



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

**DATE: May 27, 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/87380378059>. To attend via phone dial + 1 669 900 9128 then enter code 873 8037 8059#. 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.	<u>Calling Committee to Order</u>	Organization	Chair Okwelogu
II.	<u>Approval of 3/25/2021 Meeting Minutes</u>	Action	Chair Okwelogu
III.	<u>Oath of Office for New Member – Jason Gumataotao</u> Pending Board of Supervisors approval of nomination	Information	Melissa Rydman, Administrative Associate, Office of the Clerk, Alameda County Board of Supervisors
IX.	<u>Future Meetings</u> Approve the addition of Oversight Committee meeting on Thursday, June 24, 2021 at 9:30 a.m.	Action	Chair Okwelogu
IV.	<u>Measure A1 news</u>	Information	Jennifer Pearce, Housing and Community Development Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
V.	<u>Alameda County HCD news</u>	Information	Jennifer Pearce
VI.	<u>Rental Development Project Profile</u> Discussion of Measure A1 Rental Development project financing and development process	Information	Hilde Myall, Housing Finance Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)

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|--------------|---|--------------------|---|
| <b>VII.</b>  | <b><u>AC Boost Program Update</u></b><br>Discussion of Hello Housing's equity analysis of the initial AC Boost funding round  | <b>Information</b> | <b>Sarah Shimmin &amp; Paxcelli Flores, Hello Housing</b> |
| <b>VIII.</b> | <b><u>Measure A1 Program 2018-2019 Annual Report Draft</u></b><br>Discussion of the Measure A1 Annual Report - program design, implementation and progress toward goals July 2018 through June 2019 | <b>Information</b> | <b>Jennifer Pearce</b>                                    |
| <b>X.</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 – May 27, 2021**

### **Board of Supervisors**

- On May 18, 2021 the Board of Supervisors adopted the first Measure A1 Annual Report for the period of January 1, 2017 through June 30, 2018.
- On May 18, 2021 the Board of Supervisors approved supporting Timber Senior Housing Project with \$5,426,348 of Measure A1 Rental Development Base City funds. This development by Eden Housing Inc., in the City of Newark will provide 72 units to low- and extremely low-income senior households.
- On May 18, 2021 the Board of Supervisors approved the authorization of 8 full-time employees to support Measure A1 bond implementation.

### **Program Updates:**

- Empyrean Towers in Oakland held its reopening celebration on May 18, 2021. Developed by Resrouces for Community Development, this renovation project of an existing residential hotel will welcome back previous residents with 66 units for households earning up to 20% of AMI, and will prioritize units for people experiencing homelessness, people with HIV/AIDs and homeless households with special needs or disabilities. This 147-unit building received \$4.7 million in A1 funding to support 30 affordable housing units.
- Irvington Senior, Fremont (Allied/Abode) – closed construction financing April 23<sup>rd</sup>. 90 units of senior (62+) permanent supportive housing. A1 funding: \$12.2 million. Allied/Abode held its groundbreaking ceremony on May 14, 2021.
- Granite Ridge, Fremont (Eden/For the Future Housing) – closed construction financing April 30<sup>th</sup>. 73 units, including 15 units targeted to serve homeless households. A1 funding: \$9.7 million.
- 95<sup>th</sup> & International, Oakland (Related/Acts Full Community Dev) – This project withdrew its request for A1 funding and has covered that financing gap with other sources. It has no other HCD funding. The project will move forward with its anticipated closing in mid/late May. 55 units, including 14 units targeted to serve homeless households. A1 funding was \$956,341.
- Fruitvale Transit Village II-B, Oakland (Bridge/Unity Council) – anticipated closing mid June. 181 units, including 46 units of permanent supportive housing for chronically homeless individuals. A1 funding: \$16,227,175

## **Alameda County Housing and Community Development Updates – May 27, 2021**

- Emergency Rental Assistance Program launch update

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

**In Person Participation Prohibited**

Alameda County joined Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara counties and the City of Berkeley in issuing similar public health officer orders directing their respective residents to shelter in place for three weeks beginning March 17, due to the Coronavirus disease 2019 (COVID-19). The orders limit activity, travel and business functions to only those that are essential.

