

# 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: 1/27/2022**

## Amended 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**

- David Denton
- Jeffrey Dixon
- Lisa Fitts
- Daniel Gregg
- Jason Gumataotao
- Daphine Lamb-Perrilliat
- Ndidi Okwelogu, Chairperson
- Mimi Rohr
- Rose Works, Acting Vice Chair

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

- Gloria Bruce, Vice Chair
- Brian Dolan
- Randi DeHollander
- Lynda 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 Guardiancic, 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.**