

Housing and Community Development Department Measure A1 Oversight Committee

DATE 10/23/2025

TIME 10:00 A.M.

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: 2/24/2026

Summary/Action Minutes

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

Meeting began at 10:00 a.m.

- Chairperson DeHollander called the meeting to order at 10:02 a.m. and requested Ms. Hester call the roll.
- Of the 11 seated members, 7 members were present at roll call.
 1. 9 members were present during the meeting; 2 joined after roll call.

Committee Members in Attendance

- Gloria Bruce
- Randi DeHollander, Chairperson
- Lynda Foster
- Donna Murphy
- Nick Pilch
- Janelle Cameron (joined during Item No. 3)
- Mimi Rohr
- Jason Gumataotao, Vice Chair

Committee Members Not in Attendance:

- Jeffery Dixon
- Daniel Gregg

Alameda County Staff Members Participating

- Dylan Sweeney, Programs & Policy Manager, HCD
- Kathleen Flynn, Deputy County Counsel, Office of County Counsel
- Teresa Hester, Housing Specialist, HCD
- Angelica Guardianic, HCD

2. Review and Consider Approval of the 9/18/2025 Meeting Minutes – Chair DeHollander, District 1

Action Item

Discussion: Chair DeHollander asked the Committee if they have any questions or comments on the September 18, 2025 Minutes upon review.

- Ms. Bruce highlighted a typo in Item No. 1 and the recording of votes.

Public Comment:

- None

Ms. Bruce motioned to adopt the September 18, 2025 minutes. Ms. Foster seconded the motion.

Gloria Bruce,	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Randi DeHollander, Chair	<input checked="" type="checkbox"/> 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
Lynda Foster	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Donna Murphy	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Mimi Rohr	<input checked="" type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain
Nick Pilch	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input checked="" type="checkbox"/> abstain
Janelle Cameron	<input type="checkbox"/> yea, <input type="checkbox"/> nay, <input type="checkbox"/> abstain

Total: 6 yea, 0 nay and 1 abstain

The motion passes

3. Update on Alameda County HCD News- Dylan Sweeney, Alameda County Housing and Community Development Department (HCD)

Ms. Cameron joined at 10:10 am.

Informational Item

Mr. Sweeney provided an update on the Federal budget and made an announcement for the Alameda County Office of Equity Reparations Commission Listening Sessions

- Discussion:

- Chair DeHollander asked Mr. Sweeney if there was any indication how far back the report is to be?
- Mr. Sweeney responded to the last reporting cycle.
- Chair DeHollander thanks HCD staff for hard work and dedication.
- Mr. Sweeney added positive note; An increase in tax credit availability (15-20%) due to the HB1.BBB bill may lead to a 20% increase in the number of projects funded.
- Ms. Bruce stated that there is another point in time coming up. Ms. Bruce asked Mr. Sweeney if he had an idea of how it might affect either funding or administration next year?
- Mr. Sweeney responded the upcoming point in time count is already funded and should not be impacted. An update on the PIT count process can be added to future agenda.
- Ms. Bruce thanks Mr. Sweeney and shares these are good news and that it isn't being derailed.

Public Comments: None

4. Update on Measure A1 News- Dylan Sweeney, Alameda County Housing and Community Development Department (HCD)

Mr. Denton joined at 10:36.

Informational Item

Mr. Sweeney provided an update on the Measure A1 Program Income Expenditure Plan.

- Discussion:
- Ms. Foster asked if the committee know where the rental development money is spent.
- Mr. Sweeney responded that HCD would be responsible for reporting out investments when they're made.
- Mr. Sweeney added HCD would be happy in the interim to keep the committee updated on program design and process of the allocation commitment of those funds.
- Chair Dehollander asked if the ADU's and Junior ADU's are just developed additional dwellings on a property?
- Mr. Sweeney explains the goals are net increase in dwelling as well as stabilization. And to have it fall under homeownership and support homeowners and continuing to be stable in their homes.

Public Comments:

- Discussion: None

5. Update on Measure A1 Labor Compliance Programs – Anne Olivia Eldred, Alameda County Housing and Community Development Department (HCD)

Informational Item

Ms. Eldred provided an update on Measure A1 construction jobs, work hours, and worker demographics through December 31, 2024.

- Ms. Foster asked Ms. Eldred the reason why the percentages were so high?
- Ms. Eldred responded that county staff has been working closely with developers, general contractors, subcontractors, and organized labor to increase local hire. Efforts have been made to address issues that make it difficult for contractors to find local workers or make smaller businesses less competitive. Paperwork has been simplified, with almost half of it removed. And larger businesses that were consistently out of compliance were encouraged to hire more local residents to avoid certain outreach requirements.
- Ms. Bruce asked if Ms. Eldred was aware of what counties other workers are from?
- Ms. Eldred explained the relationship between the percentage of hours worked and the number of positions held is important. 34% has been moving up through these efforts.
- Ms. Bruce shared there is a need to push for local hiring as much as possible, but specialized trades may require people from further away.
- Ms. Eldred responded that one of the challenges is the loss of niche, specialized trades in Alameda County due to cost. Outreach requirements are strict. Some businesses have had to relocate due to high commercial and housing rents.
- Chair Dehollander asked what about if a company that used to be based in Alameda County moved to another county, but their workers remained in Alameda County.
- Ms. Eldred shared that the measure is based on the residential address of the employee, not the location of the business. Ms. Eldred added creative work has been done around the growing number of unhoused or housing transient folks who are employed in the construction trades. Employers are providing space in their lots for workers to park their vans or trailers. The measure reflects individual resident address.
- Ms. Foster shares that percentages are hard to compare.
- Ms. Eldred explains that staff has identified additional workforce development partners and are in active meetings with organized labor to broaden local outreach, increase coordination, and streamline the local referral process. The construction workforce in Alameda County does not reflect the county's population percentages. There is work to be done with trades and unions, especially regarding apprentice recruitment and barriers to entry.
- Ms. Rohr asked if this information is found by zip code throughout the county?
- Ms. Eldred responded she will look in how to obtain the information by zip code as currently there are two databases: one for projects reporting in LCP tracker (receiving City of Oakland funding) and another for inhalation systems, each with different reporting metrics. Ms. Eldred also added that the takeaway of this information is that workers in Alameda County who identify as Hispanic/ Latino or Black/African American

are employed more than the labor pool average, while White or Asian workers are employed slightly less.

