



Alameda County
Housing and Community Development Department
Measure A1 Oversight Committee

REGULAR MEETING

DATE: May 12, 2023 TIME: 10:00 A.M.
Chair: Gloria Bruce – Vice Chair: Randi DeHollander

LOCATION: Castro Valley Library
3600 Norbridge Ave
Castro Valley, CA 94546

IN-PERSON PARTICIPATION: The meeting site is open to the public.

REMOTE/TELECONFERENCE PARTICIPATION: Members of the public may observe and participate in meetings remotely via teleconference by following the instruction in [Teleconferencing Guidelines](https://www.acgov.org/cda/hcd/housing/communityoversight.htm) posted on-line at: <https://www.acgov.org/cda/hcd/housing/communityoversight.htm>
Please direct any requests or questions to (510) 670-5941 or Teresa.hester2@acgov.org

AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
1.	<u>Calling Committee to Order</u>	Organization	Chair Bruce
2.	<u>Review and Consider Approval of the 4/4/2023 Meeting Minutes</u>	Action	Chair Bruce
3.	<u>Alameda County HCD News</u>	Information	Dylan Sweeney
4.	<u>Measure A1 News</u> AC Boost presentation by Hello Housing Renew AC presentation by Habitat for Humanity Development process overview & occupancy	Information	Dylan Sweeney
5.	<u>Oversight Committee Mandate</u> Duties and authority of the Committee	Informaiton	Chair Bruce
6.	<u>Future Agenda Items</u>	Information	Chair Bruce
7.	<u>Public Comment for Items not on Agenda</u>	Information	Chair Bruce

Housing and Community Development Department Measure A1 Oversight Committee

DATE 4/4/2023

TIME 10:00 A.M.

Chair: Gloria Bruce

Vice-Chair: Randi DeHollander

Committee Members:

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

Members of the Public: 0

Location: 224 W Winton Ave, Hayward, Room 160

Approved:

Summary/Action Minutes

1. Call to Order and Roll Call of Committee Members – Gloria Bruce, Chairperson

Meeting began at 10:00 a.m.

- Chairperson Bruce called the meeting to order at 10:03 a.m. and requested Ms. Hester call the roll.
- Of the 10 seated members, 9 were present at roll call. Quorum is six.

Committee Members in Attendance

- Gloria Bruce, Chairperson
- Lynda Foster
- Jason Gumataotao
- Daphine Lamb-Perrilliat
- Mimi Rohr
- Randi DeHollander, Vice Chair
- Lisa Fitts
- David Denton
- Jeffery Dixon
- Daniel Greg

Committee Members Not in Attendance:

- Jeffery Dixon

Alameda County Staff Members Participating

- Jennifer Pearce, Deputy Director of Housing, HCD
- Kathy Lee Deputy County Counsel, Alameda County
- Angelica Guardiancic, Clerk Specialist, HCD
- Teresa Hester, Housing Specialist, HCD
- Dylan Sweeney, Policy and Programs Team Manager, HCD
- Stefani Katz, HCD

**2. Review and Consider Approval of the 1/26/2023 Meeting Minutes – Chair Bruce
Action Item**

Discussion: Ms. Hester asked the Committee if they have any questions or comments on the January Minutes upon review.

Public Comment: No public comment.

Ms. Foster motioned to adopt the January 26, 2023 minutes. Ms. Lamb-Perrilliat seconded the motion.

Gloria Bruce, Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Randi DeHollander, Vice Chair	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
David Denton	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input checked="" 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 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 type="checkbox"/> yea, <input type="checkbox"/> nay, <input checked="" type="checkbox"/> abstain
Daphine Lamb-Perrilliat	<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
	Total: 7 yea, 0 nay and 2 abstain
	The motion passes

3. Discussion of Future Meetings -Dylan Sweeney

Informational Item -

Discussion: Mr. Sweeney shared information on Assembly Bill 2449. Meetings must continue in person. Only under emergency circumstances may there be adjustments made. unfortunately, scheduling conflicts are not covered by this. Importantly, no more than two meetings in the calendar year. We have 6 committee meetings per calendar year. So there's only two meetings in a calendar year that a given committee member might be able to participate remotely. Mr Sweeney also added members must notify HCD staff in advance as soon as possible as soon as that's known. And then we'll notice that, beginning of the meeting.

So, these are the changes that allow for members to appear in a meeting and hybrid setting. Mr. Denton asked if there is a process for requesting hybrid? Mr. Sweeney informed the committee that the member is to notify himself and Ms. Hester with the description of the reason of absence and we will assist in communicating to the committee. Mr. Denton asked if the 224 W. Winton Ave room is equipped for remote meeting? Mr. Sweeney responded this facility does not have the capabilities for hybrid. We are looking to moving our location to the Castro Valley Public Library. This is the only facility that we can set up to accommodate hybrid. Mr. Gregg asked if this will apply to the public as this is a public meeting? Mr. Sweeney responded the meeting will be held online. We are working on making accommodations for remote meetings.

Public Comment: No public comments.

