

Housing and Community Development Department Measure A1 Oversight Committee

DATE 11/18/2021

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, Greg Magofna, Mimi Rohr

Members of the Public: 10 attendees

Location: Held via teleconference

Approved: 1/27/2022

Summary/Action Minutes

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

- Chairperson Okwelogu called the meeting to order at 9:30 a.m. and requested Ms. Leite call the roll.
- Of the 13 seated members, 9 were present at roll-call. Quorum is seven.

Committee Members in Attendance

- Randi DeHollander
- David Denton
- Lisa Fitts
- Jason Gumataotao
- Daphine Lamb-Perrilliat
- Greg Magofna
- Mimi Rohr
- Ndidi Okwelogu, Chairperson
- Gloria Bruce, Vice Chair

Committee Members Not in Attendance:

- Brian Dolan
- Daniel Gregg
- Jeffrey Dixon
- Lynda Foster

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)
- Anika Campbell-Belton, Clerk of the Board, Alameda County
- Kathy Lee, Deputy County Counsel, Alameda County

- Robert Fuller, Oversight Committee Liaison, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Angelica Guardianic, Clerk Specialist, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Monica Leite, 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. Adopt a Resolution to Continue Holding Meetings of the Measure A1 Oversight Committee by Teleconference – Chair Okwelogu

Discussion: Ms. Okwelogu explained that the Committee must adopt a resolution finding that state or local measures to promote social distancing exist, to continue meetings by teleconference. The Health Care Services Agency Director’s recommended that the Board of Supervisors implement social distancing for its meetings and meetings of its committees.

Public Comment: No public comment

Ms. Bruce motioned to adopt the resolution to continue holding the Measure A1 Oversight Committee by teleconference. Seconded by Ms. Lamb Perrilliat.

Gloria Bruce, Vice Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Brian Dolan	<input 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 checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jeffrey 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 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 checked="" 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 type="checkbox"/> abstain
Mimi Rohr	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Ndidi Okwelogu, Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

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

Mr. Magofna was not yet sworn in so his voted was not recorded.

III. (heard as item VIII) Oath of Office for Returning and New Members of the Oversight Committee – Melissa Rydman, Administrative Associate, Office of the Clerk, Alameda County Board of Supervisors
Informational Item

Ms. Rydman is out on leave in her place is **Anika Campbell Belton**, Clerk of the Board. Swore in Denton, Magfona and Rohr

IV. (heard as item III.) Approval of 9/23/2021 Oversight Committee Minutes – Chairperson Okwelogu

Action Item - Approve September 23, 2021 meeting minutes, make any amendments, and approve.

Discussion: Ms. DeHollander commented she should be removed from the committee's members in attendance.

Public Comment: No public comment

Mr. Gumataotao motioned to adopt the amended September 23, 2021 minutes. Ms. Fitts seconded the motion.

Through a roll-call vote, the Committee voted with 6 votes in favor, 0 no votes and 2 abstentions.

Gloria Bruce, Vice Chairperson	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input checked="" type="checkbox"/> abstain
Brian Dolan	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Randi DeHollander	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input checked="" type="checkbox"/> abstain
David Denton	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jeffrey 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 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 checked="" 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 type="checkbox"/> abstain
Mimi Rohr	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Ndidi Okwelogu, Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

Total: 6 yea, 0 nay and 2 abstain

The motion fails

- V. **(heard as item IV.) Update on Measure A1 news – Jennifer Pearce**, Housing Specialist, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

Informational Item

Discussion: No discussion

Public Comment: No public comments

- VI. **(heard as item V.) Alameda County Housing and Community Development News - Jennifer Pearce**, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

Informational Item

Discussion: Update on Emergency Rental Assistance program. Alameda County is administering with Centro Legal de la Raza our own ERAP program. The County administers ERAP for all jurisdictions in the county, except for Fremont and Oakland. To date, nearly \$45 million in rental assistance funds were approved. Multiple organizations work with the County on outreach, application assistance. For the first half of November, we have approved more than \$6 million in rental assistance funds. The County is oversubscribed for funds but state of California states that we

can apply for additional federal funding as they reallocate from jurisdictions that have not expended all their funds.