In response to the COVID-19 pandemic, California Governor Gavin Newsom issued Executive Order N-29-20 on March 17, 2020, governing the convening of public meetings. Pursuant to the Executive Order, all members of the County of Alameda Measure A1 Oversight Committee may participate in their Committee meetings without being physically present (via teleconference), and no teleconference locations for the public are required to be provided or noticed in the meeting agenda. The public must be given the opportunity to observe and address the meeting telephonically or otherwise electronically.

**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, including local and State public health officer's directives for everyone to stay home, in person participation at Oversight Committee meetings is limited to essential County personnel. The Public Hearing Room is closed to members of the public and non-essential County personnel. 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/87877191479> 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,,87877191479# or +13462487799,,87877191479#

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/87877191479> 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).

# Housing and Community Development Department Measure A1 Oversight Committee

**DATE 3/25/2021**

**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, Daphine Lamb-Perrilliat, Ndidi Okwelogu, Kendra Roberts,  
Mimi Rohr, Rose Works

**Members of the Public: 5 attendees**

**Location: Held via teleconference**

## Summary/Action Minutes

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

Meeting began at 9:31 a.m.

- Chairperson Okwelogu called the meeting to order at 9:31 a.m. and requested Mr. Fuller call the roll.
- Of the 13 seated members, 12 were present. Quorum is seven.

#### **Committee Members in Attendance**

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

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

- Jeffrey Dixon

#### **Alameda County Staff Members Participating**

- Michelle Starratt, Director, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Jennifer Pearce, Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Heather Littlejohn, Deputy County Counsel, Alameda County

- Melissa Rydman, Administrative Associate, Office of the Clerk, Alameda County Board of Supervisors
- Hilde Myall, 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)
- Teresa Hester, 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 1/21/2021 Oversight Committee Minutes – Chairperson Okwelogu**

**Action Item** - Approve January 21, 2021 meeting minutes, make any amendments, and approve.

Discussion:

- No discussion.

Public Comment:

- No public comment

Ms. Foster motioned to adopt the January 21, 2021 minutes. Ms. Roberts seconded the motion.

Through a roll-call vote, the Committee adopted and accepted the (amended) minutes with 10 votes in favor, 0 no votes and 2 abstentions.

Gloria Bruce, Vice Chairperson	X___ yea, ___ nay, ___ abstain
Daniel Gregg	X___ yea, ___ nay, ___ abstain
Brian Dolan	X___ yea, ___ nay, ___ abstain
Lisa Fitts	___ yea, ___ nay, X___ abstain
Lynda Foster	X___ yea, ___ nay, ___ abstain
Rose Works	X___ yea, ___ nay, ___ abstain
Daphine Lamb-Perrilliat	X___ yea, ___ nay, ___ abstain
Kendra Roberts	X___ yea, ___ nay, ___ abstain
Randi DeHollander	X___ yea, ___ nay, ___ abstain
Jeffrey Dixon	___ yea, ___ nay, ___ abstain
David Denton	___ yea, ___ nay, X___ abstain
Mimi Rohr	X___ yea, ___ nay, ___ abstain
Ndidi Okwelogu, Chairperson	X___ yea, ___ nay, ___ abstain

**Total: 10 yea, 0 nay and 2 abstain**  
**The motion passes**

### III. **Oath of Office for new Oversight Committee Members, David Denton and Lisa Fitts – Melissa Rydman**

Public Comment: No public comment

### IV. **Update on Measure A1 news – Jennifer Pearce, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)** **Informational Item**

Ms. Pearce gave an update on Measure A1 recent news:

