

# 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: 9/23/2021**

## Amended 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>  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>  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: 8 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.**