



Alameda County
Housing and Community Development Department
Measure A1 Oversight Committee

SPECIAL MEETING

DATE: September 29, 2022 TIME: 10:00 A.M.
Chair: Ndidi Okwelogu – Vice Chair: Gloria Bruce

Location: This meeting is held via teleconference. To attend follow the link: <https://us02web.zoom.us/j/83809085366?pwd=N3NLaVQyVVF1QzZwSUZBclpLVWVhQT09>. To attend via phone dial + 1 669 900 9128 then enter code *939458#. To request a sign language interpreter or other accommodation, please call (510) 670-6513 or (510) 265-0253 (TDD). Five working days' notice is required. For information on the committee email dylan.sweeney@acgov.org

AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
1.	<u>Calling Committee to Order</u>	Organization	Chair Okwelogu
2.	<u>Adopt Findings to Continue Holding Meetings of the Measure A1 Oversight Committee by Teleconference</u> Adopt findings that a state of emergency exists, and finding that Committee meetings will be held by teleconference in accordance with the Brown Act, due to state and local measures to promote social distancing.	Action	Chair Okwelogu
3.	<u>Review and Consider Approval of 7/28/2022 Meeting Minutes</u>	Action	Chair Okwelogu
4.	<u>Alameda County HCD News</u>	Information	Dylan Sweeney, HCD Manager, Policy and Programs Division
5.	<u>Measure A1 News</u>	Information	Dylan Sweeney
6.	<u>Measure A1 Program 2019-2020 Annual Report</u> Review and consider approval of the third A1 Annual Report – June 2019 through July 2020 – that program	Action	Dylan Sweeney

expenditures conform with the Measure A1 ballot measure

- | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------|
| 7. | <u>Measure A1 Program 2020-2021 and 2021-2022 Annual Report</u>
Discuss combining the fourth and fifth A1 Annual reports – June 2020 – July 2022 | Information | Dylan Sweeney |
| 8. | <u>Overisght Committee Chair Departure</u>
Announce Chair Okwelogu departure and timeline for electing a new Committee Chair | Information | Chair Okwelogu |
| 9. | <u>Public Comment for Items not on Agenda</u> | Information | Chair Okwelogu |

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/83809085366?pwd=N3NLaVQyVVF1QzZwSUZBclpLVWhxQT09> 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, 83809085366#. or +13462487799, 856 3842 6522#.

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/83809085366> 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 dylan.sweeney@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 dylan.sweeney@acgov.org or call (510) 670-6513.

FINDINGS AUTHORIZING REMOTE TELECONFERENCE MEETINGS
FOR MEASURE A1 CITIZENS' OVERSIGHT COMMITTEE
FOR THE PERIOD BEGINNING SEPTEMBER 29, 2022

WHEREAS, the Ralph M. Brown Act (Gov. Code sections 54950 *et seq.*), requires the meetings of local legislative bodies to be open to the public; and

WHEREAS, all meetings of the MEASURE A1 OVERSIGHT COMMITTEE and its committees or subcommittees that are subject to the Brown Act are open to the public; and

WHEREAS, the Brown Act allows meetings by teleconference, provided specified requirements are met; and

WHEREAS, on March 4, 2020, the Governor of the State of California issued a Proclamation of a State of Emergency declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California Emergency Services Act (Government Code section 8625), which has not yet been lifted; and

WHEREAS, the Governor, toward the beginning of the state of emergency, issued executive orders suspending certain requirements of the Brown Act regarding teleconferencing; the Governor's suspension of Brown Act teleconferencing requirements expired on September 30, 2021, pursuant to Executive Order N-08-21; and

WHEREAS, on September 16, 2021, the Governor signed into law AB 361, which amended the Brown Act to allow teleconferenced meetings under abbreviated teleconference procedures during a state of emergency (Gov. Code section 54953(e)); and

WHEREAS, Government Code section 54953(e), provides for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), during a state of emergency declared by the Governor pursuant to Government Code section 8625, if certain conditions exist; and

