



Alameda County  
Housing and Community Development  
Department  
Measure A1 Oversight Committee

DATE: March 25, 2021 TIME: 9:30 A.M.  
Chair: Ndidi Okwelogu – Vice Chair: Gloria Bruce

**Location:** This meeting is held via teleconference <https://us02web.zoom.us/j/87380378059>. To attend via phone dial + 1 669 900 9128 then enter code 873 8037 8059#. 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](mailto:robert.fuller@acgov.org)

## AGENDA

| ITEM  | DESCRIPTION  | TYPE         | SPEAKER   |
|-------|--|--------------|---|
| I.    | <u>Calling Committee to Order</u>  | Organization | Chair Okwelogu  |
| II.   | <u>Approval of 1/21/2021 Meeting Minutes</u>   | Action       | Chair Okwelogu  |
| III.  | <u>Oath of Office for New Member – David Denton</u>  | Information  | Melissa Rydman,<br>Administrative Associate,<br>Office of the Clerk, Alameda<br>County Board of Supervisors   |
| IV.   | <u>Measure A1 news</u>   | Information  | Jennifer Pearce, Housing and<br>Community Development<br>Manager, Housing and<br>Community Development,<br>Alameda County Community<br>Development Agency (CDA) |
| V.    | <u>Alameda County HCD news</u>   | Information  | Jennifer Pearce   |
| VI.   | <u>Measure A1 Program 2018-2019 Annual Report Draft</u><br>Discussion of the Measure A1 Annual Report -<br>program design, implementation and progress<br>toward goals July 2018 through June 2019 | Information  | Jennifer Pearce   |
| VII.  | <u>Future Meetings</u>   | Information  | Chair Okwelogu  |
| VIII. | <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 – March 25, 2021**

### **Board of Supervisors**

- The Board of Supervisors Health Committee heard a presentation on the Measure A1 Affordable Housing Bond Program Annual Report for January 2017 through June 2018 on February 8, 2021, recommending hearing of the report by the full Board of Supervisors – date to be determined in April.

### **Program Updates:**

- Avance in Livermore closed construction financing on February 25, 2021. Developed by Mid-Pen Housing, this 44-unit, new construction, 100% special needs permanent housing for adults with developmental disabilities with incomes between 20% to 50% of AMI is expected to complete construction by fall of 2022. Construction completed in February 2020 on this 62-unit building that received \$4.7 million in A1 funding to support 37 affordable housing units.

#### Upcoming construction financing closings:

- Irvington Senior, Fremont (Allied/Abode) – anticipated closing in early April (April 8<sup>th</sup>). 90 units of senior (62+) permanent supportive housing. A1 funding: \$12.2 million
- Granite Ridge, Fremont (Eden/For the Future Housing) – anticipated closing late April (April 23<sup>rd</sup>). 73 units, including 15 units targeted to serve homeless households. A1 funding: \$9.7 million
- 95<sup>th</sup> & International, Oakland (Related/Acts Full Community Dev) – anticipated closing mid/late May. 55 units, including 14 units targeted to serve homeless households. A1 funding: \$956,341
- Fruitvale Transit Village II-B, Oakland (Bridge/Unity Council) – anticipated closing late May. 181 units, including 46 units of permanent supportive housing for chronically homeless individuals. A1 funding: \$16,227,175

## **Alameda County Housing and Community Development Updates – March 25, 2021**

**Emergency Rental Assistance** - The Board of Supervisors heard a contract on Tuesday, March 16 with a non-profit to manage the distribution of rental assistance funds. The program prioritizes tenants who earn up to 50% of Area Median Income being prioritized along with landlords who own less than 10 rental units, and affordable housing developers.

## 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](mailto: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](mailto:robert.fuller@acgov.org) or call (510) 670-5933 or (510) 265-0253 (TDD).

# Housing and Community Development Department Measure A1 Oversight Committee

**DATE 1/21/2021**

**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, Kendra Roberts, Mimi Rohr, Rose Works

**Members of the Public:** 18 attendees

**Location:** Held via teleconference

## Summary/Action Minutes Draft

### **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 12 seated members, 9 were present. Quorum is seven.

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

- Ndidi Okwelogu, Chairperson
- Brian Dolan
- Lynda Foster
- Daphine Lamb-Perrilliat
- Rose Works
- Gloria Bruce, Vice Chair
- Randi DeHollander
- Jeffrey Dixon

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

- Daniel Gregg
- Kendra Roberts
- Mimi Rohr – notified Committee she will join at 10 a.m.

