

Housing and Community Development Department Measure A1 Oversight Committee

DATE 3/28/2024

TIME 10:00 A.M.

Chair: Gloria Bruce

Vice-Chair: Randi DeHollander

Committee Members:

Gloria Bruce, Randi DeHollander, David Denton, Jeffrey Dixon, Lisa Fitts,
Lynda Foster, Daniel Gregg, Jason Gumataotao,
Mimi Rohr, Nick Pilch, Donna Murphy

Members of the Public:

Location: 224 W Winton Ave, Room 160, Hayward, CA 94544

Approved:

Summary/Action Minutes

1. Call to Order and Roll Call of Committee Members – Gloria Bruce, Chairperson, East Bay Housing Organizations

Meeting began at 10:00 a.m.

- Chairperson Bruce called the meeting to order at 10:06 a.m. and requested Ms. Hester call the roll.
- Of the 11 seated members, 8 were present at roll call. 9 were present during the meeting after Ms. Fitts joined after roll call.

Committee Members in Attendance

- Gloria Bruce, Chairperson
- Lynda Foster
- Jason Gumataotao
- Mimi Rohr
- Randi DeHollander, Vice Chair
- David Denton
- Nick Pilch
- Donna Murphy
- Lisa Fitts joined during Item No. 3

Committee Members Not in Attendance:

- Jeffery Dixon
- Daniel Greg

Alameda County Staff Members Participating

- Dylan Sweeney, Policy and Programs Team Manager, HCD
- Saleemah Jones, Housing Development Manager, HCD
- Angelica Guardiancic, Clerk Specialist, HCD
- Teresa Hester, Housing Specialist, HCD
- Caitlyn Gulyas, Deputy County Counsel, Office of County Counsel

2. Review and Consider Approval of the 12/7/23 Meeting Minutes – Chair Bruce, East Bay Housing Organizations

Action Item

Discussion: Chair Bruce asked the Committee if they have any question or comments on the December 7, 2023 Minutes upon review.

- No discussion from committee members

Public Comment:

- No public comments

Mr. Pilch motioned to adopt the December 7, 2023 minutes. Ms. Rohr seconded the motion.

Gloria Bruce, Chairperson	___ yea, ___ nay, X abstain
Randi DeHollander, Vice Chair	X yea, ___ nay, ___ abstain
David Denton	X yea, ___ nay, ___ abstain
Jeffery Dixon	___ yea, ___ nay, ___ abstain
Lisa Fitts	___ yea, ___ nay, ___ abstain
Lynda Foster	___ yea, ___ nay, X abstain
Daniel Gregg	___ yea, ___ nay, ___ abstain
Jason Gumataotao	X yea, ___ nay, ___ abstain
Donna Murphy	X yea, ___ nay, ___ abstain
Mimi Rohr	X yea, ___ nay, ___ abstain
Nick Pilch	X yea, ___ nay, ___ abstain

**Total: 6 yea, ___ nay and 2 abstain
The motion passes**

3. Review and Consider Approval of the 1/25/24 Meeting Minutes – Chair Bruce, East Bay Housing Organizations

Action Item

Discussion: Chair Bruce asked the Committee if they have any question or comments on the January 25, 2024 Minutes upon review.

- Chair Gloria Bruce commented on spelling correction on East Bay Organizations

Public Comment:

- No public comments

Vice Chair DeHollander motioned to adopt the amended minutes January 25, 2024 minutes. Mr. Pilch seconded the motion.

Gloria Bruce, Chairperson	X yea, ___ nay, ___ abstain
Randi DeHollander, Vice Chair	X yea, ___ nay, ___ abstain
David Denton	X yea, ___ nay, ___ abstain
Jeffery Dixon	___ yea, ___ nay, ___ abstain
Lisa Fitts	X yea, ___ nay, ___ abstain
Lynda Foster	X yea, ___ nay, ___ abstain
Daniel Gregg	___ yea, ___ nay, ___ abstain
Jason Gumataotao	X yea, ___ nay, ___ abstain
Donna Murphy	X yea, ___ nay, ___ abstain
Mimi Rohr	X yea, ___ nay, ___ abstain
Nick Pilch	X yea, ___ nay, ___ abstain

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

4. Refer Jordan Court Project Back to HCD for Review of the Project’s Compliance with County Underwriting Standards– Chair Bruce, East Bay Housing Organizations

Action Item

Discussion: Chair Bruce introduced the item, gave background and the intent of the action item before the Committee.

Mr. Denton provided additional background on the request to place this action item on the agenda.

- No discussion from committee members

Public Comments:

- No public comments

Mr. Denton motioned to refer Jordan Court Project back to HCD for review of the project’s compliance with county underwriting standards. Mr. Gumataotao seconded the motion.

