



**Alameda County**  
**Housing and Community Development**  
**Department**  
**Measure A1 Oversight Committee**

**DATE: November 18, 2021      TIME: 9:30 A.M.**  
**Chair: Ndidi Okwelogu – Vice Chair: Gloria Bruce**

**Location:** This meeting is held via teleconference <https://us02web.zoom.us/j/85638426522> To attend via phone dial + 1 669 900 9128 then enter code **856 3842 6522#**. To request a sign language interpreter or other accommodation, please call (510) 670-5933 or (510) 265-0253 (TDD). Five working days’ notice is required. For information on the committee email [robert.fuller@acgov.org](mailto:robert.fuller@acgov.org)

## AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
I.	<b><u>Calling Committee to Order</u></b>	<b>Organization</b>	<b>Chair Okwelogu</b>
II.	<b><u>Adopt a Resolution to Continue Holding Meetings of the Measure A1 Oversight Committee by Teleconference</u></b> Adopt a resolution finding 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.	<b>Action</b>	<b>Chair Okwelogu</b>
III.	<b><u>Remembrance of Supervisor Wilma Chan</u></b>	<b>Information</b>	<b>Chair Okwelogu</b>
IV.	<b><u>Oath of Office for Returning and New Members</u></b> Returning members David Denton, Randi DeHollander, Jeffrey Dixon, Daniel Gregg and Mimi Rohr, new member Greg Magofna	<b>Organization</b>	<b>Melissa Rydman, Administrative Associate, Office of the Clerk, Alameda County Board of Supervisors</b>
V.	<b><u>Approval of 9/23/2021 Meeting Minutes</u></b>	<b>Action</b>	<b>Chair Okwelogu</b>
VI.	<b><u>Future Meetings</u></b> Approve scheduling January 27, 2022 at 10 a.m as the Measure A1 Oversight Committee meeting time for the 2022 organizational meeting	<b>Action</b>	<b>Chair Okwelogu</b>
VII.	<b><u>Measure A1 news</u></b>	<b>Information</b>	<b>Jennifer Pearce, Deputy Director of Housing, Housing and Community Development, Alameda County Community Development Agency (CDA)</b>

<b>VIII.</b>	<b><u>Alameda County Housing and Community Development news</u></b>	<b>Information</b>	<b>Jennifer Pearce</b>
<b>IX.</b>	<b><u>Measure A1 Program 2018-2019 Annual Report</u></b> Update on the second A1 annual report	<b>Information</b>	<b>Jennifer Pearce</b>
<b>X.</b>	<b><u>Measure A1 Program 2019-2020 Annual Report</u></b> Preview information to be considered for annual reporting period	<b>Information</b>	<b>Jennifer Pearce</b>
<b>XI.</b>	<b><u>Measure A1 Website Preview</u></b> Preveiw information to be published on forthcoming website	<b>Information</b>	<b>Jennifer Pearce</b>
<b>XII.</b>	<b><u>Public Comment for Items not on the Agenda</u></b>	<b>Information</b>	<b>Chair Okwelogu</b>

### **Measure A1 Oversight Committee – Mandate**

The mandate of the Measure A1 Citizens’ Oversight Committee is to retroactively review the expenditure of the proceeds of the Bond and report to the Board on whether Bond proceeds were spent in accordance with the purposes set forth in the Measure.

### **Measure A1 Updates – November 18, 2021**

**Program Updates:**

- Aurora in Oakland (Affirmed Housing) – grand opening took place October 28<sup>th</sup>. 43 units serving chronically homeless households with incomes at or below 20% of Area Median Income. A1 Funding: \$6.4 million
- Housing and Urban Development Secretary Marcia Fudge toured Fruitvale Transit Village on October 14<sup>th</sup>. Located in Oakland, this development includes A1-funded Casa Sueños/Fruitvale Transit Village IIB (Unity Council and BRIDGE Housing), which includes 179 units serving lower-income households and chronically homeless individuals. A1 Funding \$16,227,175.

### **Alameda County Housing and Community Development Updates – November 18, 2021**

- Emergency Rental Assistance Program update

TELECONFERENCING GUIDELINES FOR PUBLIC PARTICIPATION IN THE COUNTY OF  
ALAMEDA MEASURE A1 OVERSIGHT COMMITTEE

**In Person Participation Prohibited**

In response to the COVID-19 pandemic, California Governor Gavin Newsom issued a Proclamation of a State of Emergency on March 4, 2020, declaring a state of emergency exists in California due to the threat of COVID-19. Public participation for this meeting will be by teleconference only due to the declared state of emergency for Covid-19. Pursuant to Government Code section 54953 subdivision (e)(2), you may access and participate in this meeting as follows.

**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, 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/85638426522> 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, 856 3842 6522#. 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/85638426522> 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 [robert.fuller@acgov.org](mailto:robert.fuller@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 [robert.fuller@acgov.org](mailto:robert.fuller@acgov.org) or call (510) 670-5933 or (510) 265-0253 (TDD).

RESOLUTION NO. 2021-0001

A RESOLUTION AUTHORIZING REMOTE TELECONFERENCE MEETINGS

FOR THE PERIOD BEGINNING NOVEMBER 18, 2021

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, BE IT RESOLVED:

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.