#### **Alameda County Staff Members Participating**

- Michelle Starratt, Director, Housing and Community Development, Alameda County Community Development Agency (CDA)
- 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)

**II. II. Approval of 12/17/2020 Oversight Committee Minutes – Chairperson Okwelogu**  
**Action Item** - Approve December 17, 2020 meeting minutes, make any amendments, and approve.

Discussion: No discussion regarding corrections to the minutes.

**Public Comment:**

- No public comment.
- Mr. Dolan motioned to adopt the December 17, 2020 minutes. Ms. DeHollander seconded the motion.
- Through a roll-call vote, the Committee adopted and accepted the minutes with 6 votes in favor, 0 no votes and 2 abstentions.

|                                |                                |
|--------------------------------|--------------------------------|
| Gloria Bruce, Vice Chairperson | _____yea, ___ nay, X___abstain |
| Daniel Gregg                   | _____ yea, ___ nay, ___abstain |
| Brian Dolan                    | X___yea, ___ nay, ___abstain   |
| Lynda Foster                   | X___yea, ___ nay, ___abstain   |
| Rose Works                     | X___yea, ___ nay, ___abstain   |
| Daphine Lamb-Perrilliat        | X___yea, ___ nay, ___abstain   |
| Kendra Roberts                 | _____yea, ___ nay, ___abstain  |
| Randi DeHollander              | X___yea, ___ nay, ___abstain   |
| Jeffrey Dixon                  | _____yea, ___ nay, X___abstain |
| Mimi Rohr                      | _____yea, ___ nay, ___abstain  |
| Ndidi Okwelogu, Chairperson    | X___yea, ___ nay, ___abstain   |

**Total: 6 yea, 0 nay and 2 abstain**  
**The motion passes**

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

- Ms. Pearce gave an update on Measure A1 recent news:
  - Embark Apartments, Oakland
    - Converted to permanent finances on December 2020
  - Fruitvale Village Phase IIB, Oakland
    - Received \$62.7 million in tax-exempt bond allocation in December 2020
  - Rosefield Village, Alameda – 92 unit - \$2 million in A1 funding
    - Virtual groundbreaking scheduled for January 25, 2021
  - Renew AC – BOS adopted revised program guidelines in September 2020
    - Changes include:
      - Removal of second lien position requirements
      - Removed the \$75,000 limit on ADU construction/ renovation
  - AC Boost
    - Hello Housing launched a mini funding cycle in October 2020 and received 50 applications
    - Hello Housing is working on an Equity Analysis

Discussion:

- Mr. Dixon requested number of units for Embark Apartments and Fruitvale Transit Village Phase IIB.
- Ms. Pearce responded that these numbers will be confirmed by the end of the meeting.
- Ms. Littlejohn clarified that public comment is allowed on any item being discussed, even on informational items.

**Public Comment:**

- Pierce Macdonald -Powell – City of Piedmont – working with Habitat for Humanity and County staff to develop Measure A1 Program. The question is for Ms. Pearce, will the release of the ADU RFP increase the popularity of the Renew AC Program? Will there be any goals regarding how many ADUs will be built with Measure A1 funding?
- Ms. Pearce responded that the ADU RFP will be further discussed in the presentation. The ADU RFP is specifically for the Unincorporated County, so at this time it is unclear if the program will interact with Renew AC programming.

**IV. Alameda County Housing and Community Development News - Jennifer Pearce, Housing Specialist, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)**

**Informational Item**

- Ms. Pearce gave an update on HCD recent news:
  - Accessory Dwelling Unit RFP
    - Applications are due 2/1/2021
    - This will be a pilot program in the Unincorporated County to measure County resident's interest
    - The County will select a program administrator to provide technical assistance to residents interested in ADU development
    - Utilize ADUs as a way to increase available housing in the Unincorporated County
  - Point in Time Count
    - The sheltered count will continue as scheduled
    - The unsheltered count will not take place
  - The Federal CARES Act increased funding to support efforts to mitigate impacts of Covid-19 on rental assistance
    - County accepted \$30 million in CARES funding for rental assistance

Discussion:

