

# Housing and Community Development Department Measure A1 Oversight Committee

**DATE 06/26/2025**

**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:**

## Summary/Action Minutes

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

Meeting began at 10:04 a.m.

- Chairperson DeHollander called the meeting to order at 10:00 a.m. and requested Ms. Hester call the roll.
- Of the 12 seated members, 7 were present at roll call.

### **Committee Members in Attendance**

- Gloria Bruce
- Randi DeHollander, Chairperson
- David Denton
- Lynda Foster
- Donna Murphy
- Nick Pilch
- Janelle Cameron

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

- Mimi Rohr
- Jason Gumataotao, Vice Chair
- Lisa Fitts
- Jeffery Dixon
- Daniel Gregg

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

- Jennifer Pearce, Deputy Director, HCD
- Saleemah Jones, Housing Development Manager, HCD
- Stefani Katz, 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 4/24/2025 Meeting Minutes – Chair DeHollander, District 1**

### **Action Item**

Discussion: Chair DeHollander asked the Committee if they have any questions or comments on the April 24, 2025 Minutes upon review.

- None

Public Comment:

- None

Mr. Pilch motioned to adopt the April 24, 2025 minutes. Ms. Foster seconded the motion.

Gloria Bruce,	<input checked="" type="checkbox"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
Randi DeHollander, Chair	<input checked="" type="checkbox"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain
David Denton	<input checked="" type="checkbox"/> _X_ 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 type="checkbox"/> _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, Vice Chair	<input type="checkbox"/> _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 type="checkbox"/> _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 checked="" type="checkbox"/> _X_ yea, <input type="checkbox"/> _nay, <input type="checkbox"/> _abstain

**Total: 7 yea, 0 nay and 0 abstain**  
**The motion passes**

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

### **Informational Item**

Ms. Pearce discussed highlights from two events: HCD's screening of "The Apology" and HCD's hosting of the Future of Federal Funding panel.

- Discussion:

- Chair DeHollander questioned if a presentation or recording from the panel is available for viewing?
- Ms. Pearce responded the panel was not recorded but will review if there are any materials that can be provided to the Committee.
- Ms. Murphy expressed appreciation for HCD hosting a viewing of The Apology.

Public Comments: None

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

##### **Informational Item**

Ms. Jones provided information on the groundbreaking of Pacific Avenue Senior Homes was announced. This development is located at 3701 Pacific Ave, Livermore. The project received \$6.1M in Measure A1 funds. There are a total of 79 units, a mix of 1- and 2- bedrooms with a project unit mix affordability level ranging from 20% AMI to 60% AMI. Construction is expected to be completed by October 2026.

- Discussion:
- Ms. Foster asked where the project is located.
- Chair DeHollander confirmed the project is located in Livermore.

Ms. Katz provided an update on Annual Report 4.

- Discussion:
- Mr. Denton requested confirmation the data related to designated units at 20% AMI is accurate.
- Ms. Katz responded HCD will review and provide confirmation to the Committee.
- Mr. Denton requested clarification if the 2 hotels have A1 funds.
- Ms. Katz responded they do have Measure A1 funds.
- Mr. Denton asked if the hotels are owned or leased.
- Ms. Pearce responded that the County owns the properties but there is a lease to the developer.
- Mr. Denton asked if those developers are non-profits?
- Ms. Pearce responded yes and stated HCD staff who worked on these projects can attend a future meeting to provide more information.
- Ms. Bruce questioned if the reports are being seen and what the website traffic is like for the reports.
- Ms. Katz responded she can review and HCD will provide that information to the Committee.

- Ms. Bruce noted her feedback on the timeline of this 4<sup>th</sup> Annual Report and that it took longer than expected for it to be prepared, drafted and provided to the Committee for review.
- Ms. Katz responded there may have been several factors that impacted the timeline of this report, the main being it covered a longer reporting period than past reports, which only covered one year, compared to the 4<sup>th</sup> report covering two years.
- Ms. Cameron questioned the timeline for the next annual report.
- Ms. Katz responded that currently there is no established timeline for the next report but HCD will review and provide an update to the Committee.
- Chair DeHollander commented on the lack of personal stories of impact from those that benefited from Measure A1 funding.
- Ms. Katz responded it was not intended to eliminate those stories and a spotlight on an apprentice is included.
- Ms. Cameron requested HCD to provide the timeline for Annual Report 4 completion, including final review, Committee approval and delivery to the Board of Supervisors.

Public Comments:

- None

## **5. Future Agenda Items- Chair DeHollander**

### **Informational Item**

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.

Discussion:

- Topics for future meetings:
  - HCD staff who worked on the acquisition of Oak Days and Edes Ave Community Apartments to provide project information at a future meeting.
  - HCD to provide Committee any available materials from the Future of Federal Funding panel
  - Annual Reports
    - Timeline for Annual Report 4 completion
    - Timeline for next annual report
    - Website traffic and public viewing of annual reports

Public Comments:

- None

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

Public Comments:

- None

**Adjournment at 10:31 AM**