- Mr. Denton asked if there is covering for only four projects?
- Ms. Eldred answered there are four completed, one in construction, the inception through December 31,2024. These are only covering projects with 60 or more construction units.
- Mr. Denton asked 60?
- Chair DeHollander says 80
- Ms. Bruce confirms 80, she has it written down.
- Ms. Bruce asked if from inception of PLA requirements or from inceptions of Measure A1?
- Ms. Eldred shares she is not sure of any new construction prior to the requirements being put in place.
- Ms. Bruce confirms that the data covers the period from the inception of the PLA requirements through December 21,2024
- Ms. Eldred shares that the packet given to the committee has information of which projects are emergency funded. One project initially emergency funded received additional funding later, altering its requirements based on the total funding amount, including state, federal and local requirements.
- Mr. Denton asked if these jobs are funded through federal tax credit funds, should they comply with federal regulations?
- Ms. Eldred answered not all
- Chair DeHollander responded this is a Measure A1 dollars and projects only.
- Ms. Eldred shared that Measure A1 is a local bond, not federal. Some projects don't have federal stuff on them some are tax credit.
- Mr. Denton adds that these projects were financed through local funds, but those local funds were leveraged with federal funds.
- Mr. Sweeney explains the projects are subject to layered requirements based on the total amount of funding included in the capital stack for the project. And those are layered on either project wide or on a per unit bases.
- Mr. Denton asked if Alameda County has the ability to require the contractors to hire local.
- Ms. Eldred responded HCD has outreach requirements that are condition of Measure A1 funding.
- Mr. Denton asked about enforcement mechanisms.
- Ms. Eldred answered if a subcontractor isn't compliant with outreach, the developer, via the general contractor, enforces internal mechanisms. Relationships with workforce developments partners are important, especially in bridging the gap between pre-apprenticeship programs and union apprenticeships.
- Mr. Denton asked if new apprentice positions offered to the county?
- Ms. Eldred answered 40% of apprentice positions and 60% of the hours are worked by Alameda County residents. The goal is 30% in aggregate. Personal relationships with

developers are professional and aim to reduce administrative burdens and costs for small businesses.

- Mr. Denton shares that relationships translate into intangible results?
- Ms. Eldred responded that relationships translate into tangible for residents. Trust is with the agency due to the integrity and transparency of its individuals.
- Mr. Denton shares feeling uncomfortable about county employees having personal relationships with developers.
- Ms. Eldred shared that administrative policies have been aligned with state and federal standards to reduce paperwork.
- Mr. Pilch expressed appreciation for the relationships being built between county employees and developers.
- Ms. Cameron expressed appreciation for the relationships built by county employees, noting that bureaucratic processes can hinder community service.
- Ms. Foster asked Ms. Eldred what her role in HCD is.
- Ms. Eldred responded the program lead for Labor and Contract Compliance for Measure A1 for new affordable housing construction
- Mr. Gumataotao expressed appreciation for Ms. Eldred's presentation. Mr. Gumataotao also shared some clarity on IVW apprenticeship program at Fremont High School in Oakland was highlighted as a successful pipeline for students entering the industry.
- Ms. Eldred added that while the local hire goal was met and exceeded, the program identified opportunities to increase new hires among county residents and strengthen relationships with organized labor. A report to the procurement and contracting committee is tentatively scheduled for January, focusing on utilization of union contracts and labor.
- Ms. Bruce expressed appreciation for all the information shared at today's meeting. And how her team's guiding principle was always that affordable housing and good jobs should go together and should not be at odds. Ms. Bruce asked for clarification if Ms. Eldred's team is or is not involved in the selection or ranking of projects for funding.
- Ms. Eldred answered her team does monitor and help people solve compliance issues.
- Ms. Bruce thanked Ms. Eldred for the clarification.

6. 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:

- Ms. Bruce states that updates on the programs being developed through the program income will be included in the HCD News or Measure A1 News.
- Chair DeHollander confirms she would like this to be ongoing agenda item.

- Ms. Foster, recruiting additional members, how long is the committee work anticipated?
- Mr. Sweeney responded minimum until all Measure A1 Bond from the initial bond issuance have been expended. A more detailed review of what level of oversight is needed for those funds will be conducted.
- Chair DeHollander asked if the new expenditure program also be included under this committee's oversight?
- Mr. Sweeney responded clarification is needed from the board regarding the level of oversight responsibility for the new expenditure program.
- Chair Dehollander asked if getting clarification of when the program starts is possible.
- Mr. Sweeney explained clarification will come once the board has approved the program expenditure plan.
- Mr. Pilch. Shares news about Verona Hill, the Albany project, is complete and people have moved in.
- Ms. Bruce shared clarification is needed from county counsel regarding the tenure of the committee. And requested an update on Piedmont.
- Mr. Sweeney responded he will reach out to Ms. Pearce and see what updates we can share with the committee.
- Future agenda items will include:
 - Update on PIT count
 - There will be a standing item for ongoing updates on the MA1 program income expenditures
 - City of Piedmont Measure A1 Funds Update

Public Comments:

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

Public Comments:

- None

Adjournment at 11:20 am