- Vice Chair Bruce questioned if jurisdictions in Alameda County have any statistical outcomes on recipients of rental assistance; were they able to avoid displacement?
  - Ms. Pearce responded that jurisdictions are currently working to gather this information. Also looking at how challenging the process was and then how effective it was. Once this information is received, it will be reported to the Committee.
- **Public Comment:**  
No public comment

V. **Measure A1 Program 2016-2018 Annual Report Draft -Jennifer Pearce**, Housing Specialist, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

**Action Item** – Consider for endorsement the Measure A1 Annual Report

- Ms. Pearce presented the Measure A1 Annual Report for January 2017-June 2018 for endorsement.
- Next steps:
  - Adoption by Measure A1 Oversight Committee
  - Presentation to Board of Supervisors – Health Committee
  - Presentation to full Board of Supervisors
  - Begin review of Annual Report 2 – FY 18/19
- Summary of Feedback from the Committee
  - Important Themes
    - Emphasis on equity needs to be clear throughout the full discussion
    - Ensure the language is accessible to a broad audience: don't use acronyms and abbreviations; provide definitions
  - Future Reports
    - More personal stories of the programmatic impact
    - Streamline report organization
  - Content
    - Clarify key concepts
    - Supportive graphics
    - Consistency in language
- Timeline
  - 1<sup>st</sup> Report – Dec. 2016-June 2018 – January/ Feb
  - 2<sup>nd</sup> Report – July 2018- June 2019 – April/ May
  - 3<sup>rd</sup> Report – July 2019 – June 2020 – July/ August
  - 4<sup>th</sup> Report – July 2020 – June 2021 – July/ August
- Measure A1 January 2017 – June 2018
  - Rental Development
  - Homeownership Program Administrators for DALP and HPLP
  - Implementation Policies adopted by BOS
  - Oversight Committee structure adopted by BOS
  - First Bond Issuance of \$240 million

Discussion:

- Ms. Foster stated the report was easier to follow with the graphics.
- Vice Chair Bruce explained it was informative to see the unit goal. Requested information on remaining funds being able to assist in reaching the total unit goal.
- Ms. Pearce explained HCD can bring that information to the Committee and Base City allocation funds will impact that.
- Vice Chair Bruce said it is great to see how much funding was leveraged for projects and would be helpful to see the ratio. The report achieves visual representation through graphics, but the actual text of the report is very small and should consider enlarging for future reports.
- Mr. Fuller explained HCD is working on an accessible web version that is compatible with digital readers. Further clarified the 3,800 total units includes the homeownership programs, AC Boost and Renew AC numbers.
- Ms. Works questioned if HCD staff know a date for the Health Committee?

- Ms. Starratt explained HCD is planning to join the February 8, 2021 meeting.
  - Ms. Works requested HCD staff to inform the Committee of the confirmed Health Committee meeting.
  - Ms. Starratt confirmed the Committee will be informed and continuously involved in the development of reports.
- 
- Ms. Rohr joined the Committee meeting at this time.

**Public Comment:**

No public comment.

- Ms. Littlejohn reminded the Committee that their primary responsibility is to confirm that Measure A1 expenditures are consistent with Measure A1. If the Committee is moving forward with a motion to adopt the annual report, the motion should also include a finding that the expenditures outlined in the report are consistent with Measure A1. It is important for the motion to include the language that the expenditures in the report are consistent with Measure A1.
- Mr. Dolan motioned to approve the Measure A1 Annual Report and finding the expenditures in the report consistent with Measure A1. Ms. Foster seconded the motion.
- Through a roll-call vote, the Committee endorsed the report with 9 votes in favor, 0 no votes and 0 abstentions.

|                                |                               |
|--------------------------------|-------------------------------|
| Gloria Bruce, Vice Chairperson | X___yea, ___ nay, ___abstain  |
| Daniel Gregg                   | ___ 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  |
| Mimi Rohr                      | X ___yea, ___ nay, ___abstain |
| Ndidi Okwelogu, Chairperson    | X___yea, ___ nay, ___abstain  |

**Total: 9 yea, 0 nay and 0 abstain**  
**The motion passes**

**V. Future Meetings – Chair Okwelogu**

**Action Item** - Adopt proposed 2021 Oversight Committee meeting calendar and Committee leadership.



Discussion:

