

Housing and Community Development Department Measure A1 Oversight Committee

DATE 7/28/2022

TIME 10:17 A.M.

Chair: Ndidi Okwelogu

Vice-Chair: Gloria Bruce

Committee Members:

Gloria Bruce, Randi DeHollander, David Denton, Jeffrey Dixon, Lisa Fitts,
Lynda Foster, Daniel Gregg, Jason Gumataotao, Daphine Lamb-Perrilliat,
Ndidi Okwelogu, Greg Magofna, Mimi Rohr

Members of the Public: 16

Location: Held via teleconference

Approved: 9/29/2022

Summary/Action Minutes

1. Call to Order and Roll Call of Committee Members – Ndidi Okwelogu, Chairperson

Meeting began at 10:17 a.m.

- Chairperson Okwelogu called the meeting to order at 10:17 a.m. and requested Ms. Hester call the roll.
- Of the 12 seated members, 9 were present at roll call. Quorum is seven.

Committee Members in Attendance

- Gloria Bruce, Vice Chair
- Jeffery Dixon
- Lynda Foster
- Jason Gumataotao
- Daphine Lamb-Perrilliat
- Greg Magofna
- Mimi Rohr
- Ndidi Okwelogu, Chairperson
- Lisa Fitts

Committee Members Not in Attendance:

- David Denton
- Randy DeHollander
- Daniel Gregg

Alameda County Staff Members Participating

- Michelle Starratt, Director, Housing and Community Development Department (HCD), Alameda County Community Development Agency (CDA)
- Jennifer Pearce, Deputy Director of Housing, HCD
- Heather Littlejohn Goodman, Deputy County Counsel, Alameda County
- Hilde Myall, Deputy Director of Housing Finance, HCD
- Angelica Guardianic, Clerk Specialist, HCD
- Nicholas Draper, Policy Coordinator, HCD
- Dylan Sweeney, Policy and Programs Team Manager, HCD
- Toni Emmerson, Policy Coordinator, HCD

2. Adopt a Findings to Continue Holding Meetings of the Measure A1 Oversight Committee by Teleconference – Chair Okwelogu

Discussion: California open meetings law and action taken by Alameda County Board of Supervisors; meetings are to be continued via teleconference.

Public Comment:

Gloria Bruce motioned to adopt the findings to continue holding the Measure A1 Oversight Committee by teleconference. Seconded by Mimi Rohr.

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|--------------------------------|---|
| Gloria Bruce, Vice Chairperson | <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 |
| David Denton | <input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain |
| Jeffery 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 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 |
| Greg Magofna | <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, Chairperso | <input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain |
| | Total: <u>8</u> yea, <u>0</u> nay and <u> </u> abstain |
| | The motion passes |

3. Review and consider approval of 3/27/2022 Oversight Committee Minutes – Chairperson Okwelogu

Action Item -

Discussion: Ms. Hester asked the committee if they have any question or comments on the March Minutes upon review.

Ms. Rohr shares she did not attend the last meeting and her name was not listed in the absentees.

Public Comment: No public comments.

Mr. Magofna motioned to adopt the March 27,2022 minutes. Ms. Fitts seconded the motion.

| | |
|--------------------------------|--|
| Gloria Bruce, Vice Chairperson | _____ yea, ___ nay, <u> X </u> abstain |
| Randi DeHollander | _____ yea, ___ nay, ___ abstain |
| David Denton | _____ yea, ___ nay, ___ abstain |
| Jeffery Dixon | _____ yea, ___ nay, <u> X </u> abstain |
| Lisa Fitts | <u> X </u> yea, ___ nay, ___ abstain |
| Lynda Foster | _____ yea, ___ nay, ___ abstain |
| Daniel Gregg | _____ yea, ___ nay, ___ abstain |
| Jason Gumataotao | _____ yea, ___ nay, <u> X </u> abstain |
| Daphine Lamb-Perrilliat | _____ yea, ___ nay, <u> X </u> abstain |
| Greg Magofna | <u> X </u> yea, ___ nay, ___ abstain |
| Mimi Rohr | _____ yea, ___ nay, <u> X </u> abstain |
| Ndidi Okwelogu, Chairperson | <u> X </u> yea, ___ nay, ___ abstain |

Total: 3 yea, 0 nay and 5 abstain
The motion Does Not pass

4. HCD News- Dylan Sweeney, Nicholas Draper Informational Item

Discussion: Mr. Sweeney recognized and introduced Nicholas Draper to give the updates on Emergency Rental Assistance program. Mr. Draper shares that since July 25,2022 over 8,200 applications have been approved out of over 14,000 received. About 3,200 or so that are going through the process and review stages. ERAP originally received \$129 Million from federal funds either directly from treasury or passed through the state of HCD. About \$12 Million have been set aside for rental assistance. Currently HCD is working with the state of California on receiving a bridge loan to cover most of the remaining allocations that we have received. Mr. Draper informs the committee that the funds should be coming in within the next few months. That will help cover the remaining applications. Ms. Starratt includes that ERAP did not receive a lump sum of money all at once. When we started, we only had about \$680,000 out the door. Initially we were a \$30,000 program. Ms. Bruce asked Mr. Draper why on his presentation it indicated a \$0 amount for Centro Legal administration. Mr. Draper explains there are multiple contracts with Centro Legal. There is a contract for each funding source. Centro Legals admin needs have been met. Ms. Bruce references to Mr. Drapers presentation that indicated applicant cities and unincorporated areas and asked if everyone in Oakland is going to Oaklands ERAP program. If that's the reason not included on chart. Mr. Draper confirms that is correct.

