

Housing and Community Development Department Measure A1 Oversight Committee

DATE 1/21/2021

TIME 9:30 A.M.

APPROVED: 3.25.2021

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

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 n 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
 - 1st Report – Dec. 2016-June 2018 – January/ Feb
 - 2nd Report – July 2018- June 2019 – April/ May
 - 3rd Report – July 2019 – June 2020 – July/ August
 - 4th 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.
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- Ms. Rohr joined the Committee meeting at this time.

Public Comment:

- No public comment.
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- 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.
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- 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	___ ye a, ___ nay, ___abstain
Brian Dolan	X___yea, ___ nay, ___abstain
Lynda Foster	X___yea, ___ nay, ___abstain
Rose Works	X___yea, ___ nay, ___abstain
Katrina Hampton	___ ye a, ___ nay, ___abstain
Daphine Lamb-Perrilliat	X ___yea, ___ nay, ___abstain
Kendra Roberts	___ ye a, ___ 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 Okwelogu presented the 2021 calendar. Committee to meet 4th Thursday of every other month. Proposed dates are:
 - March 25th
 - May 27th
 - July 22nd
 - September 2nd
 - November 18th (4th 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 Ndidi 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 Ndidi 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
Ndidi 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.