- The Board of Supervisors Health Committee heard the presentation on the 1<sup>st</sup> Annual Report in February and recommended moving the report forward to the Board of Supervisors. HCD is working to clean up the graphics and finalize the report. Intending to take the report to the Board of Supervisors in April.
- Avance, Livermore (Mid-Pen)
  - Closed financing in February 2021
  - 44-unit, new construction, 100% special needs permanent housing for adults with developmental disabilities with incomes between
  - A1 funding: \$4.7 million
- Irvington Senior, Fremont (Allied/ Abode)
  - Anticipated closing April 8<sup>th</sup>
  - 90 units for senior (62+) permanent supportive housing
  - A1 funding: \$12.2 million
- Granite Ridge, Fremont (Eden/ For the Future Housing)
  - Anticipated closing April 23<sup>rd</sup>
  - 73 units, including 15 units targeted to serve homeless households
  - A1 funding: \$9.7 million
- 95<sup>th</sup> & International, Oakland (Related/ Acts Full Community Dev)
  - Anticipated to close mid/late May
  - 55 units, including 14 units targeted to serve homeless households
  - A1 funding: \$956,341
- Fruitvale Transit Village II-B, Oakland (Bridge/ Unity Council)
  - Expected to close late May
  - 181 units, including 46 units of permanent supportive housing for chronically homeless individuals
  - A1 funding: \$16,227,175

Discussion:

- Ms. Starratt gave a reminder that for a project to move forward with construction loan closing, they have gone and competed at a state level for additional funding. With Measure A1 funds being invested into the projects, they can further develop and secure additional funding. These projects would likely not move forward without receiving state funding and tax credit allocation. In January, California published a report on the performance of different counties, looking at how much money the State had provided to every County. Alameda County ranked #2, meaning Alameda County received \$325 million behind Los Angeles which received \$850 million. It takes a blended amount of affordable housing financing to get projects to completion.

Public Comment: No public comment

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

- Ms. Pearce gave an update on HCD news:
  - Alameda County received allocation for Emergency Rental Assistance.
- Mr. Draper gave a presentation on COVID-19 Rental Assistance
  - Presentation highlights:
    - \$25 billion included in the most recent relief package for rental assistance for low-income tenants.
    - Jurisdictions with populations greater than 200,000 received money directly for rental assistance
    - California received \$2.4 billion
  - SB 91 passed 1/28/2021 extending the state's eviction moratorium to June 30, 2021. This funds rental assistance from the State's portion of the federal stimulus to pay 80% of back rent owed by the tenants if landlords waive 20% of rent owed. Landlords who do not waive 20% of back rent, restrict their tenants to only 25% of rent owed, protecting them from eviction but not solving tenants' debts.
  - County-wide Expenditure Goals 2021
    - Big push to get money out of the door - \$100 million by December
    - Fremont utilizing Family Resource Center
    - Oakland utilizing Keep Oakland Housed Anti-Homelessness Program
    - Alameda County utilizing Alameda County Housing Secure Program
  - Shared Priorities for all 3 Programs
    - Very low-income tenants
    - Small landlords
    - Subsidized affordable housing
  - Alameda County's Anti Displacement Program – Alameda County Housing Secure
    - Offers: Emergency Assistance, Tenants Rights Training, Eviction Defense, Landlord Tenant Mediation, and Fair Housing
    - Over 2,000 tenants have been served
  - Centro Legal is the Program Administrator for the Emergency Rental Assistance Program (ERAP)
    - Additional Opportunities for Participation
      - Marketing- RFP to Small Local Emerging Business List in February, contract to BOS in early April
      - Outreach Administration- 50-60 small business
      - Application Assistants
    - Next Steps
      - Outreach Ambassadors to facilitate engagement with hard-to-reach populations, including language access, demographic and geographic spread
      - Application Assistants
        - RFI released in March, contract to BOS in April
        - Work to include: Follow-up and first review of applications, attend weekly workshops, receive applications, and send completed applications for final review and approval to AC Housing Secure
    - March Stimulus Bill will result in additional Emergency Rental Assistance and Foreclosure Prevention funding



Discussion:

- Ms. Foster asked if there are any geographic limits for receiving funds.
- Mr. Draper confirmed there are no geographic limitations.
- Ms. Starratt clarified Fremont and Oakland will expend funds for their residents and Alameda County will expend funds County wide. Phase 1 is focused on small landlords, extremely low-income tenants, and tenants at high risk of homelessness. Phase 2 is focused on a larger portion for 80% or below of AMI. Alameda County has been able to keep tenants in their homes because of layered funding.
- Ms. Foster asked if there is a link to this information on the HCD website.
- Ms. Starratt confirmed that right now the website is not updated with a link, but the website and application should be updated at the next Committee meeting.