Mr. Magofna asked Ms. Pearce what oversubscribes means. Ms. Pearce explained that oversubscribed means we have more requests than we currently have funds available.

Public Comment: No public comments

**VII. (heard as item IX.) Measure A1 Program July 2018 to June 2019 Annual Report Draft - Jennifer Pearce, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)
Informational Item**

Discussion: HCD is working on text and images to include a memorial to Sup. Wilma Chan in second annual report.

Public Comment: No public comment

**VIII. (heard as item VI.) Measure A1 Program 2019-2020 Annual Report Preview
Informational**

Discussion:

Ms. Pearce shared that through June 30, 2020 HCD funded 2,763 units, across all programs, with measure A1 funds to date. The goal is 3,800 across all programs. The funds support 44 multifamily affordable rental developments that include 2,506 HCD-supported units with \$326.3 million of Measure A1 funds funds.

Ms. Bruce asked if there are specific dates when goals are to be met. In the Base City allocation, only 3 jurisdictions will not meet the deadline for commitments.

Ms. Pearce responded that all three cities have been granted an extension.

Ms. Bruce asked if that was a one-year extension.

Ms. Pearce responded it's a one-year extension.

Ms. Bruce then asked if the city does not meet the commitment goal, do the funds revert to regional pools.

Ms. Pearce explained they go back into the Regional Pool and will be available for commitment within the region.

Ms. Lamb-Perilliat asked what the percentage of African American and people of color that are involved in down payment assistance program – AC Boost – and whether there is a statistical matrix that is used to give us what percentage of that population of people who have been involved in a successful in being a part of the down payment.

Ms. Pearce answered we have that data, only not included in this presentation, and can follow up with it.

Public Comment: Donna Murphy commented how appreciative she is for the programs and how it serves.

Jordan Bye requested information about the programs.

**IX. (heard as item X.) Measure A1 Website Preview
Informational**

Discussion:

Ms. Pearce shared a preview of the new A1 website.

Greg Magofna asked if there will be ability to go to the different program websites from within this website, such as Hello housing.

Ms. Pearce confirmed this ability.

Gloria Bruce asked when will the website launch.

Ms. Pearce answered that it should launch in early 2022.

Public Comment: Mr. Bye asked if this website is up or where he could get this information.

X. (heard as item VII.) Future Meetings – Chair Okwelogu

Approve scheduling January 27, 2022 at 10 a.m. as the Measure A1 Oversight Committee meeting time for the 2022 Organizational Meeting

Action

Discussion: None

Public Comment: None

Mr. Magofna motioned to schedule the A1 Oversight Committee 2022 organizational meeting for January 27, 2022 at 10 a.m. Ms. Fitts seconded the motion.

Through a roll-call vote, the Committee the report with 8 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
Brian Dolan	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Randi DeHollander	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
David Denton	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jeffrey 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 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 checked="" 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
Ndidi Okwelogu, Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

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

Discussion of the regular meeting calendar for 2022 with each meeting held at 10 a.m. on March 24th, May 26th, July 28th, September 22nd and November 17th.

Informational

Discussion: Director Starratt commented that we have the option to be 100% virtual or 100% or in person. We do not have way to do hybrid.

Public Comment: None

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

Speakers: Rob Simonds, Director for Habitat for Humanity East Bay/ Silicon Valley requested the timetable for the home ownership development component of the Measure A1 funds and whether there will be a Notice of Funding Availability (NOFA) on those funds.

Ms. Pearce responded that the NOFA has been pushed back from the recent goal to get it out by the end of 2021. Now it will likely be released in early 2022, by the end of the first quarter.

Adjournment at 11:17 a.m.