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• Gloria Bruce, Chairperson	X yea, ___ nay, ___ abstain
• Randi DeHollander, Vice Chair	X yea, ___ nay, ___ abstain
• David Denton	X yea, ___ nay, ___ abstain
• Jeffery Dixon	___ yea, ___ nay, ___ abstain

- Lisa Fitts X yea, ___ nay, ___ abstain
- Lynda Foster X yea, ___ nay, ___ abstain
- Daniel Gregg ___ yea, ___ nay, ___ abstain
- Jason Gumataotao X yea, ___ nay, ___ abstain
- Donna Murphy X yea, ___ nay, ___ abstain
- Mimi Rohr X yea, ___ nay, ___ abstain
- Nick Pilch X yea, ___ nay, ___ abstain

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

5. SAHA Presentation on Jordan Court- Carrie Lutjens, SAHA

Informational Item

Discussion: Ms. Lutjens provided a presentation on Jordan Court development process. Mr. Denton asked for clarification on the parking space. Ms. Lutjens explains there are 20 spaces. 7 spaces dedicated for Affordable Housing staff and resident purposes and 12 all soles and 1 van accessible space that cannot be dedicated. Mr. Denton asks for further details. Ms. Lutjens explains in the beginning of the project a portion of the parking garage would be shared between residents and church staff/attendees. Mr. Denton asked what the purpose of the cost engineer? Ms. Lutjens explains that it is standard of the accounting process in any project that uses tax credit. Chair Bruce adds, from the beginning it was always planned to have parking for both the church and housing residents. 13 spaces for the church and 9 for housing. Due to many variables, there are not many spaces available. There are 7 spaces for Jordan court, is this correct? Ms. Lutjens confirms the parking spaces went down for both the housing residents as well as for the church. Vice Chair DeHollander asked if the staff report will address original applications? Ms. Sweeney responded that in the staff report HCD is going to contextualize this project with regards to HCD portfolio. Mr. Denton asks what amount did the project receive in net revenue from sale of the tax credit? Ms. Lutjens shares the total estimated tax credit equity used on the project was \$8,049,705. Mr. Denton asked what amount of the \$8 M was credited to the parish? Ms. DeHollander asked for understanding as to how as a committee how it applies to the oversight of A1 funds? Mr. Denton asked what the amount is dedicated to nonqualified construction. Ms. Lutjens answered \$4.8Mil. Mr. Denton asked if 50% of the tax credit proceeds went for nonqualified use? Ms. Lutjens answered non-A1 eligible use. Chair Bruce asked HCD staff if it's unusual for a project that receives both county funds and tax credit equity to have other uses on site besides affordable housing? Mr. Sweeney responds, yes. HCD has lots of projects that have mixed-use. There are different types of use, private, public, nonprofit and commercial.

Mr. Sweeney provided a presentation on Jordan court.

Mr. Gumataotao asked if the committee would have access to the data shared. Mr. Sweeney responded that it will be shared with the committee members. But is also available on the

Measure A1 affordable housing website. Ms. Fitts asked for the next report to include contextual information.

Public Comments: No public comments

6. Project Specific Labor Compliance – Dylan Sweeney, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

Informational Item

Discussion: Mr. Sweeney provided an update on general news in HCD.

- Chair Bruce asked what the definition of a disadvantaged worker is. Ms. Jones responded, a disadvantaged worker, now called equity priority workers. They are workers who cover several different populations. If they're AMI, if they're household AMI is under 80%, they could be a veteran, youth, someone in an apprenticeship program, reentry person, Homeless person. Also, someone receiving state assistance.

Public Comments: No public comments.

7. Update on Alameda County HCD News- Dylan Sweeney, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

Informational Item

Discussion: Mr. Sweeney provided an update on general news in HCD.

- Mr. Gumataotao asked where the committee can find the application. Mr. Sweeney responded it is on a link on the HCD website. Chair Bruce asked Mr. Sweeney if it is only for the unincorporated county. Mr. Sweeney responded its funded through the ARPA funds which have been designated for the use in the unincorporated county. It supports businesses that operate unit there. Mr. Denton asked if these programs being done through A1 funding? Mr. Sweeney responded, No. Mr. Denton shared his concern being that bonds are a long-term source of funding, and these are short term needs. Mr. Sweeney responded bond funds are not eligible for use for noncapital needs in the state of California. HCD cannot fund program with bond funds. HCD does leverage bond funds to make affordable housing structures and facilities that make affordable housing structure and facilities that are compatible with programming.

Public Comments: No public comments

8. Update on Measure A1 News- Dylan Sweeney, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)

Informational Item

Discussion: Mr. Sweeney provided an update on Measure A1 news, rental development lease-up information, Elations contract information, and Annual Report 4.

- Chair Bruce shared she would like a preview of Doorway to be shared with the committee. Mr. Denton asked if HUD restricts residents of the units that are built with tax credit proceeds that they only be available to US citizens. Is this true here in California? Mr. Sweeney answered, status households' changes from administration to administration. In Alameda County we work with the community's citizens regardless of citizenship status. Vice Chair DeHollander asked to see the businesses, the impact of the kind of work that we are doing. Mr. Gumataotao commented on the information he found on the Oversight web page. Seems information is outdated. Mr. Sweeney confirmed that it is outdated and shared the correct information with the committee staff. Mr. Gumataotao shared that in the future if the electronic materials sent by the HCD staff could include links to easier find data.

Public Comments: No Public comments

9. Future Agenda Items- Chair Bruce

Informational Item

Discussion: Chair Bruce discussed the intent of this item is for Committee members to suggest future items and request staff to bring additional detail on specific items to upcoming meetings.

- Vice Chair DeHollander asked if it is in purview for an AC Boost update. Could Hello Housing be asked to come in to give a program update. Mr. Gumataotao would like to see the new HCD website or if link could be included in an email.

Public Comments: No public comments

10. Public Comment for Items not on Agenda – Chair Bruce

Informational Item

- Mr. Pilch is concerned for the lack of posting of material before committee meetings, could they be sent 72 hrs. prior.

Public Comments: No public comments

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Adjournment at 11:52 am