- Chair Okwerlogu presented the 2021 calendar. Committee to meet 4<sup>th</sup> Thursday of every other month. Proposed dates are:
  - March 25<sup>th</sup>
  - May 27<sup>th</sup>
  - July 22<sup>nd</sup>
  - September 2<sup>nd</sup>
  - November 18<sup>th</sup> (4<sup>th</sup> Thursday is Thanksgiving)
- Ms. Works suggested meeting on a monthly basis in hopes of not delaying any reports and having enough time to develop and review reports.
- Chair Okwelogu explained by-laws state the Committee is to meet at least once quarterly. What is published will be the public meeting calendar, but the Committee has the option to add or cancel meetings.
- Vice Chair Bruce requested HCD staff to comment on any concerns on meeting every month.
- Ms. Pearce explained HCD staff is comfortable with this proposed schedule and believes the reports will still be produced in a timely matter with this schedule.
- Ms. Lamb-Perrilliat expressed concern about being able to review and complete the reports if there are less meetings.
- Chair Okwelogu explained the proposed schedule allows HCD staff to better prepare the reports.

**Public Comment:**

- No public comment.
- Ms. DeHollander motioned to adopt proposed 2021 meeting calendar. Ms. Rohr 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 | X ___ yea, ___ nay, ___ abstain |
| Daniel Gregg                   | ___ yea, ___ nay, ___ abstain   |
| Brian Dolan                    | X ___ yea, ___ nay, ___ abstain |
| Lynda Foster                   | ___ yea, ___ nay, ___ abstain   |
| Rose Works                     | X ___ 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 |
| Mimi Rohr                      | X ___ yea, ___ nay, ___ abstain |
| Ndidi Okwelogu, Chairperson    | X ___ yea, ___ nay, ___ abstain |

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

**Action Item-** Elect Committee Chair and Committee Vice Chair

Discussion:

- Mr. Dolan asked Chair Okwelogu if she would be interested in serving another year.
- Chair Okwelogu responded she is open but would like to share the space for any other Committee members interested in the Chair roll.
- Ms. DeHollander asked if Vice Chair Bruce is interested in becoming the Committee Chair.
- Vice Chair Bruce expressed she is not interested.
- Mr. Dolan nominated Chair Okwelogu to continue to serve as the Committee Chair for 2021.
- Chair Okwelogu accepted and requested Vice Chair nominations.
- Ms. Lamb-Perrilliat nominated Vice Chair Bruce to continue to serve as the Committee Vice Chair for 2021.
- Vice Chair Bruce accepted.

**Public Comment:**

- No public comment.
- Mr. Dolan motioned to elect Ndidu Okwelogu as Committee Chair. Mr. Dixon seconded the nomination
- Mr. Dolan motioned to elect Gloria Bruce as Committee Vice Chair. Mr. Dixon seconded the nomination
- Through a roll-call vote of both motions being combined, the Committee elected Ndidu Okwelogu as Committee Chair and Gloria Bruce as Vice Chair with 8 votes in favor, 0 no votes and 0 abstentions.

|                                |                                 |
|--------------------------------|---------------------------------|
| Gloria Bruce, Vice Chairperson | X ___ yea, ___ nay, ___ abstain |
| Daniel Gregg                   | ___ yea, ___ nay, ___ abstain   |
| Brian Dolan                    | X ___ yea, ___ nay, ___ abstain |
| Lynda Foster                   | ___ 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 |
| Mimi Rohr                      | X ___ yea, ___ nay, ___ abstain |
| Ndidu Okwelogu, Chairperson    | X ___ yea, ___ nay, ___ abstain |

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

**Additional Items for discussion**

- No additional items.

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

Speakers:

- Ms. Kristi Bascom – Habitat for Humanity – Can HCD staff provide information on when the Homeownership RFP will be released?
- Ms. Pearce replied there is no information available at this time, but once it is available it will be brought to the Committee.
- Ms. Lydia Jack – Do applicants have to be residents of Alameda County to apply to programs, whether homeowner or rental assistance?
- Ms. Pearce replied this depends on the program. Rental projects do require applicants to be living or working in Alameda County, while some programs offer a preference to applicants living and working in Alameda County. In general Measure A1 funds are for Alameda County residents.
- Ms. Lydia Jack questioned how can people access information if they do not have access to computers?
- Ms. Pearce responded that HCD staff recommend calling 211 for housing and other available resources.

**Adjournment at 10:54 a.m.**