



Alameda County  
Housing and Community Development  
Department  
Measure A1 Oversight Committee

DATE: July 22, 2021      TIME: 9:30 A.M.  
Chair: Ndidi Okwelogu – Vice Chair: Rose Works

**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 6/24/2021 Meeting Minutes</u>	Action	Chair Okwelogu
III.	<u>Measure A1 news</u>	Information	Jennifer Pearce, Deputy Director of Housing, Housing and Community Development, Alameda County Community Development Agency (CDA)
IV.	<u>Alameda County Housing and Community Development news</u>	Information	Jennifer Pearce
V.	<u>Measure A1 Program 2018-2019 Annual Report</u> Review the Measure A1 Annual Report - July 2018 through June 2019 – layout, finances and A1 website	Information	Jennifer Pearce
VI.	<u>Future Meetings</u>	Information	Chair Okwelogu
VII.	<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 – July 22, 2021**

### **Board of Supervisors**

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### **Program Updates:**

- Granite Ridge, Fremont (Eden Housing) – groundbreaking took place July 9<sup>th</sup>. 73 units, including 15 units targeted to people who have experience homelessness. A1 funding: \$9,700,000
- Fruitvale Transit Village II-B, Oakland (Bridge/Unity Council) – closed construction July 16th. 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 – July 22, 2021**

- Emergency Rental Assistance Program launch update
- Natasha Paddock – joined HCD as the new Deputy Director of Homelessness

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/87380378059> 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, 873 8037 8059#. or +13462487799, 873 8037 8059#.

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/87380378059> 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 6/24/2021**

**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:** 13 attendees

**Location:** Held via teleconference

**Approved:**

## Summary/Action Minutes

### **I. Call to Order and Roll Call of Committee Members – Ndidi Okwelogu, Chairperson** Meeting began at 9:32 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**

- Ndidi Okwelogu, Chairperson
- Brian Dolan
- Lynda Foster
- Jason Gumataotao
- Rose Works
- Randi DeHollander
- Jeffrey Dixon
- Daphine Lamb-Perrilliat
- Lisa Fitts

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

- Gloria Bruce
- David Denton
- Daniel Gregg
- Kendra Roberts
- Mimi Rohr

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

- Michelle Starratt, Director, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Jennifer Pearce, Deputy Director, 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, Housing Specialist, 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 5/27/2021 Oversight Committee Minutes – Chairperson Okwelogu**

**Action Item** - Approve May 27, 2021 meeting minutes, make any amendments, and approve.

Discussion:

- Mr. Fuller corrected the minutes to state that the seated number of members is 14 instead of 8.
- No discussion from the Committee.

Public Comment:

- No public comment.

Mr. Dolan motioned to adopt the amended May 27, 2021 minutes. Mr. Dixon seconded the motion. Through a roll-call vote, the Committee adopted and accepted the minutes with 9 votes in favor, 0 no votes and 0 abstention.

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

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

**III. Future Meetings – Chair Okwelogu**

Discuss the prospect of in-person Oversight Committee meetings

Discussion:

- Chair Okwelogu requested discussion from Committee members on returning to in person meetings.
- Mr. Dolan is comfortable returning to in person meetings, but if masks are required would prefer to keep meetings via Zoom.
- Ms. Lamb-Perrilliat is open to either in person or virtual.
- Ms. DeHollander communicated preference to not be masked and if a hybrid model is available.
- Ms. Works supports a hybrid option.

Approve the election of a temporary Vice Chair until September 2021

**Action**

Discussion:

- Chair Okwelogu discussed that Vice Chair Bruce has taken a sabbatical and the Committee needs to elect a temporary Vice Chair for the months of July, August and September 2021.
- Ms. Littlejohn explained that the by-laws allow for election of a temporary Vice Chair. Asked if this is for action today.
- Chair Okwelogu confirmed the intent is to vote on this today.
- Ms. Littlejohn confirmed it is possible to vote on it today as it is listed as an action item on the agenda.
- Chair Okwelogu requested any volunteers for the temporary Vice Chair.
- Ms. Lamb-Perrilliat nominated Ms. Works
- Ms. Works accepted nomination.

Public Comment:

- No public comment

Mr. Dixon nominated Ms. Works to serve as temporary Oversight Committee Vice Chair until September 2021. Ms. Lamb-Perrilliat seconded the motion.

Through a roll-call vote, the Committee elected Rose Works as temporary Vice Chair with 9 votes in favor, 0 no votes and 0 abstention.

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

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

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

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

- Fruitvale Transit Village II B (Oakland)
  - Being developed by Bridge/Unity council
  - Anticipate to close Construction financing late June
  - 181 units including 46 units of permanent supportive housing for chronically homeless.
  - A1 funding \$16,227,175.00

Discussion:

- Ms. Works asked when will this development be ready for move-in.
- Ms. Pearce responded construction begins in August. Ready for lease up in 18 -24 months.
- Ms. Lamb-Perrilliat asked if this too will be by lottery.
- Ms. Pearce responded yes, but not for the chronically homeless as they will come off the coordinated entry list.

