. Ms. DeHollander agrees and would like to hear from Hello Housing. Ms. Hester added that the \$210,000 is the max loan amount. However, not all applicants are approved for the \$210,000.

Public Comments: No public comments

7. Committee composition, vacancies, and attendance

Informational Item-

Discussion: Mr. Sweeney shares with the committee that there are 4 vacancies.

1. AC City Manager Associate
2. Sub Housing Resident
3. Faith Community
4. D5- Currently waiting on nomination

Mr. Sweeney added the impact of meeting time on the attendance. Members need to attend 2/3 of meetings on average to meet quorum. Mr. Sweeney asked for suggestions to encourage better attendance. Ms. Foster shares having concern less members will be able to meet in person. Ms. Foster adds a few members will be expiring in October and suggests these positions should be

seeking replacements. Mr. Magofna shares with the committee he will be stepping down, but a replacement person has been appointed Vice Chair Bruce asked members for any ideas or is willing to do a reach out on any of these vacancies Ms. Fitts shares she's open to reaching out to the local housing authority about subsidizing residents Ms. Fitts asked Vice Chair Bruce about how the Faith Community vacancy has been filled in the past. Vice chair Bruce shares that the Faith Community has been occupied in the past and asked staff for additional information. Mr. Sweeney responded he will gather information and communicate it to the committee via email. Ms. Fitts iterates that she would like to help but if there's a process that needs to be followed, she would like to know the steps necessary to take. Vice Chair Bruce adds if there is a language or information that the committee could use during the Reach-out, would be helpful.

Public comments: No public comment

**8. Elect Chair and Vice Chair 2023- Vice Chair Bruce
Action Item -**

Discussion: Vice Chair Bruce describes the duties of Chair and Vice Chair. Vice chair Bruce asked for nominations for Committee chair. Ms. DeHollander nominates Vice chair Bruce as Chair. Ms. Lamb-Perrilliat seconds Ms. DeHollander. Ms. Foster Votes for Ms. DeHollander as Vice Chair. Mr.Magofna agrees with Ms. Foster. Ms. Foster asked if members may nominate themselves. Vice chair Bruce answered, yes.

Public Comments: No public comments

- Ms. DeHollander motioned to nominate Vice Chair Bruce as Committee Chair. Ms. Lamb-Perrilliat seconded the nomination
- Through a roll-call vote, the Committee elected Gloria Bruce as Committee Chair with 7 votes in favor, 0 no votes and 0 abstentions.

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

**Total: 7 yea, 0 nay and 0 abstain
The motion passes**

- Ms. Foster motioned to nominate Ms. Dehollander as Committee Vice Chair. Mr. Magofna seconded the nomination
- Through a roll-call vote, the Committee elected Ms. DeHollander as Committee Vice Chair with 7 votes in favor, 0 no votes and 0 abstentions.

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 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 checked="" 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

Total: 7 yea, 0 nay and 0 abstain
The motion passes

**9. Public Comments for Items not on Agenda- Vice Chair Bruce
 Informational Item**

Discussion:

Public Comments: no public comments

Adjournment at 11:28 A.M