

Housing and Community Development Department Measure A1 Oversight Committee

DATE 12/17/2020

TIME 9:30 A.M.

Chair: Ndidi Okwelogu

Vice-Chair: Gloria Bruce

Committee Members:

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

Members of the Public: 11 attendees

Location: Held via teleconference

Date of Adoption: 1/21/2021

Adopted Summary/Action Minutes

I. 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 9:33 a.m. and requested Mr. Fuller call the roll.
Of the 12 seated members, 8 were present. Quorum is seven.

Committee Members in Attendance

- Ndidi Okwelogu, Chairperson
- Brian Dolan
- Lynda Foster
- Daphine Lamb-Perrilliat
- Debbie Potter
- Kendra Roberts
- Mimi Rohr
- Rose Works
- Daniel Gregg arrived after the initial roll call.

Committee Members Not in Attendance

- Gloria Bruce, Vice Chair - notified Committee she would not be in attendance
- Randi DeHollander – notified the Committee she would not be 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

- 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)

Discussion:

II. II. Approval of 10/22/2020 Oversight Committee Minutes – Chairperson Okwelogu
Action Item - Approve October 22, 2020 meeting minutes, make any amendments, and approve.

Discussion:

- Ms. Works notified that the word “groundbreaking” was misspelled and should be corrected.

Public Comment:

- None.
- Ms. Potter motioned to adopt the corrected October 22, 2020 minutes. Ms. Lamb-Perrilliat seconded the motion.
- Through a roll-call vote, the Committee adopted the corrections and accepted the minutes with 8 votes in favor, 0 no votes and 1 abstention.

Gloria Bruce, Vice Chairperson	<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
Brian Dolan	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Lynda Foster	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input checked="" type="checkbox"/> abstain
Rose Works	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Katrina Hampton	<input 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 checked="" 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
Jeffrey Dixon	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Debbie Potter	<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
Ndidi Okwelogu, Chairperson	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

Total: 8 yea, 0 nay and 1 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

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

Rental Project Updates:

- Casa Arabella – Fruitvale Transit Village II-A will have completed closing on permanent financing on December 10, 2020. This 92-unit affordable rental project in Oakland is supported with \$6.35 million in Measure A1 funds and completed construction December 2019.
- Granite Ridge in Fremont was awarded funds from the Low Income Housing Tax Credit 9% waitlist. They expect construction to begin in April 2021. This 74-unit affordable rental project is supported with \$9.7 million in Measure A1 funds.
- Embark Apartments in Oakland will convert to permanent financing on December 18, 2020. Construction completed in February 2020 on this 62-unit building that received \$5.2 million in A1 funding to support 37 affordable housing units..
- 2012 Berkeley Way in Berkeley was not significantly affected by the November 22nd fire at an adjacent construction site at 2067 University Avenue. Construction resumed on the BFHP Hope Center portion of the site on November 30th while work on the eastern portion of the site has been halted. The 142-unit building supported with nearly \$20 million in A1 funds is in its construction phase. It is not known yet if the nearby fire will delay the expected construction completion in January 2022.
- Ms. Starratt highlighted the 9% Tax Credit report. The amount of 9% Tax Credits allowed into the County is normally maxed at 2 a year so it is a great success to receive this 9% Tax Credit for the Granite Ridge development.

**IV. Measure A1 Program 2016-2018 Annual Report Draft
Revised Meeting Calendar – Jennifer Pearce**
(taken as item IV, on agenda as V)