WHEREAS, the conditions of Government Code section 54953(e) are that state or local officials have imposed or recommended measures to promote social distancing, or in the alternative, the legislative body holds a meeting to determine, or has already determined, by a majority vote that meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the Division of Occupational Safety and Health of California's (Cal/OSHA) issued Emergency Temporary Standards that require employers to train and instruct employees that the use of social distancing helps combat the spread of COVID-19 (8 Cal. Code Regs. 3205(c)(5)(D).); and

WHEREAS, on September 28, 2021, the Board of Supervisors of the County of Alameda accepted the recommendation of the Health Care Services Agency Director for continued social distancing at all meetings of the full Board of Supervisors and at all Board of Supervisors Committee meetings; and

NOW, THEREFORE, THE MEASURE A1 CITIZENS' OVERSIGHT COMMITTEE FINDS THE FOLLOWING:

Section 1. All of the above recitals are true and correct and are incorporated into this Resolution by this reference.

Section 2. The MEASURE A1 OVERSIGHT COMMITTEE finds that state or local officials have imposed or recommended measures to promote social distancing. The Measure A1 Citizens' Oversight Committee has reconsidered the circumstances of the state of emergency and finds that state or local officials continue to impose or recommend measures to promote social distancing.

Section 3. The MEASURE A1 OVERSIGHT COMMITTEE therefore determines that it shall conduct its meetings by teleconferencing in accordance with Government Code section 54953(e).

Section 4. This authorization expires thirty (30) days after the date of its adoption only to the extent required by law. Otherwise, this authorization shall remain in effect until repealed by the MEASURE A1 OVERSIGHT COMMITTEE or pursuant to action by the Board of Supervisors.

ADOPTED this 29th day of September 2022 by the MEASURE A1 CITIZENS' OVERSIGHT COMMITTEE, by the following vote:

YES:

NO:

ABSENT:

ABSTAIN:

Attest: _____

Teresa Hester
Housing and Community Development Specialist
Alameda County Housing and Community Development

Housing and Community Development Department Measure A1 Oversight Committee

DATE 7/28/2022

TIME 10:17 A.M.

Chair: Ndidi Okwelogu

Vice-Chair: Gloria Bruce

Committee Members:

Gloria Bruce, Randi DeHollander, David Denton, Jeffrey Dixon, Lisa Fitts,
Lynda Foster, Daniel Gregg, Jason Gumataotao, Daphine Lamb-Perrilliat,
Ndidi Okwelogu, Greg Magofna, Mimi Rohr

Members of the Public: 16

Location: Held via teleconference

Approved:

Summary/Action Minutes

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

Meeting began at 10:17 a.m.

- Chairperson Okwelogu called the meeting to order at 10:17 a.m. and requested Ms. Hester call the roll.
- Of the 12 seated members, 8 were present at roll call. Quorum is eight.

Committee Members in Attendance

- Gloria Bruce, Vice Chair
- Jeffery Dixon
- Lynda Foster
- Jason Gumataotao
- Daphine Lamb-Perrilliat
- Greg Magofna
- Mimi Rohr
- Ndidi Okwelogu, Chairperson

Committee Members Not in Attendance:

- David Denton
- Randy DeHollander
- Lisa Fitts
- Daniel Gregg

Alameda County Staff Members Participating

- Michelle Starratt, Director, Housing and Community Development Department (HCD), Alameda County Community Development Agency (CDA)
- Jennifer Pearce, Deputy Director of Housing, HCD
- Heather Littlejohn Goodman, Deputy County Counsel, Alameda County
- Hilde Myall, Deputy Director of Housing Finance, HCD
- Angelica Guardiancic, Clerk Specialist, HCD
- Nicholas Draper, Policy Coordinator, HCD
- Dylan Sweeney, Policy and Programs Team Manager, HCD
- Toni Emmerson, Policy Coordinator, HCD

2. Adopt a Findings to Continue Holding Meetings of the Measure A1 Oversight Committee by Teleconference – Chair Okwelogu

Discussion: California open meetings law and action taken by Alameda County Board of Supervisors; meetings are to be continued via teleconference.