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:

- Emergency Rental Assistance Program
  - Contracted with 211 – Eden I&R to help people with their applications.
  - Will go to Board of Supervisors with contracts for application assistance.
- June 17, HCD held a strategy session with more than 100 stakeholders to discuss how to leverage Homekey funds to address the housing crisis.

Discussion:

- Ms. Foster asked who the major stake holders are.
- Ms. Pearce responded cities, developers, advocates, service providers. Kept this meeting broad to have a comprehensive conversation on this opportunity.
- Mr. Fuller added there were 133 attendees. There were representatives from each Alameda County jurisdiction.
- Chair Okwelogu requested any public information from this meeting such as recording, notes or the stakeholder list.
- Ms. Pearce confirmed she will find out and report back.

Public Comment:

- No public comment.

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

**Informational Item**

Ms. Pearce presented the Measure A1 Annual Report for July 2018-June 2018 for discussion.

- Oversight Committee member feedback highlights
  - Suggestions for clarity, corrections and questions on conflicting information
  - Request to include profiles or residents and stakeholders
  - Request for further budget details
  - Question of whether questions of equity should be considered
  - Suggestions to make background sections more concise
- Addressing Oversight Committee member feedback
  - Under contract with Barreto
  - Working with professional writer and copywriter to tighten up text and address issues of clarity
  - Interviewing stakeholders for profiles to be included
  - Refining data representation and graphics with graphic designer

Discussion:

- Ms. DeHollander requested confirmation that the copywriter is ensuring there are no grammar errors.
- Ms. Pearce confirmed they will be checking for all necessary edits.
- Ms. DeHollander communicated the importance of highlighting the stakeholder experiences and the rest of the report should be information supporting how we got to those experiences.
- Chair Okwelogu asked if stakeholder and resident experiences have been secured for this report.
- Ms. Pearce confirmed this is in the works.
- Mr. Fuller confirmed there is a list of residents from rental programs and participants in AC Boost or Renew AC that will be included in this report. Also looking into the future reports and getting feedback from people who were involved in construction and development.
- Ms. Works requested confirmation when the Second Report will go to the Board of Supervisors.
- Ms. Pearce confirmed it will go to the Health Committee first and then to the Board of Supervisors after the recess.

Public Comment:

- No comment from the public

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

Speakers: None.

**Adjournment at 10:15 a.m.**



## Homekey Strategy Session – June 17, 2021 – Organizations in Attendance

A-1CHS
Abode Communities
Abode Services
AC Housing and Community Development Department
ACBHS, Substance Use System of Care
Alameda County Community Development Agency
Alameda County Public Health Department/VNA
All Home
All Home California
Anjanette Scott LL C
BART
Bay Area Community Benefit Organizations
Bay Area Legal Aid
Berkeley Food & Housing Project
Berkeley Housing Authority
Berkeley Youth Alternatives
BOS District 1
BOSS
Building Futures
CARA
Center for Elders Independence
Center Point, Inc.
Centro Legal de la Raza
Century Housing Corp.
City of Albany
City of Berkeley
City of Dublin
City of Fremont
City of Hayward
City of Livermore
City of Oakland
City of Pleasanton
City of San Leandro
compassionate510
CSuite Business Ventures
DASH HOUSING LLC
Dept. of Veterans Affairs
East Bay Housing Organizations
Eden Housing
Eden Information and Referral
El cerrito
Enterprise Community Partners
EOC
Episcopal Community Services of San Francisco
EveryOne Home
FESCO/La Familia

Five Keys
Five Keys Schools and Programs
GCEA
HCEB
Health Care for the Homeless, Street Health
Healthy Communities, Inc.
Homebridge, Inc.
homeowner in Alameda (city)
Housing Authority of the City of Alameda
Housing Authority of the County of Alameda
Housing Trust Silicon Valley
HumanGood
Ideal Restoration Inc.,
Independent Living Association
La Familia
Linc Housing
LW
MidPen Housing Corporation
Mpi homes
NCCRC
NCLT / Supportive Housing Community Land Alliance
Oakland Housing Authority
Oakland Private Industry Council
Operation Dignity, Inc.
resident
OZI Company LLC
Panoramic Interests
student
Quantity Postcards
Resources for Community Development
Retired resident
Richmond Neighborhood Housing Services
SAHA (Satellite Affordable Housing Associates)
San Francisco Foundation
resident
SFChronicle
Siegel, Yee, Brunner & Mehta
Sister to Sister 2, Inc.
St. Mary's Center
Streets Team Enterprises
THE BAYOU MEETS THE BAY CLASSIC FOUNDATION
The Uncuffed Project
The Unity Council
The Village In Oakland
The Village Of Love
Trestle Development
UC Berkeley
University of San Francisco

Women Daytime Drop in Center
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Youth Spirit Artworks
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