



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

Chris Bazar
Agency Director

Agenda Item _____ August 7, 2018

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July 24, 2018

Honorable Board of Supervisors
Administration Building
Oakland, California 94612

Dear Board Members:

**SUBJECT: FORMATION OF MEASURE A1 CITIZEN OVERSIGHT
COMMITTEE**

RECOMMENDATION:

Approve the formation of an Independent Citizen Oversight Committee to conduct a review of Measure A1 Housing Bond expenditures for conformance to the purposes of the measure as approved by the voters, through the mechanism of an annual report to the Board of Supervisors.

DISCUSSION/SUMMARY:

Measure A1 – the Alameda County Affordable Housing General Obligation Bond was approved by the voters in November 2016 by over 73%. The Measure included the formation of an Independent Citizen’s Oversight Committee:

“Independent Citizens’ Oversight Committee: A Citizens’ Oversight Committee will be established to review the annual report each year to ensure that bond proceeds are being spent in compliance with this ballot measure.”

On January 23, 2017, your Board’s Health Committee Subcommittee on Housing approved the initial Measure A1 Housing Bond Implementation Plan. The Plan covered major areas of work to implement the Measure A1 programs, including the creation of the Citizen Oversight Committee. On February 26, 2018 staff presented an initial outline on formation of the Oversight Committee to the Subcommittee on Housing, for public and Committee input. On May 8, 2018 staff presented recommendations on the number of seats and the appointment process for the formation of the Oversight Committee, which was approved by the Subcommittee on Housing for referral to the full Board of Supervisors.

The proposed Measure A1 Citizen Oversight Committee is substantially modeled on the Health-related Measure A Oversight Committee. That Committee has a similar function to the role envisioned for the Measure A1 Committee: review of expenditures for conformance to the purposes of the measure as approved by the voters through the mechanism of an annual report to the Board of Supervisors. To develop the recommendations related to the Measure A1 Oversight Committee, staff reviewed materials related to the formation and current operations of the Measure A Committee and met with its staff, in addition to taking public input and Committee feedback. The proposal for the form and structure of the Measure A1 Oversight Committee is outlined in Attachment A.

After approval of the formation and structure of the Committee by your Board, staff will work with the Board President's office to create an application and coordinate with all Board offices to disseminate it widely, with the goal of bringing recommended appointments to the Board in October 2018 and seating the Council soon thereafter.

FINANCING:

Costs associated with the administrations of the Measure A1 Citizen Oversight Committee will be covered by Bond funds. There is no increase in Net County Cost as a result of this action.

Very truly yours,



Chris Bazar, Director
Community Development Agency

cc: Susan S. Muranishi, County Administrator
Donna R. Ziegler, County Counsel
Steve Manning, Auditor-Controller
Melanie Atendido, County Administrator's Office
Andrea Weddle, Office of the County Counsel
Heather M. Littlejohn, Office of the County Counsel
Sandra Rivera, Community Development Agency

Attachment A: Formation and Structure of the Measure A1 Oversight Committee

1. Role of the Committee:

- a. As described in the Bond Measure, the role of the Measure A1 Oversight Committee is to formally review and report to the Board of Supervisors on the issue of the conformity of Measure A1 expenditures with the purposes set forth in the Measure.
- b. The Committee's role is not to act as a loan committee, program evaluator, or to become involved in the funding selection process, or to make recommendations regarding future expenditures, other than identifying any nonconforming expenditures for the purpose of avoiding future nonconforming expenditures.

2. Requirements:

- a. It is anticipated that the Measure A1 Oversight Committee will be subject to Brown Act requirements and that its members will be considered 'public officials' for the purposes of the California Political Reform Act and its restrictions related to conflict of interest.

3. Meeting frequency:

- a. The Committee will meet not less than 4 times annually and not more frequently than monthly.

4. Committee decision-making process:

- a. The Committee strive for consensus and make decisions by formal vote of a simple majority of seated members.

5. Officers:

- a. The Committee will elect a Chair and Vice-Chair from among its membership.
- b. The Role of the Chair (and Vice-Chair in the absence of the Chair) will be to consult with Housing Community Development (HCD) staff on development of meeting agendas and to chair Committee meetings.

6. Member terms:

- a. Members will serve terms of no less than 2 years and no more than 4 years, and the terms of original members will vary (some shorter and some longer) to stagger the appointment expirations to support continuity of knowledge on the Committee.

7. Member appointment process:

- a. All members are appointed by the Board of Supervisors.
- b. Designated organizations with seats on the Committee shall forward nomination(s) to the President of the Board.
- c. The Board can accept or reject nominations. If rejected, the President of the Board will be asked to bring new nomination(s) for consideration, including new nominations from designated organizations if rejected.

8. Number and designation of seats on Committee:

- a. Committee shall be composed of not less than 10 members and not more than 15.
- b. All members will be subject to conflict of interest provisions and will need to recuse themselves on items accordingly, if necessary.
- c. Each member of the Board of Supervisors will nominate one member of the Committee (**5 seats**).
- d. Eight additional seats shall be selected through a Board-wide process, that must result in a diversity of relevant stakeholders:
 - i. Residents of subsidized housing, with preference given to Measure A1 target populations (**2 seats**)
 - ii. Faith-Based Community (**1 seat**)
 - iii. East Bay Housing Organizations (EBHO) representation of nonprofit housing developer (**1 seat**)
 - iv. Alameda County Building and Construction Trades Council (**1 seat**)
 - v. League of Women Voters (**1 seat**)
 - vi. Alameda County City Manager's Association (**1 seat**)
 - vii. Alameda County Tax Payers Association (**1 seat**)
 - viii. Up to 2 additional At-Large seats (**up to 2 seats**)