

Housing and Community Development Department Measure A1 Oversight Committee

DATE 7/25/2024

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, Janelle Cameron

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 10:12 a.m. and requested Ms. Hester call the roll.
- Of the 12 seated members, 7 were present at roll call. One member joined after roll call, for a total of 8 present.

Committee Members in Attendance

- Gloria Bruce, Chairperson
- Lynda Foster
- Jason Gumataotao
- Mimi Rohr
- Randi DeHollander, Vice Chair
- Lisa Fitts – joined during Item No. 2 at 10:18a.m.
- Nick Pilch
- Donna Murphy

Committee Members Not in Attendance:

- David Denton
- Jeffery Dixon
- Daniel Gregg
- Janelle Cameron

Alameda County Staff Members Participating

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

2. Review and Consider Approval of the 3/28/24 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 March 28, 2024 Minutes upon review. Chair Bruce pointed out spelling corrections to be made.

Ms. Fitts joined during Item No. 2 prior to the vote.

Public Comment: None

Mr. Pilch motioned to adopt the March 28, 2024 (amended) minutes. Ms. Foster seconded the motion.

Gloria Bruce, Chairperson	<input checked="" type="checkbox"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
Randi DeHollander, Vice Chair	<input checked="" type="checkbox"/> _X_ 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 type="checkbox"/> _yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
Lisa Fitts	<input checked="" type="checkbox"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
Lynda Foster	<input checked="" type="checkbox"/> _X_ 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"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
Donna Murphy	<input checked="" type="checkbox"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
Mimi Rohr	<input checked="" type="checkbox"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
Nick Pilch	<input checked="" type="checkbox"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
Janelle Cameron	<input type="checkbox"/> _yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain

Total: 8 yea, 0 nay and 0 abstain
The motion passes

3. Jordan Court Staff Report, Dylan Sweeney, HCD

Informational Item

Discussion: Mr. Sweeney presented on the Jordan Court staff report

- Chair Bruce asked for clarification on how many projects applied and how many projects were funded? Chair Bruce confirmed that she is referring to the North County regional pool. Out of the 18 applied how many were funded. Mr. Sweeney responded he does not have the answer at the time. He will share it with the Committee at a later time. Mr. Gumataotao asked regarding the loan terms. Why is Davis Bacon not triggered in this case? Mr. Sweeney explained that Davis Bacon is applicable to federal funds.

Public Comments: None

4. Doorway Discussion, Dylan Sweeney- HCD

Informational Item

Discussion: Mr. Sweeney presented on Doorway and the Alameda County Housing Portal

- Ms. Foster what does Eden I&R stand for? Ms. Fitts answered it stands for Information and Referral. Ms. Foster and Mr. Pilch commented on not seeing any listings in Alameda County on the websites. Mr. Pilch asked if there are paper applications available to applicants. Mr. Sweeney responded the applicant would have to reach out to the property developer to make the request. Mr. Pilch followed by asking if the developer is required to provide this service? Mr. Sweeney confirmed yes, the developer is required to make certain accommodations for the applicants. Mr. Pilch asked if the intent is there to be one application process for the Bay Area or is it intended to be integrated? Mr. Sweeney explains the Bay Area Housing Finance Authority has developed and deployed a regionally funded functioning system called Doorway. Mr. Pilch followed if there are other counties or jurisdictions only using the Doorway platform? Mr. Sweeney responded that San Francisco will continue to maintain an independent system. San Mateo and Alameda County were the 2 jurisdictions that moved first to develop their own platforms. San Mateo County has made a full transition into the Doorway system. Alameda County will be maintaining our independent system. HCD does copy the listings into the system so that house seekers aren't confused. Vice Chair DeHollander asked if there are plans to include the non-income based applicants? Mr. Sweeney explains our focus for this platform is low- cost housing. Ms. Murphy gave kudos to the HCD team. Ms. Rohr regarding portal impacts is the total reflecting the eligible total applicants or have they all met the eligibility requirements. Mr. Sweeney responded that the applicant still counts even if the applicant is not eligible for that specific unit. Mr. Gumataotao asked the difference between units vs those that are eligible under these terms? Mr. Sweeney replied 150,000 is the number that can be used for those who are eligible for affordable housing in Alameda

County. Mr. Gumataotao asked if there would come a time where the County would not prioritize an Alameda County resident over a non-Alameda County resident? Mr. Sweeney responded that the county's regulatory agreements do not have a geographic restriction. Our Measure A1 units do not have that restriction. Chair Bruce added the majority of applicants are from within the County. Chair Bruce asked Mr. Sweeney if there is a number associated with this information? Mr. Sweeney explained it fluctuated between 85 and 75. Chair Bruce asked for clarification on the total number of applicants? In this report it states 162,106 applicants. Is this number the total of applications or total of applicants? Mr. Sweeney explained it is the number of households. Vice Chair DeHollander asked if HCD will be collecting this data. Mr. Pilch asked Mr. Sweeney if his team has presented a number of Alameda residents who are eligible for affordable housing? Mr. Sweeney responded this information was not shared in today's meeting.

Public Comments: None

5. 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.

Public Comments: None

6. 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 Annual Report.

- Mr. Pilch asked Mr. Sweeney for the URL for the survey. Mr. Sweeney shared the URL is Housingneedsac.org.
- Mr. Pilch provided positive feedback on the Fruitvale Transit Village development.

Public Comments: None

7. 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 requested an update on the impact of Measure A1 funds for the Eden projects in downtown Livermore. Chair Bruce requested an update on how many projects with Measure A1 need a project labor agreement.

Public Comments:

- None

8. Public Comment for Items not on Agenda – Chair Bruce
Informational Item

- Mr. Pilch suggested that the presentation be available on the website prior to the Oversight Meeting or be emailed to the Committee beforehand. Ms. Murphy mentioned making the bond information public for the community to be informed about the bond. Mr. Sweeney shared that a list could be put together with information to share with the public community.

Public Comments:

- None

Adjournment at 11:17am