



Alameda County
Housing and Community Development
Department
Measure A1 Oversight Committee

DATE: August 27, 2020 TIME: 9:30 A.M.
Chair: Ndidi Okwelogu – Vice Chair: Gloria Bruce

Location: This meeting is held via teleconference <https://us02web.zoom.us/j/87877191479>. To attend via phone dial + 1 669 900 9128 then enter code 878 7719 1479#. 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

AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
I.	<u>Calling Committee to Order</u>	Organization	Chair Okwelogu
II.	<u>Approval of 7/23/2020 Meeting Minutes</u>	Action	Chair Okwelogu
III.	<u>Measure A1 news</u>	Information	Jennifer Pearce, Housing and Community Development Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
IV.	<u>Measure A1 Program In-Depth Review – Rental Development</u> Presentation and discussion of Measure A1 Rental Development Program - program design, implementation and progress toward goals 2016 to present.	Information	Francisco Gomez, Housing and Community Development Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
V.	<u>Future Meetings – Revised Meeting Calendar</u> Request from County staff to revise Measure A1 Oversight Committee meeting Calendar to adopt a bi-monthly meeting frequency.	Action	Chair Okwelogu
VI.	<u>Public Comment for Items not on the Agenda</u>	Information	Chair Okwelogu

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 – August 27, 2020

Board of Supervisors

- Housing Preservation Loan Program administrator contract with Habitat for Humanity East Bay/Silicon Valley was extended on August 4, 2020.
- The Measure A1 Citizens' Oversight Committee by-laws will be considered by the Board of Supervisor in late September or early October.
- Board of Supervisors approved commitments of \$2,330,306 from the A1 Rental Base City allocation to Albany Family, in Albany, to support 61 affordable units – July 28, 2020.

Rental Project Updates:

- Rosefield Village – Alameda – 90 affordable units, supported with \$8,093,414 A1 funding– Anticipated Loan Closing in August
- Fon Lok West/Brooklyn Basin Parcel A1 - Oakland – 129 affordable units, supported with \$9,698,000 A1 funding– Loan Closed 7/29/2020

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. 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 or call (510) 670-5933 or (510) 265-0253 (TDD).

Housing and Community Development Department Measure A1 Oversight Committee

DATE 7/23/2020

TIME 9:30 A.M.

Chair: Ndiri 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 – Ndiri 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

- Ndiri 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.



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
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MEMORANDUM

TO: Chair Ndidi Okwelogu
Vice Chair Gloria Bruce
Brian Dolan
Lynda Foster
Rose Works
Daphine Lamb-Perrilliat
Randi DeHollander
Jeffrey Dixon
Debbie Potter
Mimi Rohr
Measure A1 Citizens' Oversight Committee

FROM: Michelle Starratt, Housing Director, Housing and Community Development

DATE: August 27, 2020

SUBJECT: Measure A1 Oversight Committee Calendar Revisions

On February 27, 2020, your Committee adopted a monthly meeting schedule for the remainder of calendar year 2020. At this time, staff suggests revising the Committee meeting schedule to meet on a bi-monthly basis for the remainder of calendar year 2020. The remaining meeting dates in a revised schedule would be October 22, 2020 and December 17, 2020.

The Measure A1 Oversight Committee was a newly established in 2020 and the original calendar reflects enthusiasm for the business of the Committee and an ambition of the staff to accomplish a great deal in twelve short months. Following eight months of staffing the Committee, HCD staff has concluded that the work of preparation for and execution of the monthly Committee meeting is precluding their ability to complete the first annual report of the Measure A1 Bond. Moving to a bi-monthly meeting schedule will allow HCD staff to complete the first annual report draft, for review by the Committee.