

Housing and Community Development Department Measure A1 Oversight Committee

DATE 9/18/2025

TIME 12:00 P.M. SPECIAL MEETING

Chair: Randi DeHollander

Vice-Chair: Jason Gumataotao

Committee Members:

Gloria Bruce, Randi DeHollander, David Denton, Jeffrey Dixon,
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 12:00 p.m.

- This meeting was not called to order at 12:05 p.m.
- Of the 11 seated members, 6 were present at roll call.
 1. Ms. Murphy joined the meeting during item No. 2.

Committee Members in Attendance

- Gloria Bruce
- Randi DeHollander, Chairperson
- Lynda Foster
- Donna Murphy (joined during Item No. 2)
- Mimi Rohr
- Daniel Gregg
- Jason Gumataotao, Vice Chair

Committee Members Not in Attendance:

- Lisa Fitts
- Jeffery Dixon
- David Denton
- Janelle Cameron
- Nick Pilch

Alameda County Staff Members Participating

- Dylan Sweeney, Programs & Policy 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 6/26/2025 Meeting Minutes – Chair DeHollander, District 1

Action Item

Discussion: This item is moved to the next meeting.

- None

Public Comment:

- None

Ms. Foster motioned to adopt the June 26, 2025 minutes. Mr. Gregg seconded the motion.

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

Total: 5 yea, 0 nay and 2 abstain
The motion passes

3. Update on Measure A1 News- Dylan Sweeney, Alameda County Community Development Agency (CDA)

Informational Item

- Discussion:
- Mr. Sweeney provided information on the Measure A1 Revenue Report
 - Approximately \$43 million in Measure A1 program income. Most of this is residual receipts on completed projects, interest accrued on bond proceeds and loan repayments

- HCD engaged with bond counsel and other jurisdictions to gather feedback about how such income should be spent
- HCD recommends that Measure A1 program income expenditures be consistent with the purposes set forth in the ballot measure as passed by voters in 2016
- Mr. Sweeney discussed the remainder annual report 4 timeline originally to BOS on 10/7 or 10/21 but now shifting to 11/18
- Mr. Sweeney provided an overview of the Annual Report 4 timeline. Annual Report 4 will cover two years and HCD expects to begin work at end of the 2025 Q4. Finalize contents and present to the Committee Q2 2026 and provide the final draft to BOS Q2 2026.
- Ms. Bruce commented it is exciting to potentially catch up and stick to the presented timeline.
- Chair DeHollander requested the report to include real photos of MA1 recipients rather than stock photos.
- Mr. Sweeney explained there is an outreach contract with a vendor to do outreach to recipients to gather photos and testimonials.
- Chair DeHollander explained the impact to including real success stories.

Public Comments:

- None

4. Measure A1 Program Income Expenditure Plan – Chair DeHollander, District 1

Action Item

- Discussion:
- Mr. Sweeney provided additional information on the Measure A1 Expenditure Plan.
 - The County is earning program income from these bond proceeds. Income comes in the form of:
 - Interest earnings on unspent proceeds
 - Repaid loans from homeownership programs
 - Residual receipt payments from affordable rental projects
 - Program fees charged to developers

Public Comment:

- None

Ms. Bruce motioned to direct HCD staff to prepare an expenditure plan for Measure A1 program income consistent with purposes set forth in the ballot measure. Ms. Rohr seconded the motion.

Gloria Bruce,
Randi DeHollander, Chair
David Denton

X yea, ___ nay, ___ abstain
___X___ yea, ___ nay, ___ abstain
___ yea, ___ nay, ___ abstain

Jeffery Dixon	___ yea, ___ nay, ___ abstain
Lisa Fitts	___ yea, ___ nay, ___ abstain
Lynda Foster	X yea, ___ nay, ___ abstain
Daniel Gregg	X yea, ___ nay, ___ abstain
Jason Gumataotao, Vice Chair	X yea, ___ nay, ___ abstain
Donna Murphy	X yea, ___ nay, ___ abstain
Mimi Rohr	X yea, ___ nay, ___ abstain
Nick Pilch	___ yea, ___ nay, ___ abstain
Janelle Cameron	___ yea, ___ nay, ___ abstain

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

5. Measure A1 Program 2020-2022 Annual Report– Chair DeHollander, District 1

Action Item

- Discussion:
- Ms. Bruce mentioned the section with the Chair photo and Chair statement should note that she was the former chair and include the dates she was the chair since this report is being approved and published when a different committee member is serving as chair.

Public Comment:

- None

Vice Chair Gumataotao motioned to approve the provided Measure A1 Program July 2020-June 2022 Annual Report that program expenditures conform with the Measure A1 ballot measure as amended to update the Chair and Chair Statement section. Ms. Foster seconded the motion.

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

Total: X yea, 0 nay and 0 abstain
The motion passes/fails

8. 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:
 - Update on Federal funding
 - Draft expenditure plan

Public Comments: None

9. Public Comment for Items not on Agenda – Chair DeHollander

Informational Item

Public Comments: None

Meeting ended at 12:28 PM.