- Ms. Starratt discussed the feedback from the Committee on the First Report Draft 1. The report will be mailed to all Committee member on Monday December 21, 2020. It became clear there are themes throughout. Additionally, a website should be created to display data, statistics, and graphic representations of what work has been done.
- Ms. Pearce discussed Committee feedback on the report. Important themes:
 - Racial wealth gap in the sections discussing the rental market and homelessness, and throughout the narrative;
 - Discuss historic discrimination that has built a gap in racial economic equity throughout the context sections;
 - The current mission statement of HCD reflects a narrower body of work than what it now takes on. Missing are tenant protection, preventing homelessness and displacement. A turn toward “production, preservation and protection” with Measure A1;
 - Overall organization: Dense narrative; Rental Development should be presented first; clearly separate outcomes and context; don’t burry the successes; create a clear appendix; include a timeline for future reports;
 - Presentation: Include budgetary information for the period to include allocation, commitments, spent, admin costs and balances; executive summary; charts, visuals, pictures, pull quotes; include outcomes for prioritized populations; address the lag between reporting period and report publication; include real examples of people impacted by programs;
 - Content: Technical sections about bond performance, development finance need to be more approachable and informative; provide weblinks to A1 webpages.
- Ms. Pearce highlighted the key changes based on feedback are addition of a point-in-time update, text is less dense, and a preview of information to come in later reports. Further explained the new narrative will demonstrate the importance of Affordable Housing and how Measure A1 impacts it . Discussed the report timeline for 2021. Discussion with board, created a

new narrative that Affordable Housing is a social justice movement meant to level the playing field and provide more economic opportunity. This requires HCD as a department to operate similarly to a non-profit to align the mission, vision, and value in order to advance the “Housing is Human Right” philosophy. Next steps include: written comments to Mr. Fuller by January 6, 2021, incorporation of comments to take place January 7-13, 2021, completed report to Committee January 15, 2021, review and consideration endorsement January 21, 2021, presentation to BOS Health Committee in February 2021, and submission of report to BOS in February 2021.

- Ms. Starratt explained the report was focused on data and statistics, but once the narrative focusing on the importance on the impact in today’s world started being written this narrative was completely restructured.

Discussion:

- Ms. Works expressed appreciation for incorporating the Committee feedback as well as disappointment for not having the report ready for review today.
- Ms. Potter applauded staff for taking the time to restructure the report and the delay will create a better overall report.
- Mr. Dolan reiterated Ms. Potter’s comment.

Public Comment:

- Ms. Jean Kramer – League of Voters of Oakland

V. Future Meetings – Chair Okwelogu

Discussion among Committee members of topics to be considered on future Committee agendas or the consideration of Committee organizational issues – Adopt meeting date of January 21, 2021 at 9:30 a.m.

Discussion:

- Ms. Rohr asked if meetings will be switched to the third Thursday of every month.
- Chair Owelogu confirmed November and December are third Thursdays because of holidays. January will resume fourth Thursdays of the month.
- Ms. Starratt explained January 21, 2021 is preferred over January 28, 2021 in order to meet the January Health Committee meeting.

Public Comment:

- Mr. Shiheng (Henry) Guan – Christian Church Home
- Ms. Potter motioned to schedule the next A1 Oversight Committee on January 21, 2021 at 9:30 a.m. Mr. Gregg seconded the motion.
- Through a roll-call vote, the Committee adopted the meeting date of January 21, 2021 at 9:30 a.m. 9 votes in favor, 0 no votes and 0 abstentions.

Gloria Bruce, Vice Chairperson	_____yea, ___ nay, ___abstain
Daniel Gregg	X___ yea, ___ nay, ___abstain
Brian Dolan	X___ yea, ___ nay, ___abstain
Lynda Foster	X___ yea, ___ nay, ___abstain
Rose Works	X___ yea, ___ nay, ___abstain

Katrina Hampton	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Daphine Lamb-Perrilliat	X <input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Kendra Roberts	X <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
Jeffrey Dixon	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Debbie Potter	X <input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Mimi Rohr	X <input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Ndidi Okwelogu, Chairperson	X <input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

Total: 9 yea, 0 nay and 0 abstain
The motion passes

Discussion of timing and frequency of meetings in 2021 after January 21 meeting.

Discussion:

- Ms. Starratt mentioned there will also need to be feedback on the website that is being developed once the first report has been developed.
- Ms. Foster suggested meeting at 9:00 a.m. rather than 9:30 a.m. since there is no travel time to a physical location.
- Ms. Potter requested there is a meeting schedule that is in sync with the report timeline.
- Ms. Works suggested doing monthly meetings and skipping meetings when not necessary as an alternative.
- Ms. Lamb- Perrilliat expressed need for remaining consistent.

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

Speakers:

- Mr. Shiheng (Henry) Guan – Christian Church Home
- Mr. Rob Simonds – Habitat for Humanity East Bay/ Silicon Valley

Adjournment at 10:44 a.m.