

Housing and Community Development Department Measure A1 Oversight Committee

DATE 6/25/2020

TIME 9:30 A.M.

Chair: Ndidi Okwelogu

Vice-Chair: Gloria Bruce

Committee Members:

Randi DeHollander, Jeffrey Dixon, Brian Dolan, Lynda Foster, Daniel Gregg, Katrina Hampton, Daphine Lamb-Perrilliat, Debbie Potter, Kendra Roberts, Mimi Rohr, Rose Works

Members of the Public: 20

Location: Held via teleconference

Summary/Action Minutes

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

Meeting began at 9:30 a.m.

- Chair Okwelogu requested Mr. Fuller call the roll of Committee members.

Committee Members in Attendance

- Ndidi Okwelogu, Chairperson
- Gloria Bruce, Vice Chairperson
- Randi DeHollander
- Jeffrey Dixon
- Brian Dolan
- Lynda Foster
- Daphine Lamb-Perrilliat
- Debbie Potter
- Mimi Rohr
- Rose Works
- Kendra Roberts

Committee Members Not in Attendance

- Daniel Gregg
- Katrina Hampton

Alameda County Staff Members Participating

- Rose Cade, Deputy Director, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Heather Littlejohn, Deputy County Counsel, Alameda County
- Jennifer Pearce, Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Robert Fuller, Oversight Committee Liaison, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Aaron Tiedemann, Housing Specialist, 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. Approval of 5/28/2020 Oversight Committee Minutes – Chairperson Okwelogu

Action Item - Approve May 28, 2020 meeting minutes, make any amendments, and approve.

Discussion:

- Mr. Fuller solicited suggested corrections to the minutes.
- Ms. Foster asked whether only including questions of Committee members, and not staff or presenter responses is customary for minutes.
- Mr. Fuller responded that questions and responses can be provided.
- Chair Okwelogu requested a motion to include Committee member questions, and staff or presenter responses in the minutes.
- Ms. Foster moved to include responses to the questions asked in the minutes.
- Mr. Dixon seconded the motion.
- Ms. Potter questioned if the responses are captured in the minutes, will they be in summary form?
- Ms. Foster suggested the motion should note that questions and answers be summarized in the minutes.
- Chair Okwelogu requested public comment. There was none.
- Ms. Foster called the question to amend the minutes to include summaries of questions by Committee members and responses by staff or presenters.
- Through a roll-call vote, the Committee unanimously adopted the motion with 11 yes votes, 0 no votes and 0 abstentions.
- Ms. Littlejohn clarified that there was a motion to amend the minutes and no motion has been made to adopt the minutes.
- Chair Okwelogu requested a motion to adopt the minutes from the May 28, 2020 meeting.
- Ms. DeHollander moved to adopt the amended minutes. Ms. Foster seconded the motion.
- Through a roll-call vote, the Committee adopted the corrections and accepted the amended minutes unanimously with 11 yes votes, 0 no votes and 0 abstentions.

Public Comment:

No members of the public requested to speak.

Gloria Bruce, Vice Chairperson	<u> X </u> yea, ___ nay, ___ abstain
Daniel Gregg	___ yea, ___ nay, ___ abstain
Brian Dolan	<u> X </u> yea, ___ nay, ___ abstain
Lynda Foster	<u> X </u> yea, ___ nay, ___ abstain
Rose Works	<u> X </u> yea, ___ nay, ___ abstain
Katrina Hampton	___ yea, ___ nay, ___ abstain
Daphine Lamb-Perrilliat	<u> X </u> yea, ___ nay, ___ abstain
Kendra Roberts	<u> X </u> yea, ___ nay, ___ abstain
Randi DeHollander	<u> X </u> yea, ___ nay, ___ abstain
Jeffrey Dixon	<u> X </u> yea, ___ nay, ___ abstain
Debbie Potter	<u> X </u> yea, ___ nay, ___ abstain
Mimi Rohr	<u> X </u> yea, ___ nay, ___ abstain
Ndidi Okwelogu, Chairperson	<u> X </u> yea, ___ nay, ___ abstain

Total: 11 yea, 0 nay and 0 abstain

The motion passed

III. Measure A1 Oversight Committee By-laws Recommendations– Bob Fuller, Housing Specialist, Housing and Community Development, Alameda County Community Development Agency (CDA)

Informational Item

Discuss County staff-recommended revisions to Oversight Committee by-laws.

