



Alameda County
Housing and Community Development
Department
Measure A1 Oversight Committee

DATE: September 23, 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

AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
I.	<u>Calling Committee to Order</u>	Organization	Chair Okwelogu
II.	<u>Approval of 7/22/2021 Meeting Minutes</u>	Action	Chair Okwelogu
III.	<u>Measure A1 news</u>	Information	Jennifer Pearce, Deputy Director of Housing, Housing and Community Development, Alameda County Community Development Agency (CDA)
IV.	<u>Alameda County Housing and Community Development news</u>	Information	Jennifer Pearce
V.	<u>Measure A1 Program 2018-2019 Annual Report</u> Approval of the Measure A1 Annual Report - July 2018 through June 2019 that program expenditures conform with the Measure A1 ballot measure	Action	Jennifer Pearce
VI.	<u>Future Meetings</u>	Information	Chair Okwelogu
VII.	<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 – September 23, 2021

Program Updates:

- NOVA, Oakland (Affirmed Housing) – groundbreaking took place August 31st. 56 units targeted to people who have experienced homelessness. A1 funding: \$13,766,766
- Casa Sueños/Fruitvale Transit Village IIB (Unity Council and BRIDGE Housing) – groundbreaking took place August 26th. 179 units serving lower-income households chronically homeless individuals. A1 Funding: \$16,227,175

Alameda County Housing and Community Development Updates – September 23, 2021

- Emergency Rental Assistance Program update

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/87380378059> 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, 873 8037 8059#. or +13462487799, 873 8037 8059#.

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/87380378059> 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 7/22/2021

TIME 9:30 A.M.

Chair: Ndidi Okwelogu

Vice-Chair: Gloria Bruce

Committee Members:

Gloria Bruce, Randi DeHollander, David Denton, Jeffrey Dixon, Brian Dolan, Lisa Fitts,
Lynda Foster, Daniel Gregg, Jason Gumataotao, Daphine Lamb-Perrilliat,
Ndidi Okwelogu, Kendra Roberts, Mimi Rohr, Rose Works

Members of the Public: 6 attendees

Location: Held via teleconference

Minutes Approval:

Summary/Action Minutes

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

Meeting began at 9:32 a.m.

- Chairperson Okwelogu called the meeting to order at 9:40 a.m. and requested Mr. Fuller call the roll.
- Of the 14 seated members, 8 were present at roll-call. Quorum is eight.

Committee Members in Attendance

- David Denton
- Lisa Fitts
- Lynda Foster
- Jason Gumataotao
- Daphine Lamb-Perrilliat
- Mimi Rohr
- Rose Works, Acting Vice Chair
- Ndidi Okwelogu, Chairperson

Committee Members Not in Attendance

- Gloria Bruce, Vice Chair (planned absence)
- Kendra Roberts (planned absence)
- Daniel Gregg (planned absence)
- Jeffrey Dixon (planned absence)

Alameda County Staff Members Participating

- Michelle Starratt, Director, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Jennifer Pearce, Deputy Director of Housing, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Heather Littlejohn, Deputy County Counsel, Alameda County

- Natasha Paddock, Deputy Director of Homelessness, Housing and Community Development, Alameda County Community Development Agency (CDA)
- 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)
- Angelica Guardianic, Clerk Specialist, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Rachel Heydemann, Housing and Community Development Project Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)

II. II. Approval of 6/24/2021 Oversight Committee Minutes – Chairperson Okwelogu

Action Item - Approve Jun 24, 2021 meeting minutes, make any amendments, and approve.

Discussion:

- No discussion

Public Comment:

- No comments from the public

Lynda Foster motioned to adopt the June 24, 2021 minutes. Lisa Fitts seconded the motion. Through a roll-call vote, the Committee adopted and accepted the minutes with 7 votes in favor, 0 no votes and 1 abstentions.

Gloria Bruce, Vice Chairperson	<u> </u> yea, <u> </u> nay, <u> </u> abstain
Brian Dolan	<u> </u> yea, <u> </u> nay, <u> </u> abstain
Randi DeHollander	<u> </u> yea, <u> </u> nay, <u> </u> abstain
David Denton	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Jeffrey Dixon	<u> </u> yea, <u> </u> nay, <u> </u> abstain
Lisa Fitts	<u> </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> X </u> yea, <u> </u> nay, <u> </u> abstain
Daphine Lamb-Perrilliat	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Kendra Roberts	<u> </u> yea, <u> </u> nay, <u> </u> abstain
Mimi Rohr	<u> </u> yea, <u> </u> nay, <u> X </u> abstain
Rose Works	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Ndidi Okwelogu, Chairperson	<u> X </u> yea, <u> </u> nay, <u> </u> abstain

Total: 7 yea, nay and 1 abstain
The motion passes/fails

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

Discussion:

Mr. Denton asked Ms. Pearce if the A1 funding contributed to operating reserves.

Ms. Pearce responded that A1 funding is only used for capital construction uses.

Mr. Denton then asked what other sources of funding there are and if it was a 4% or 9% deal.

Ms. Pearce committed to distributing the project summary for this project.

Ms. Foster commended the project for its scale and the work to get it to construction.

Public Comment: No comments from the public

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

Discussion: No discussion

Public Comment: No public comment

V. Measure A1 Program July 2018 to June 2019 Annual Report Draft -Jennifer Pearce, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

Information - Review the Measure A1 Annual Report - July 2018 through June 2019 – layout, finances and A1 website

Ms. Pearce presented the Measure A1 Annual Report for July 2018-June 2018 for consideration.

Discussion:

Mr. Guamataotao asked if this report will be distributed widely.

Ms. Pearce responded that it will be provided to all Alameda County cities and stakeholders, including Committee members.

Ms. Starratt added that it will be distributed to libraries within the county and the new Measure A1 website, which will be the primary place for distribution.

Public Comment: No comment from the public

VI. Future Meetings – Chair Okwelogu
Information

Discussion:

Ms. Foster asked Ms. Pearce if staff and the committee will be able to make its deadlines for approval of all four past reports.

Ms. Pearce responded there is not a Board of Supervisors mandate for when these reports are to be completed, and that the schedule was a suggestion by HCD staff. It is ambitious and we will complete the reports in a timely fashion.

Mr. Denton asked if there are updated project summaries on the current HCD website, as the ones posted are from 2018.

Ms. Starratt responded that the project summaries will be included in the annual reports and will be up to date on the new website.

Ms. Rohr asked what the per unit construction cost is for Fruitvale Transit IIB.

Ms. Myall responded that the approximate cost is \$700,000 per unit. This deal involved 4% Low-Income Housing Tax Credits.

Public Comment: No public comments

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

Speakers:

Adjournment at 10:08 a.m.