

# Housing and Community Development Department Measure A1 Oversight Committee

**DATE 6/24/2021**

**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:** 13 attendees

**Location:** Held via teleconference

**Approved: 7/22/2021**

## 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 9:32 a.m. and requested Mr. Fuller call the roll.
- Of the 14 seated members, 9 were present at roll-call. Quorum is eight.

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

- Ndidi Okwelogu, Chairperson
- Brian Dolan
- Lynda Foster
- Jason Gumataotao
- Rose Works
- Randi DeHollander
- Jeffrey Dixon
- Daphine Lamb-Perrilliat
- Lisa Fitts

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

- Gloria Bruce
- David Denton
- Daniel Gregg
- Kendra Roberts
- Mimi Rohr

**Alameda County Staff Members Participating**

- Michelle Starratt, Director, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Jennifer Pearce, Deputy Director, 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, Housing Specialist, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Angelica Guardiancic, 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 5/27/2021 Oversight Committee Minutes – Chairperson Okwelogu**

**Action Item** - Approve May 27, 2021 meeting minutes, make any amendments, and approve.

Discussion:

- Mr. Fuller corrected the minutes to state that the seated number of members is 14 instead of 8.
- No discussion from the Committee.

Public Comment:

- No public comment.

Mr. Dolan motioned to adopt the amended May 27, 2021 minutes. Mr. Dixon seconded the motion. Through a roll-call vote, the Committee adopted and accepted the minutes with 9 votes in favor, 0 no votes and 0 abstention.

Gloria Bruce, Vice Chairperson	___ yea, ___ nay, ___ abstain
Daniel Gregg	___ yea, ___ nay, ___ abstain
Jason Gumataotao	X ___ yea, ___ nay, ___ abstain
Brian Dolan	X ___ yea, ___ nay, ___ abstain
Lisa Fitts	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	X ___ yea, ___ nay, ___ abstain
David Denton	___ yea, ___ nay, ___ abstain
Mimi Rohr	___ yea, ___ nay, ___ abstain
Ndidi Okwelogu, Chairperson	X ___ yea, ___ nay, ___ abstain

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

### III. Future Meetings – Chair Okwelogu

Discuss the prospect of in-person Oversight Committee meetings

Discussion:

- Chair Okwelogu requested discussion from Committee members on returning to in person meetings.
- Mr. Dolan is comfortable returning to in person meetings, but if masks are required would prefer to keep meetings via Zoom.
- Ms. Lamb-Perrilliat is open to either in person or virtual.
- Ms. DeHollander communicated preference to not be masked and if a hybrid model is available.
- Ms. Works supports a hybrid option.

Approve the election of a temporary Vice Chair until September 2021

#### Action

Discussion:

- Chair Okwelogu discussed that Vice Chair Bruce has taken a sabbatical and the Committee needs to elect a temporary Vice Chair for the months of July, August and September 2021.
- Ms. Littlejohn explained that the by-laws allow for election of a temporary Vice Chair. Asked if this is for action today.
- Chair Okwelogu confirmed the intent is to vote on this today.
- Ms. Littlejohn confirmed it is possible to vote on it today as it is listed as an action item on the agenda.
- Chair Okwelogu requested any volunteers for the temporary Vice Chair.
- Ms. Lamb-Perrilliat nominated Ms. Works
- Ms. Works accepted nomination.

Public Comment:

- No public comment

Mr. Dixon nominated Ms. Works to serve as temporary Oversight Committee Vice Chair until September 2021. Ms. Lamb-Perrilliat seconded the motion.

Through a roll-call vote, the Committee elected Rose Works as temporary Vice Chair with 9 votes in favor, 0 no votes and 0 abstention.

Gloria Bruce, Vice Chairperson	___	yea,	___	nay,	___	abstain	
Daniel Gregg	___	yea,	___	nay,	___	abstain	
Brian Dolan	X	___	yea,	___	nay,	___	abstain
Jason Gumataotao	X	___	yea,	___	nay,	___	abstain
Lisa Fitts	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	X ___ yea, ___ nay, ___ abstain
David Denton	___ yea, ___ nay, ___ abstain
Mimi Rohr	___ yea, ___ nay, ___ abstain
Ndidi Okwelogu, Chairperson	X ___ yea, ___ nay, ___ abstain

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

**IV. Update on Measure A1 news – Jennifer Pearce, Deputy Director, Housing and Community Development, Alameda County Community Development Agency (CDA)**  
**Informational Item**

Ms. Pearce gave an update on Measure A1 recent news:

- Fruitvale Transit Village II B (Oakland)
  - Being developed by Bridge/Unity council
  - Anticipate to close Construction financing late June
  - 181 units including 46 units of permanent supportive housing for chronically homeless.
  - A1 funding \$16,227,175.00

Discussion:

- Ms. Works asked when will this development be ready for move-in.
- Ms. Pearce responded construction begins in August. Ready for lease up in 18 -24 months.
- Ms. Lamb-Perrilliat asked if this too will be by lottery.
- Ms. Pearce responded yes, but not for the chronically homeless as they will come off the coordinated entry list.

Public Comment:

- No public comment.

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

Ms. Pearce gave an update on HCD news:

- Emergency Rental Assistance Program
  - Contracted with 211 – Eden I&R to help people with their applications.
  - Will go to Board of Supervisors with contracts for application assistance.
- June 17, HCD held a strategy session with more than 100 stakeholders to discuss how to leverage Homekey funds to address the housing crisis.

Discussion:

- Ms. Foster asked who the major stake holders are.
- Ms. Pearce responded cities, developers, advocates, service providers. Kept this meeting broad to have a comprehensive conversation on this opportunity.
- Mr. Fuller added there were 133 attendees. There were representatives from each Alameda County jurisdiction.
- Chair Okwelogu requested any public information from this meeting such as recording, notes or the stakeholder list.

- Ms. Pearce confirmed she will find out and report back.

Public Comment:

- No public comment.

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

**Informational Item**

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

- Oversight Committee member feedback highlights
  - Suggestions for clarity, corrections and questions on conflicting information
  - Request to include profiles or residents and stakeholders
  - Request for further budget details
  - Question of whether questions of equity should be considered
  - Suggestions to make background sections more concise
- Addressing Oversight Committee member feedback
  - Under contract with Barreto
  - Working with professional writer and copywriter to tighten up text and address issues of clarity
  - Interviewing stakeholders for profiles to be included
  - Refining data representation and graphics with graphic designer

Discussion:

- Ms. DeHollander requested confirmation that the copywriter is ensuring there are no grammar errors.
- Ms. Pearce confirmed they will be checking for all necessary edits.
- Ms. DeHollander communicated the importance of highlighting the stakeholder experiences and the rest of the report should be information supporting how we got to those experiences.
- Chair Okwelogu asked if stakeholder and resident experiences have been secured for this report.
- Ms. Pearce confirmed this is in the works.
- Mr. Fuller confirmed there is a list of residents from rental programs and participants in AC Boost or Renew AC that will be included in this report. Also looking into the future reports and getting feedback from people who were involved in construction and development.
- Ms. Works requested confirmation when the Second Report will go to the Board of Supervisors.
- Ms. Pearce confirmed it will go to the Health Committee first and then to the Board of Supervisors after the recess.

Public Comment:

- No comment from the public

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

Speakers: None.

**Adjournment at 10:15 a.m.**