

Housing and Community Development Department Measure A1 Oversight Committee

DATE 7/23/2020

TIME 9:30 A.M.

Approved by Measure A1 Oversight Committee – 8/27/2020

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: 18 attendees

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.
- Of the 13 seated members, 11 were present. Quorum is seven.

Committee Members in Attendance

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

Committee Members Not in Attendance

- Katrina Hampton
- Brian Dolan

Alameda County Staff Members Participating

- Michelle Starratt, 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, CDA
- Robert Fuller, Oversight Committee Liaison, Housing and Community Development, CDA

- Teresa Hester, Clerk Specialist, Housing and Community Development, CDA
- Rachel Heydemann, Systems Analyst, Housing and Community Development, CDA

II. Approval of 6/25/2020 Oversight Committee Minutes – Chairperson Okwelogu

Action Item - Approve June 25, 2020 meeting minutes, make any amendments, and approve.

Discussion:

- Mr. Fuller solicited suggested corrections to the minutes.
- No comments or corrections.
- Ms. Potter moved to adopt the minutes from the June 25, 2020 Oversight Committee meeting. Ms. Works 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	X___yea, ___ nay, ___ abstain
Daniel Gregg	X___ yea, ___ nay, ___ abstain
Brian Dolan	___yea, ___ nay, ___ abstain
Lynda Foster	X___yea, ___ nay, ___ abstain
Rose Works	X___yea, ___ nay, ___ abstain
Katrina Hampton	___yea, ___ nay, ___ abstain
Daphine Lamb-Perrilliat	X___yea, ___ nay, ___ abstain
Kendra Roberts	X___yea, ___ nay, ___ abstain
Randi DeHollander	X___yea, ___ nay, ___ abstain
Jeffrey Dixon	X___yea, ___ nay, ___ abstain
Debbie Potter	X___yea, ___ nay, ___ abstain
Mimi Rohr	X___yea, ___ nay, ___ abstain
Ndidi Okwelogu, Chairperson	X___yea, ___ nay, ___ abstain

Total: 11 yea, 0 nay and 0 abstain

The motion passed

III. Approval of Proposed Oversight Committee By-Laws– Bob Fuller, Housing Specialist, Housing and Community Development, Alameda County Community Development Agency (CDA)

Action Item

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

Discussion:

- Mr. Fuller requested any comments or suggestions that should be incorporated.
- No suggestions or comments from the Committee members.
- Chair Okwelogu invited the public to comment on the item.
- No members of the public requested to comment.
- Chair Okwelogu requested a motion to accept the revised by-laws and recommend their adoption by the Board of Supervisors.
- Ms. Potter moved to accept the revised by-laws and recommend their adoption by the Board of Supervisors. Ms. Works seconded the motion.
- Through a roll-call vote, the Committee accepted the revised by-laws with 11 yes votes, 0 no votes and 0 abstentions.

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

Total: 11 yea, 0 nay and 0 abstain
The motion passed

Public Comment:

No members of the public requested to speak.

IV. Measure A1 Implementation Update – Renew AC Housing Preservation Loan Program – Habitat for Humanity East Bay/Silicon Valley

Informational - Discussion of A1 programs’ progress and status.

Discussion:

- Ms. Gray presented Renew AC, beginning with an overview of the Program Design.
- Ms. Starratt voiced agreement that the loan to be second lien position has been a factor in the high number of disqualified applicants.
- Ms. Winder presented “Marketing and Outreach” section of the presentation.
- Ms. Mathias presented the “Program Outcomes” section of the presentation.
- Mr. Brown presented the “Lessons Learned” section of the presentation.
- Ms. Potter encouraged the Committee to support this program for approval by the Board of Supervisors. Anticipates an increase in Latinx household participation. She asked if there has been interest from property owners with multi-family buildings and do the program policies and requirements allow for work to be done on multi-family units?
- Ms. Gray explained the population of low-income, owner-occupied, multifamily properties is rather small. It is worth strategizing how to reach this population. These would be more complicated projects since program requirements only allow for the owner-occupied unit to be rehabilitated. For example, if the roof needs to be replaced, the entire roof of all units would be replaced, rather than only the roof covering the owner-occupied unit, but not all rehab items will qualify.
- Ms. DeHollander asked why there is no program participation in District 1 (Dublin, Livermore, and much of Fremont) on the map of targeted census tracts.
- Ms. Gray confirmed that outreach will take place in those jurisdictions, but the targeted areas contain the most low-income home owners outside of Oakland.

- Ms. DeHollander explained it covers jurisdictions such as Pleasanton, Livermore, Dublin, parts of Fremont.
- Ms. Bruce noted a large portion of participants are younger than 62 and able-bodied. She asked whether that means the average age of senior participants is much higher than the overall average of 68. She also asked if costs of contracted work vary significantly across contractors and geography?
- Ms. Gray explained that senior participants are not significantly older, on average, than 68, but there are some who are much older. Costs are similar and reliable across contractors and geography.
- Ms. Bruce asked if location affects the cost of the loan.
- Mr. Brown explained the pricing remains consistent throughout the County. Permitting costs is usually the biggest variable between jurisdictions. For example, wiring will remain consistent and vary on square footage.
- Ms. Melissa Hernandez of Supervisor Haggerty's Office voiced she is willing to assist with outreach in District 1.
- Ms. Potter asked if the Committee needs to make a motion to support program changes for approval by the Board of Supervisors?
- Ms. Starratt explained policy changes would be considered later and are not yet ready for consideration. The presentation suggested changes would be later in the year and the Committee's endorsement of them would be useful in presenting to the Board of Supervisors.
- Ms. Roberts asked if Habitat has marketed to faith-based organizations.
- Ms. Winder explained outreach has happened with faith-based organizations and will continue. Habitat intends to target specifically Asian, multi-lingual faith-based agencies for partnership and engagement.

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

Speakers:

- Ms. Donna Griggs Murphy voiced support of Renew AC and gratitude to Habitat for Humanity staff.
- Mr. David Denton presented public comment at the two previous Oversight Committee meetings and is requesting the Committee to support his request of the County for an audit of 1601 Oxford.
- Ms. Pam Glassoff of 211 Alameda County would like to collaborate and connect 211 referrals to Renew AC.
- Ms. Tandra DeBose- Oakland homeowner who was disqualified from Renew AC Because of second lien position for an equity loan she took out to hire an architect.

VI. Future Meetings - Chairperson Okwelogu

Discussion:

- Chair Okwelogu solicited any further items.
- Ms. Bruce requested to agendaize updates on Measure A1 projects.
- Ms. Potter requested clarification on funding sources regarding the issues brought forward by Mr. Denton. Also reiterated the focus of the Committee and what funding sources the Committee is focused on overseeing.
- Chair Okwelogu recapped what was requested by the Committee. Requested the Committees role to be clearly outlined in the agenda packet. There is also a desire to put Measure A1 updates on the agenda so there is a dedicated time to discuss this every month.
- Chair Okwelogu moved to adjourn this meeting until the next meeting on August 27, 2020 at 9:30 a.m.

Adjournment at 11:45 a.m.