Public Comment: No public comment.

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

Ms. Pearce presented the draft data on the Measure A1 Annual Report for July 2018-June 2019

Discussion:

- Ms. Foster requested insight on the review process for the Second Annual Report.
- Chair Okwelogu responded that April is a time for the Committee to submit written comments and HCD will include those comments in the draft that is brought to the Committee in May.
- Mr. Fuller added that the draft Second Annual Report will be published on the website to receive public comment.
- Ms. Works asked if HCD's timeframe for getting the report to the Board of Supervisors and allowing enough time for the Committee to review.
- Ms. Starratt responded that HCD staff is continuously working on reports to produce them to the Committee for review. The goal is to get the report to the Health Committee in July and to the Board of Supervisors after that before the summer recess.
- Ms. Works clarified that her question is if the Committee finalizes review of the report in May, when does the report go to the Board of Supervisors.
- Ms. Starratt clarified that the report will go to the Board of Supervisors after HCD takes to the report to the Health Committee. HCD hopes to present the report to the Health Committee as soon as possible, but there are certain factors delaying this such as getting into contract with the graphic designer.
- Vice Chair Bruce inquired about the work force regarding what jobs are being created and who is being employed; Is it possible to agendaize topics like what is happening with labor outcomes, employment, and who is getting jobs on these projects, etc.?
- Ms. Starratt replied that in the coming reports there will be a focus on homeownership with emphasis on housing as a tool for social justice. The third report will focus on a report out on work force. The County is conducting a disparity study looking at what firms are being awarded contracts and the racial composition of these firms.
- Mr. Denton asked if there is a budget for the report; Will money be taken out of Measure A1 funds to support the funding of the report?
- Chair Okwelogu responded that the disparity study will not be funded by Measure A1 funds.

- Ms. Starratt added that Alameda County is conducting the study and is not included in the HCD budget. Measure A1 funds are used towards administration costs related to Measure A1 projects such as closings.

Public Comment:

- Ms. Kristi Bascom – Habitat for Humanity – requested additional information on the timeline for the Notice of Funding for the Homeownership Development funding.
- Ms. Pearce responded that the Homeownership Development Program will be prioritized during the current calendar year and hoping to bring more information to the next meeting.

**V. Future Meetings – Chair Okwelogu Information**

Discussion:

- Ms. Foster inquired about presentations on an update on AC Boost.
- Chair Okwelogu responded that the identified gaps from the Measure A1 homeowner programs seem to be addressed program wise.
- Ms. Foster requested a further update on how Program Administrators are improving the gaps, including marketing shifts due to Covid-19.
- Ms. Pearce responded that HCD will request Habitat for Humanity and Hello Housing to return to the Committee in May with updated data.
- Mr. Fuller confirmed that the numbers presented to the Committee today are present through March 1, 2021.
- Ms. Foster requested an update on marketing and what has been changed to reduce the gap between initial applicants and approved applicants who purchased homes.
- Ms. DeHollander inquired if there can be feedback gathered from applicants who went through the application process and those who were successfully awarded a loan through AC Boost.
- Ms. Pearce confirmed this will be part of the AC Boost presentation.
- Mr. Littlejohn provided a reminder of the intent of the Committee and cautioning from focusing on policies and program experience.
- Ms. Works asked Ms. Littlejohn if the Committee identifies funds have not been properly spent, what is the process for addressing this.
- Ms. Littlejohn responded that the annual report is the Committee’s tool for communicating to the Board of Supervisors that funds were not spent in accordance with the Bond Measure.
- Vice Chair Bruce requested clarification on the Committee’s role. The focus is to ensure the funds are spent in accordance with the Bond Measure, defined literally in the Bond Measure and not the implementation level policies that come with that and adopted by the Board of Supervisors.
- Ms. Littlejohn responded she will follow up between Committee meetings to provide clear guidance.

Public Comment: No public comment.

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

Speakers: No public comment.

**Adjournment at 11:27 a.m.**