4. Discussion and Approval to change meeting location for future meetings – Chair Bruce

Action Item

Discussion: Chair Bruce informing the committee of temporarily changing the oversight committee location to the Castro Valley, Public Library located at 3600 Norbridge Avenue Castro Valley, for the remainder of this calendar year 2023. The Castro Valley public library offers the conferencing technology that is not currently available here at the public meeting room. Moving our meeting place will offer members of the public accommodations for joining our meetings remotely. Chair Bruce added we will have the option to return to this public meeting room in Hayward wants. It is equipped with the appropriate technology.

Mr. Denton requested that meetings include an agenda item for Committee members to suggest agenda items and speak on items not on the agenda. Staff confirmed this will be added for future meetings.

Public Comment: No Public Comments

Ms. DeHollander motioned to approve temporarily changing the Oversight Committee meeting location to the Castro Valley Public Library located at 3600 Norbridge Ave, Castro Valley for the remainder of calendar year 2023. Ms. Fitts seconded the motion.

Gloria Bruce, Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Randi DeHollander, Vice Chair	<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
Jeffery Dixon	<input 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
Mimi Rohr	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Total: 9 yea, 0 nay and 0 abstain	
The motion passes	

5. Adopt revised meeting dates for calendar year 2023 – Chair Bruce

Action Item

Discussion:

- Adopt proposed revised 2023 Oversight Committee meeting calendar
 - May 12
 - July 28
 - September 22
 - November - TBD

Public Comment: No public comments

Ms. Rohr motioned to adopt the revised 2023 Oversight Committee meeting calendar. Mr. Gumataotao seconded the motion.

Gloria Bruce, Chairperson	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Randi DeHollander, Vice Chair	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
David Denton	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Jeffery Dixon	<u> </u> yea, <u> </u> nay, <u> </u> abstain
Lisa Fitts	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Lynda Foster	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Daniel Gregg	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Jason Gumataotao	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Daphine Lamb-Perrilliat	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Mimi Rohr	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
	Total: 9 yea, 0 nay and 0 abstain
	The motion passes

6. HCD News- Dylan Sweeney, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

Informational Item

Discussion: Mr. Sweeney shared information on HCD News.

- Annual Report 3 is going before Health Committee 4/24
- Work Commencing on Annual Report 4
- Coordinating with BAHFA around proposed s10-20B regional housing bond
- HCD website refresh
- Accessory Dwelling Unit projects
 - HelloADU provides technical assistance and project management to homeowners in unincorporated areas
 - ADU Resource Center launching summer 2023
 - One stop shop for ADU education

- ADU calculator
- Can I Build Tool

: Mr. Sweeney shared information on Measure A1 News.

Grand Opening:

- Foon Lok West
130 Units
Brooklyn Basin, Oakland 12/7/2022

Construction Starts:

- Mission Paradise
76 units for Seniors
Hayward December 2022
- Bell Street Gardens
126 Units
Fremont January 2023
- Albany Family
62 Units
Albany January 2023

Rental Development Pipeline:

No new rental awards

- 3054 units
- 2374 under construction or complete
- Over 1,000 for ELI households
- 13 Listings representing 346 units on housing portal

Down Payment Assistance Loan Program:

- Hello Housing will present at May meeting
- 157 Households received down payment assistance
- \$25.2 Million awarded

Homeownership Updates

- Habitat for Humanity and Hello Housing will present on program outcomes at the May meeting
- Updates DALP Program Policies in February 2023
 - Goal to keep policies up to date to align with applicant and market trends; greater consistency among first time homebuyer programs.
 - 1st mortgage ratio allowed to be less than 50% when subordinate financing or ADA accommodations present.
 - Debt-to-income ratio not to exceed 44% compared to 43%
 - 1st time homebuyer definition aligned with HUD rather IRS.

Home Preservation Loan Program

- 83 funded HPLP loans
- \$10.1M awarded

Received annual report for renew AC covering program year March 2022-February 2023

- Meets program deliverables of 80 loans processed and 30 loans approved
 - 84 processed-30 approved-28 closed
- Estimate closing another 28 by contract term Feb 2024

Key factors impacting outcomes

- Dedicated staff for applicant support
- Process enhancements and increased communication with applicants
- Incorporation of lessons learned
- Retention of skilled contractors
- Increased targeted marketing

Ms. Foster asked if the sites are at capacity? Mr. Sweeney shared that the construction on the grand opening is ready for move in and the HCD Asset Management team follows occupancy requirements and requires income certification annually. Ms. Foster asked are people moving to these units? Mr. Sweeney responded that HCD will provide this information in the next meeting. Though, the occupancy is high. Ms. Foster asked if the Measure A1 website is up and running and is engagement tracked. Mr. Sweeney responded the website is not up but the public is still able to receive the information and help needed through the Alameda County website and the Housing Portal does track all standard web information.

Public Comments: No Public comments

7. Update on Measure A1 News- Dylan Sweeney, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

Informational Item

Discussion: Mr. Sweeney shared information on Measure A1 News.

- Anticipate the site going live 2nd quarter 2023

Public Comments: No public comments

8. Public Comment for Items not on Agenda – Chair Bruce
Informational Item

Public Comments: No public comments

Adjournment at 10:51 AM