Public Comment:

Gloria Bruce motioned to adopt the findings to continue holding the Measure A1 Oversight Committee by teleconference. Seconded by Mimi Rohr.

Gloria Bruce, Vice Chairperson	<input checked="" 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 type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Jeffery Dixon	<input checked="" 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 Gumataoao	<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, Chairperso	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
	Total: <u>8</u> yea, <u>0</u> nay and <u> </u> abstain
	The motion passes

3. Review and consider approval of 3/27/2022 Oversight Committee Minutes – Chairperson Okwelogu

Action Item -

Discussion: Ms. Hester asked the committee if they have any question or comments on the March Minutes upon review.

Ms. Rohr shares she did not attend the last meeting and her name was not listed in the absentees.

Public Comment: No public comments.

Mr. Magofna motioned to adopt the March 27,2022 minutes. Ms. Fitts seconded the motion.

Gloria Bruce, Vice Chairperson	___ yea, ___ nay, <u>X</u> abstain
Randi DeHollander	___ yea, ___ nay, ___ abstain
David Denton	___ yea, ___ nay, ___ abstain
Jeffery Dixon	___ yea, ___ nay, <u>X</u> abstain
Lisa Fitts	<u>X</u> yea, ___ nay, ___ abstain
Lynda Foster	___ yea, ___ nay, ___ abstain
Daniel Gregg	___ yea, ___ nay, ___ abstain
Jason Gumataoao	___ yea, ___ nay, <u>X</u> abstain
Daphine Lamb-Perrilliat	___ yea, ___ nay, <u>X</u> abstain
Greg Magofna	<u>X</u> yea, ___ nay, ___ abstain
Mimi Rohr	___ yea, ___ nay, <u>X</u> abstain
Ndidi Okwelogu, Chairperson	<u>X</u> yea, ___ nay, ___ abstain

Total: 3 yea, 0 nay and 5 abstain
The motion Does Not pass

4. HCD News- Dylan Sweeney, Nicholas Draper Informational Item

Discussion: Mr. Sweeney recognized and introduced Nicholas Draper to give the updates on Emergency Rental Assistance program. Mr. Draper shares that since July 25,2022 over 8,200 applications have been approved out of over 14,000 received. About 3,200 or so that are going through the process and review stages. ERAP originally received \$129 Million from federal funds either directly from treasury or passed through the state of HCD. About \$12 Million have been set aside for rental assistance. Currently HCD is working with the state of California on receiving a bridge loan to cover most of the remaining allocations that we have received. Mr. Draper informs the committee that the funds should be coming in within the next few months. That will help cover the remaining applications. Ms. Starratt includes that ERAP did not receive a lump sum of money all at once. When we started, we only had about \$680,000 out the door. Initially we were a \$30,000 program. Ms. Bruce asked Mr. Draper why on his presentation it indicated a \$0 amount for Centro Legal administration. Mr. Draper explains there are multiple contracts with Centro Legal. There is a contract for each funding source. Centro Legals admin needs have been met. Ms. Bruce references to Mr. Drapers presentation that indicated applicant cities and unincorporated areas and asked if everyone in Oakland is going to Oaklands ERAP program. If that's the reason not included on chart. Mr. Draper confirms that is correct.

Public Comments: No comments

5. Update on Measure A1 news

Informational Item

Discussion: Mr. Sweeney shares with the committee that there have been 2 ground breakings.

*The Vineyard on 4/13/2022

*Fremont Family on 7/21/2022

As well as 4 Grand openings which are.

*Coliseum Place 5/5/2022

*Jordan Court 5/5/2022

*Corsair Flats 5/6/2022

*Starling 5/6/2022

Public Comments: No public comments

6. Measure A1 Program 2019 to 2020 Annual Report Draft

Discussion: Mr. Sweeney presents presentation to committee. In this presentation Mr. Sweeney explains this report covers from July 2019-June 2020. The goal is to create and preserve 3,800 units of affordable rent. By the end of June 2020, a total of 2,763 homes were in the development pipeline with 1,037 homes to be funded. Mr. Sweeney shared some of the disbursement of those projects.