Discussion:

- Mr. Fuller explained that the revised by-laws draft includes procedural changes, such as defining the roles of officers, and procedures for replacement of Committee members who resign. The revised by-laws clarify the roles of County staff and eliminate any duplicate text. The by-laws will be voted on during the July meeting. They will be presented and discussed today, June 25, 2020. The Committee will review and consider the by-laws between now and July 23, 2020. During the July meeting, the Committee can discuss any amendments suggested by the Committee, and may vote to endorse the revised by-laws for recommendation to the Board of Supervisors. Submission of the endorsed revised by-laws to the Board of Supervisors for adoption would take place after their August recess.
- Ms. DeHollander asked if the Committee should submit comments through email or save comment for the July meeting.
- Mr. Fuller replied it is fine to submit comments only to him, making sure not to email the entire Committee. He will then prepare all comments to be shared with the entire Committee at the July meeting.
- Ms. Foster noticed a difference in duties for HCD staff mainly regarding reporting.
- Mr. Fuller explained the duties are already resolutions already adopted by the Board of Supervisors
- Chair Okwelogu stated no vote is needed on this item as it is informational and not an action item. She reminded Committee members to send questions and comments directly to Mr. Fuller rather than including the whole Committee on emails.

Public Comment:

- No public comment taken.

IV. Measure A1 Implementation Update – Hello Housing

Informational - Discussion of A1 programs' progress and status.

Discussion:

- Chairperson Okwelogu introduced Rose Cade of HCD to discuss the selection of the program administrator for the Down payment Assistance Loan Program – AC Boost.
- Ms. Cade discussed selecting Hello Housing as the program administrator. Hello Housing has experience running the Neighborhood Stabilization Program and had the capacity to help the County design the Down Payment Assistance Loan Program. She then introduced Mardie Oakes of Hello Housing.
- Ms. Oakes presented the AC Boost program design.
- Ms. Oakes continued the presentation on affirmative marketing strategies.
- Ms. Flores of Hello Housing presented the process for aspiring homebuyers.
- Ms. Shimmin of Hello Housing presented the custom homebuyer portal.
- Ms. Oakes presented the AC Boost outcomes to date.
- Ms. Potter requested Ms. Oakes to highlight any policy changes moving forward.
- Ms. Oakes replied that the changes would be procedural – such as approving applicants that

receive Section 8 Vouchers. She discussed conducting an analysis of the 3% down payment requirement and whether it could possibly be reduced to a 2% requirement.

