

Housing and Community Development Department Measure A1 Oversight Committee

DATE 04/24/2025

TIME 10:00 A.M.

Chair: Randi DeHollander

Vice-Chair: Jason Gumataotao

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: 6/26/2025

Summary/Action Minutes

1. Call to Order and Roll Call of Committee Members – Randi DeHollander, Chairperson, District 1

Meeting began at 10:02 a.m.

- Chairperson DeHollander called the meeting to order at 10:02 a.m. and requested Ms. Hester call the roll.
- Of the 12 seated members, 10 were present at roll call.

Committee Members in Attendance

- Gloria Bruce
- Randi DeHollander, Chairperson
- David Denton
- Jeffery Dixon
- Lisa Fitts
- Lynda Foster
- Daniel Gregg
- Jason Gumataotao, Vice Chair
- Donna Murphy
- Mimi Rohr
- Nick Pilch
- Janelle Cameron

Committee Members Not in Attendance:

- Jeffery Dixon
- Daniel Gregg

Alameda County Staff Members Participating

- Jennifer Pearce, Deputy Director, HCD
- John Lo, Housing Deputy Director, HCD
- Stefani Katz, Housing Specialist, HCD
- Toni Emmerson, Housing Specialist, HCD
- Caitlyn Gulyas, Deputy County Counsel, Office of County Counsel
- Teresa Hester, Housing Specialist, HCD
- Angelica Guardiancic, HCD

2. Review and Consider Approval of the 2/27/2025 Meeting Minutes – Chair DeHollander, District 1

Action Item

Discussion: Chair DeHollander asked the Committee if they have any questions or comments on the February 27, 2025 Minutes upon review.

- Mr. Pilch requested to have language changed on item 3 from operable to operations.

Public Comment:

- None

Ms. Foster motioned to adopt the February 27, 2025 amended minutes. Ms. Bruce seconded the motion.

Gloria Bruce,	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Randi DeHollander, Chair	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
David Denton	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Jeffery Dixon	<u> </u> yea, <u> </u> nay, <u> </u> abstain
Lisa Fitts	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Lynda Foster	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Daniel Gregg	<u> </u> yea, <u> </u> nay, <u> </u> abstain
Jason Gumataotao, Vice Chair	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Donna Murphy	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Mimi Rohr	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Nick Pilch	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Janelle Cameron	<u> X </u> yea, <u> </u> nay, <u> </u> abstain

Total: 10 yea, 0 nay and 0 abstain
The motion passes

3. Downtown Livermore Apartments – Eden Housing

Informational Item

- The Eden Housing team, Kate Blessing and Vasko Yorgov, presented on the Downtown Livermore Apartments Measure A1 project.

- Discussion:
- Mr. Denton stated that preference would be given to Livermore residents rather than the first qualified applicant.
- Mr. Yorgov requested clarification regarding the HUD statute relating to any particular units.
- Ms. Blessing added that a local preference is permitted when it's in accordance with fair housing law. A sub-regional fair housing is needed and must be cleared with the committee staff. This involves getting a fair housing attorney to write an opinion stating that it wouldn't result in any disparate impact under fair housing law.
- Mr. Denton asked if Livermore has one of the lower minority populations in the bay area.
- Ms. Blessing responded the fair housing opinion evaluates the demographics for the region as compared to the city of Livermore. Ms. Blessing added there has been a 3% increase in cost. In 2021, the total development cost was about \$102 million, and now it's about \$115 million. This is at least a 10%, closer to 15% increase. Multiple avenues are being pursued to close the gap in financing.
- Mr. Denton asked if this is a family project with 3-bedroom units.
- Ms. Blessing responded supportive housing is included for about a ¼ of the units. The majority of the units are still for the lower-income workforce. Mr. Denton asked if under current rules for supportive housing in California, these units are leveled to people with substance abuse.
- Ms. Blessing responded a Housing -first policy will be implemented for the no-place-like home units are in accordance with state law and state financing.
- Ms. Foster asked if the organization Move Eden Housing is involved in other properties or only this one?
- Chair Dehollander responded that it is a Livermore based organization just for Livermore.
- Ms. Bruce asked how much was the earlier tax credit allocation and how much is expected to be allocated?
- Ms. Blessing responded the numbers are not available at the moment. But will share with the committee at a later time.
- Ms. Bruce stated she'd like to have a sense of what proportion of the total development cost will be covered by the tax credit.
- Ms. Blessing responded that it's about ½ will be covered.
- Ms. Bruce asked confirming that the remaining balances will be covered through other programs that Measure A1 is not funding.
- Ms. Blessing confirmed that is correct.
- Ms. Bruce asked, will there be dedicated service provisions? Does Eden do this in house, or do you contract with another provider?
- Mr. Yorgov responded that they provide Eden Housing Resident Services Inc, an organization with Eden. Which will be providing resident services to all units on the project. PSH project Eden will be partnering with dedicated services providers. For the MPLH units Eden will be working with Alameda County Health Care supportive housing

dept. Including 10 units dedicated to individuals with mental and intellectual disabilities, being served in the East Bay patients center.