- 10 new units received a commitment of funding, with 618 additional rental homes.
- 9 projects in the pipeline began construction
- 7 \$91 Million in A1 rental development funds committed
- \$523 million in other funds leveraged
- 167 units prioritized for households earning up to 20% AMI
- 157 units prioritized for people experiencing homelessness
- 2516 units since program inception
- 1702 units available at greater than 20% AMI

Mr. Sweeney also shares in his presentation an explanation in the amounts of funds

Reservation of funds

- Rental \$90.4 Million
- Down Payment \$5.9 Million
- Housing Preservation Loan Program \$5.9 Million

Commitment of funds

- Rental \$90.6 Million
- Down Payment \$9.1 Million
- Housing Preservation Loan Program \$2.2 Million

Expenditure of funds

- Rental \$58.3 Million
- Down Payment \$6.4 Million
- Housing Preservation Loan Program \$3 Million

Ms. Starratt breaks down the meaning for the terminology for each step. Reservation of funds means city, or a developer has applied for the funds. The project has been reviewed and has been approved internally. And has gone to the Board of Supervisors and they by resolution set money aside for that project. A commitment of funds means we are legally committed into a contract for use of those dollars that had been reserved previously. Expenditure means project is in construction now and we are spending money on it. We do not start spending money until construction has commenced.

- Down payment assistance loan program (DALP/ AC Boost)
 - 1849 households invited to application workshops. 513 households attended a workshop
 - Held 12 application workshops. Resulting in 155 completed applications and 107 applications approved for reservation of funds.
 - 47 households purchased homes totaling \$5.9 million in down payment support.
- Housing Preservation Loan Program (HPLP/Renew AC)
 - 13 families' projects were funded with \$1.6 million in renew ac loan funds.
 - 4 families' projects were completed to improve accessibility and address health and safety issues in the homes.

Mr. Sweeney explains that during this reporting period HCD workforce grew from:

- 38 positions with 8 vacancies
- 39 positions with 6 vacancies

Additionally, the Board of Supervisors authorized, but did not open, 9 additional positions.

- Total expenditures for Measure A1 admin and oversight since the inception of the program have been just under \$4.1 Million.

Mr. Magofna asked if these vacancies were before Measure A1 or were they created to staff Measure A1? Ms. Starratt responds it was to staff for Measure A1, but they are also vacancies throughout the

department. Mr. Magofna asked about the types of positions opened. If entry level positions? Mr. Magofna also asked why Ms. Starratt feels some people are unqualified. Ms. Starratt answered the 3 different positions open with county. Ms. Bruce commented that for projects it is helpful to have a year-by-year report but for things such as admin cost on all money spent overall units produced accumulative. Ms. Bruce also includes that the information shared of Renew AC and AC BOOST have been informative, but we do not have a sponsor to share the story of that community. Ms. Starratt added that HCD continues to focus on racial equity and housing discrimination and the report is going to focus on the aftermath foreclosures crisis and look at the rental market throughout the last 10 years. Ms. Starratt also shared that on June 28, 2022 Board of Supervisors directed county administrator and HCD to look into a ballot measure for June of 2024 to extend the Measure A1 tax. Mr. Magofna commented that he felt the history is a bit simplistic in the packet from last meeting. Ms. Okwelogu answered she will look into getting more information. Ms. Bruce also shared she could help by sending information to Ms. Okwelogu.

7. Public Comment for Items not on Agenda – Chairperson Okwelogu

Informational Item

Public Comments: Rob from Habitat for Humanity East Bay/Silicon Valley asked if there is an update on Measure A1 NOFA ownership. Mr. Sweeney answered by explaining that due to staffing incapacity and given the time for requirements for these other funds like Home, ARPA, managing ERAP funds. We've had to take Measure A1 funds and continue to work on them. Funds will not be available in the immediate future.

Adjournment at 11:23 a.m.