- Ms. Foster mentioned she is encouraged that Hello Housing is looking at the issue with African American borrowers relative to their 31% participation as pre-applicants and 16% of loan recipients. How can the program move closer to 31%? Are Latinx usually included with white for statistics or broken out?
- Ms. Oakes clarified the Latinx population is not included as a race, but is included with the white category, and it would be beneficial to break that apart for more accurate data collection.
- Ms. Foster noted the importance of capturing the data for Latinx and separating that data from being included in the white demographics.
- Ms. Oakes confirmed Hello Housing is working towards breaking out demographic data.
- Ms. Foster inquired about the impacts of Covid-19 on AC Boost. Does Hello Housing believe their work to still be successful during this time?
- Ms. Oakes affirmed Hello Housing's progress toward goals. When Covid-19 hit, the Hello Housing team looked at different scenarios and how Covid-19 can impact the loan closing process. Hello Housing noticed a dip in people going under contract, but there are currently 9 applicants under contract. After initial analysis, Hello Housing is confident with the current pace of the program.
- Mr. Dolan questioned whether cost of housing is why some areas of the County are not represented.
- Mr. Warner explained price has a lot to do with it as well as marketing strategies. High cost regions like Pleasanton had no applications during the first application period. The second funding cycle will have a different marketing plan to help applicants. Income limits will potentially increase in the next funding cycle, allowing applicants to look elsewhere at different price points.
- Ms. Oakes noted income limits have been steadily rising very rapidly which is not reflective of actual incomes. Increased income limits will change who this program will serve. Hello Housing hopes to continue to market the program so the low-income households are the biggest users of the program.
- Ms. DeHollander suggested that Hello Housing look to look at the HMDA Data to collect detailed demographic data. She then inquired whether it is possible for applicants to layer AC Boost with city down payment assistance programs, as layering may allow applicants to purchase in areas that are not currently represented. She then requested Hello Housing expand on seller reservation status.
- Mr. Warner explained the concern with layering subordinate loan products with different financing term is that closing can be more complicated and take longer, missing Hello's goal of closing within 28 days. Hello Housing is encouraging local program to match AC Boost terms, streamlining the process. Cities would need to agree to be in third lien position with AC Boost being in the second.
- Ms. Oakes elaborated that such ideas as layering and seller reservations, were tabled for first funding cycle, and will be revisited for the future funding cycles.
- Ms. DeHollander mentioned it would be good to report on if any applicants are approved for the Covid-19 forbearance program.
- Ms. Hernandez, of Supervisor Scott Haggerty's Office, requested confirmation from Hello Housing regarding jurisdictions within the County that are participating in the program.
- Ms. Oakes confirmed this program is accessible for all cities in the County and any cities listed on the website are cities Hello Housing is contracted with to run their independent down payment program for that city.
- Ms. Hernandez requested Hello Housing to clarify how applicants are supposed to purchase a home with the loan funds from AC Boost.
- Ms. Oakes explained AC Boost is the second loan and the first loan will cover the purchase price of the home. Hopefully, the AC Boost loan is sufficient for the down payments.

- Vice Chair Bruce thanked Hello Housing for the information presented and inquired about how the Committee can assist to connect Hello Housing with local elected officials?
- Ms. Oakes agreed that connections from Committee members would be helpful.
- Vice Chair Bruce suggested that Committee members can step in to offer marketing assistance strategies to help get the program to demographics that are not being reached.
- Ms. Potter noted that higher income individuals tend to look for ways to purchase a home without the restrictions and requirements imposed by AC Boost or similar programs.
- Ms. Lamb-Perrilliat asked what types of tools geared towards improving credit are used in the orientation or whether there is not enough time for that in the process for Hello Housing to address credit.
- Mr. Warner replied that a component of the required first-time homebuyer course is first-time home buyer education. A part of this is credit review, which can lead to credit repair. A homebuyer counselor will then come in and provide assistance to the applicants for building their credit and preparing for homeownership.
- Ms. Oakes further explained there is an email list that goes out to interested applicants and that notification will include a reminder to assess credit score.

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

Speakers:

- Mr. David Denton spoke at a previous Oversight Committee meeting, requesting staff to look into a Berkeley project. He is again requesting staff look at the project located at 1601 Oxford Street, Berkeley, as this project will only return 12% of costs. He is asking the Oversight Committee to determine if this project meets the intent of the voters.
- Ms. Cade responded to Mr. Denton confirming the County is formulating a response. The project has finalized underwriting, and meets all Measure A1 policies and underwriting requirements. Measure A1 funding will be used solely to finance the 34 affordable units in the project.

VI. Future Meetings - Chairperson Okwelogu

Discussion:

- Chair Okwelogu solicited any further items.
- Chair Okwelogu moved to adjourn this meeting until the next meeting on June 25, 2020 at 9:30 a.m.

Adjournment at 11:25 a.m.