Public Comments: No comments

5. Update on Measure A1 news

Informational Item

Discussion: Mr. Sweeney shares with the committee that there have been 2 ground breakings.

*The Vineyard on 4/13/2022

*Fremont Family on 7/21/2022

As well as 4 Grand openings which are.

*Coliseum Place 5/5/2022

*Jordan Court 5/5/2022

*Corsair Flats 5/6/2022

*Starling 5/6/2022

Public Comments: No public comments

6. Measure A1 Program 2019 to 2020 Annual Report Draft

Discussion: Mr. Sweeney presents presentation to committee. In this presentation Mr. Sweeney explains this report covers from July 2019-June 2020. The goal is to create and preserve 3,800 units of affordable rent. By the end of June 2020, a total of 2,763 homes were in the development pipeline with 1,037 homes to be funded. Mr. Sweeney shared some of the disbursement of those projects.

- 10 new units received a commitment of funding, with 618 additional rental homes.
- 9 projects in the pipeline began construction
- 7 \$91 Million in A1 rental development funds committed
- \$523 million in other funds leveraged
- 167 units prioritized for households earning up to 20% AMI
- 157 units prioritized for people experiencing homelessness
- 2516 units since program inception
- 1702 units available at greater than 20% AMI

Mr. Sweeney also shares in his presentation an explanation in the amounts of funds

Reservation of funds

- Rental \$90.4 Million
- Down Payment \$5.9 Million
- Housing Preservation Loan Program \$5.9 Million

Commitment of funds

- Rental \$90.6 Million
- Down Payment \$9.1 Million
- Housing Preservation Loan Program \$2.2 Million

Expenditure of funds

- Rental \$58.3 Million
- Down Payment \$6.4 Million
- Housing Preservation Loan Program \$3 Million

Ms. Starratt breaks down the meaning for the terminology for each step. Reservation of funds means city, or a developer has applied for the funds. The project has been reviewed and has been approved internally. And has gone to the Board of Supervisors and they by resolution set money aside for that project. A commitment of funds means we are legally committed into a contract for use of those dollars that had been reserved previously. Expenditure means project is in construction now and we are spending money on it. We do not start spending money until construction has commenced.

- Down payment assistance loan program (DALP/ AC Boost)
 - 1849 households invited to application workshops. 513 households attended a workshop
 - Held 12 application workshops. Resulting in 155 completed applications and 107 applications approved for reservation of funds.
 - 47 households purchased homes totaling \$5.9 million in down payment support.
- Housing Preservation Loan Program (HPLP/Renew AC)
 - 13 families' projects were funded with \$1.6 million in renew ac loan funds.
 - 4 families' projects were completed to improve accessibility and address health and safety issues in the homes.

Mr. Sweeney explains that during this reporting period HCD workforce grew from:

- 38 positions with 8 vacancies
- 39 positions with 6 vacancies

Additionally, the Board of Supervisors authorized, but did not open, 9 additional positions.

- Total expenditures for Measure A1 admin and oversight since the inception of the program have been just under \$4.1 Million.

Mr. Magofna asked if these vacancies were before Measure A1 or were they created to staff Measure A1? Ms. Starratt responds it was to staff for Measure A1, but they are also vacancies throughout the

department. Mr. Magofna asked about the types of positions opened. If entry level positions? Mr. Magofna also asked why Ms. Starratt feels some people are unqualified. Ms. Starratt answered the 3 different positions open with county. Ms. Bruce commented that for projects it is helpful to have a year-by-year report but for things such as admin cost on all money spent overall units produced accumulative. Ms. Bruce also includes that the information shared of Renew AC and AC BOOST have been informative, but we do not have a sponsor to share the story of that community. Ms. Starratt added that HCD continues to focus on racial equity and housing discrimination and the report is going to focus on the aftermath foreclosures crisis and look at the rental market throughout the last 10 years. Ms. Starratt also shared that on June 28, 2022 Board of Supervisors directed county administrator and HCD to look into a ballot measure for June of 2024 to extend the Measure A1 tax. Mr. Magofna commented that he felt the history is a bit simplistic in the packet from last meeting. Ms. Okwelogu answered she will look into getting more information. Ms. Bruce also shared she could help by sending information to Ms. Okwelogu.

7. Public Comment for Items not on Agenda – Chairperson Okwelogu

Informational Item

Public Comments: Rob from Habitat for Humanity East Bay/Silicon Valley asked if there is an update on Measure A1 NOFA ownership. Mr. Sweeney answered by explaining that due to staffing incapacity and given the time for requirements for these other funds like Home, ARPA, managing ERAP funds. We've had to take Measure A1 funds and continue to work on them. Funds will not be available in the immediate future.

Adjournment at 11:23 a.m.