- Ms. Bruce asked if Eden had any fears with the Section 8 vouchers and the changes going on with HUD.
- Ms. Blessing shared they are working closely with the Livermore Housing Authority and staff. At this moment they are not concerned about being able to hold their side of the commitment.
- Mr. Gumataotao asked when does Eden foresee the construction commencement of this project.
- Mr. Yorgov responded by May or June of 2026.
- Ms. Cameron asked if this project is for Livermore employees.
- Ms. Blessing clarifies that course housing is the term. It's not just Livermore employees; it could be families living in Livermore. But that is the preference contingent on fair housing.
- Ms. Murphey asked for clarification on the services provided.
- Mr. Yorgov responded that Eden Housing Resident Services will be serving all units on the project. And the set asides will be served by particular entities dedicated to just those units.
- Chair Dehollander shared she would like to know what the distribution is by income percentage. How many of the 130 units go to 60% down to 20%?
- Mr. Yorgov shared that they will bring that information to the committee at a later time.

Public Comment:

- None

4. Labor Compliance Report- Anne Olivia Eldred, HCD

Informational Item

Ms. Eldred provided the Committee an update on the Measure A1 Labor Compliance Program for Affordable Housing Projects.

Discussion:

- Ms. Bruce asked how many projects have so far been subject?
- Ms. Eldred responded there are 4 completed projects, one in construction and several that are anticipated to be subject to the PLA in pre-development.
- Ms. Bruce followed up if it has been noted that PLA compliance is not monitored by county staff. Is this presumably monitored by the parties to that project labor agreement. Who does the monitoring?
- Ms. Eldred shares that private project labor agreements are monitored by the labor entities involved. The county monitors payroll correctness, prevailing wages, benefits and

apprenticeship to journeyman ratios. Specifics of PLA compliance are determined by negotiations within the private project labor agreement.

- Ms. Fitts asked for clarification on how local businesses are determined.
- Ms. Eldred responded to qualify as a local business, one needs a business license in Alameda County for over six months prior to the bid posting is required. Small local businesses need to be certified. The county is working with certifying agencies and support groups to help businesses get certified. The goal is to expand the diversity and geographic location of local businesses receiving public contracts.
- Ms. Fitts is interested in how the goals were set.
- Ms. Eldred shares that the Board of Supervisors sets ambitious goals for the program. Staff works closely with developers, GCs, and subcontractors to identify and address barriers. Over half of the forms have been eliminated, process streamlined, and technical support provided. The DIR website being down is a current challenge for businesses needing to report.
- Mr. Gumataotao noted some information may be included in the upcoming annual report and inquired about other counties with similar bond measures and goals.
- Ms. Pearce responded that HCD may share that information at a later time.

Public Comments: None

5. Update on Alameda County HCD News- Jennifer Pearce, Deputy Director, Alameda County Community Development Agency (CDA)

Informational Item

Ms. Emerson presented on the “Place Name” change for Unincorporated areas in the County.

- Discussion:
- Ms. Cameron asked what part of Castro Valley is being changed?
- Ms. Emerson responded parts of Castro Valley with the zip code 94578 will now be correctly labeled as Ashland.
- Ms. Emerson recommended checking the FAQ website for a full map.
- Ms. Foster expressed support, noting that the zip codes should represent their communities.

Ms. Katz announced HCD will be hosting a screening of the documentary “The Apology”.

- Discussion:
- Ms. Foster has seen the documentary twice and highly recommends it.
- Mr. Denton asked if the residents were pushed out through eminent domain?
- Ms. Katz Responded yes.
- Ms. Katz shared she has not seen the film yet as it is not available online. But the website theapologyfilm.com lists showing.
- Mr. Pilch shared being excited to watch the film and learn about a piece of history.

- Mr. Denton asked if the film is available at the apology film website.
- Ms. Katz shares it is not available online yet but the website does provide show times.
- Chair Dehollander requested for the committee to be alerted when film is available online.
- Ms. Murphey shared Affordable Housing Month is coming up in May, with the kickoff on May 7th. For more information, ebho.org.
- Ms. Cameron suggested The apology film website should be updated with current dates.
- Ms. Fitts shared with the committee San Francisco has adopted preferences to address the impacts of eminent domain on communities of color.
- Ms. Bruce shared her concerns on eminent domain and that laws exist for a reason, because there were horrible government in the past. Those laws have now been perverted and taken up by people who actually are in power and are not marginalized.

Public Comments: None

6. Update on Measure A1 News- Jennifer Pearce, Deputy Director, Alameda County Community Development Agency (CDA)

Informational Item

Mr. Lo announced the Crescent Grove ribbon cutting and grand opening event on May 9, 2025.

- Discussion: Mr. Pilch asked for clarification on the website information.
- Mr. Lo confirmed its ebho.org

Ms. Katz provided an update on Annual Report 4.

- Discussion:
- Chair Dehollander asked if there will be a timing or funding issue regarding producing the annual report. Will the committee be able to see it multiple times and have the opportunity to comment.
- Ms. Pearce responded, yes, that is the goal.

Public Comments:

- None

7. Future Agenda Items- Chair DeHollander

Informational Item

Discussion:

- Chair DeHollander discussed the intent of this item is for Committee members to suggest future items and request staff to bring additional details on specific items to upcoming meetings.
- Ms. Bruce shared to have EBHO to present.
- Chair Dehollander shared interest in having EBHO come during the summer.
- Ms. Murphy shared a reminder about Affordable Housing Month.

Public Comments:

- None

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

Public Comments:

- None

Adjournment at 11:18AM