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

ADOPTED this 18th day of November 2021 by the MEASURE A1 OVERSIGHT COMMITTEE, by the following vote:

YES:

NO:

ABSENT:

ABSTAIN:

Attest: \_\_\_\_\_

Robert Fuller  
Measure A1 Oversight Committee Liaison  
Alameda County Housing and Community Development

# Housing and Community Development Department Measure A1 Oversight Committee

**DATE 9/23/2021**

**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: 7 attendees**

**Location: Held via teleconference**

**Adopted:**

## Summary/Action Minutes

### **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 9:32 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**

- Gloria Bruce, Vice Chair
- Randi DeHollander
- David Denton
- Jeffrey Dixon
- Lisa Fitts
- Lynda Foster
- Daniel Gregg
- Jason Gumataotao
- Daphine Lamb-Perrilliat
- Ndidi Okwelogu, Chairperson
- Kendra Roberts
- Mimi Rohr
- Rose Works, Acting Vice Chair

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

- Brian Dolan (planned absence)
- Randi DeHollander
- Linda Foster
- Kendra Roberts

#### **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)
- Heather Littlejohn, 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)
- Rachel Heydemann, Housing and Community Development Project Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)

**II. II. Approval of 7/22/2021 Oversight Committee Minutes – Chairperson Okwelogu**

**Action Item** - Approve July 22, 2021 meeting minutes, make any amendments, and approve.

Discussion:

Lisa Fitts stated that it seems her vote was missing, Mr. Fuller corrected the minutes.

Public Comment: No public comment

Rose Works motioned to adopt the July 22, 2021 minutes. Lisa Fitts seconded the motion.

Through a roll-call vote, the Committee adopted and accepted the minutes with 8 votes in favor, 0 no votes and 0 abstentions.

Gloria Bruce, Vice Chairperson	<input 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 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 checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Daniel Gregg	<input checked="" 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
Kendra Roberts	<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
Rose Works	<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: 9 yea, 0 nay and 0 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**

Discussion: Ms. Pearce provided updates on the grand openings of NOVA apartments in Oakland and Casa Sueños in Oakland, and groundbreaking of Chestnut Square in Livermore.

Ms. Works asked Ms. Pearce to explain what the percentages for tax credit of each program means.

Public Comment: None

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

Discussion: Emergency Rental Assistance Program (ERAP) includes all jurisdictions except Oakland and Fremont as they have their own allocations.

- Alameda County received 6,620 Rental assistance applications, 5,500 are under review and 1,082 have been approved, effective September 8, 2021.
- Average amount of financial assistance per household is \$15,218.00 now \$16,000.00.
- Outreach programs have been added to help, for applicants to not only know about the rental assistance program but also know that the eviction moratorium will not be expiring on Sept 30, 2021 with the State of California's moratorium.
- Reminder for this committee our eviction moratorium will expire 60 days after our public health officer determines that the public health emergency is over.
- Alameda County will be bringing on more application coordinators to help ease the application process. This program is available for both landlords and tenants.

Public Comment:

Kristie Bascom of Habitat for Humanity asked if the notice of funding availability for the Homeownership development program will be released soon.

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

**Action** - Approve the Measure A1 Annual Report - July 2018 through June 2019 that program expenditures conform with the Measure A1 ballot measure

Discussion: Ms. Pearce shares presentation.

Ms. Starratt added that the auditor's information on the actual final financial funds reporting requires additional edits to clarify the narrative of the report. We'll need to collect data around project expenditures for DALP Renew AC.

Ms. Works asked to share timing for the next steps for the outline shared.

Ms. Pearce replied that HCD is working with the auditor's office now, still have a couple meetings and will share the information with the committee once received.

Ms. Works asked if it is anticipated that it will be presented to the committee before the end of the year.

Ms. Pearce replied it is dependent on how full their agenda is, less dependent on us. As soon as the data is confirmed it will be shared with the committee.

Ms. Works Does asked if the committee needs to review the report again before it goes to the Board of Supervisors Health Committee?

Ms. Starratt stated she would like for the committee to see the final version before it gets put on an agenda for action. If time allows, the Committee will get a copy ahead of time and members would be able to submit written comments.

Mr. Denton asked if HCD has employees who are doing the underwriting on each of these projects.

Ms. Starratt stated that tax credits don't go into the project until after the construction is over.

Generally, projects have a construction loan in advance. In general, HCD has a two-stage



underwriting process. The first stage was at the point of the application, we evaluate for competitiveness. All projects were reviewed for stability.

Ms. Littlejohn suggested that since staff's suggestion is to not yet take action on this item, it would be best not vote on this item.

Ms. Starratt agreed and confirmed she'd like no action be taken at the time.

Public Comment: None

Mr. Gumataotao motioned to continue the discussion of the July 2018 through June 2019 Measure A1 Annual Report as showing program expenditures to conform with the Measure A1 ballot measure. Daniel Gregg seconded the motion.

Through a roll-call vote, the Committee the report with 9 votes in favor, 0 no votes and 0 abstentions.

Gloria Bruce, Vice Chairperson	<input 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 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 checked="" 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
Kendra Roberts	<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
Rose Works	<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: 9 yea, 0 nay and 0 abstain**  
**The motion passes**

## **VI. Future Meetings – Chair Okwelogu Information**

Discussion: Ms. Fitts suggested not having an October meeting to allow HCD to gather information that is needed for the A1 report.

Ms. Little John informed the committee and staff that they may review the information through written comments.

Chair Okwelogu confirmed there would be no October meeting and the full Annual Report information should be distributed to the Committee, and comments can be communicated through written comments that will be published.

Consensus of the Committee is to hold the January organizational meeting on January 27, 2022 at 10 a.m. The Committee will vote to schedule this meeting at the November 18, 2021 meeting.

Public Comment: None

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

Speakers: None

**Adjournment at 10:30 a.m.**