

Measure A1 Oversight Committee Regular Meeting February 24, 2026

Alameda County
Community Development Agency
Housing and Community Development



AGENDA

ITEM	DESCRIPTION	TYPE	SPEAKER
1.	<u>Calling Committee to Order</u>	Organization	Chair DeHollander, District 1
2.	<u>Review and Consider Approval of the 10/23/2025 Meeting Minutes</u>	Action	Chair DeHollander, District 1
3.	<u>Adopt Meeting Dates for Calendar Year 2026</u>	Action	Chair DeHollander, District 1
4.	<u>Brown Act Refresher</u>	Information	Kathleen Flynn, County Counsel
5.	<u>Alameda County HCD News</u>	Information	
6.	<u>Measure A1 News</u> -Measure A1 Program Income Expenditure Plan -City of Piedmont MA1 Funds Update -MA1 AR4 Referred to Full BOS -MA1 AR5 Updates	Information	Dylan Sweeney, Housing and Community Development Department
7.	<u>Future Agenda Items</u> -Overisght Committee Seat Terms	Information	Chair DeHollander, District 1 Kathleen Flynn, Alameda County Couny Counsel
8.	<u>Public Comment for Items not on Agenda</u>	Information	Chair DeHollander, District 1
9.	<u>Elect Chair and Vice Chair for Calendar Year 2026</u>	Action	Chair DeHollander, District 1

Item No. 1 Call to Order

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February 24, 2026



Item No. 2

Review and Consider Approval of the 10/23/2025 Meeting Minutes

Measure A1 Oversight Committee

February 24, 2026



Item No. 3

Adopt Meeting Dates for Calendar Year 2026

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Item No. 3

Proposed Meeting Dates for Calendar Year 2026

- April 23rd
- June 25th
- August 27th
- October 22nd
- December 17th

Item No. 4 Brown Act Refresher

Measure A1 Oversight Committee

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Item No. 5

Alameda County HCD News

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Alameda County HCD News

- **The Apology Screening**
 - Monday, February 23 at 6pm
 - The City of Alameda and Supervisor Tam are sponsoring a free screening
 - Reserve free tickets here: <https://cityofalameda.eventbrite.com>
- **CalHFA Dream for All Program**
 - Applications open February 24 – March 16
 - Lends borrowers up to 20% of a home's price, up to \$150,000
 - Learn more: [CalHFA Dream for All Program](#)

Item No. 6

Measure A1 News

Measure A1 Oversight Committee

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MA1 News

- **Measure A1 Program Income Expenditure Plan**
 - Approved by the Health Committee 1/12/2026

Sources	
Rental Development Program Income	\$1,900,569
Rental Development Interest Earned	\$88,919
Homeownership Program Income	\$3,121,689
Homeownership Interest Earned	\$129,619
<i>2019 & 2022 Issuance Interest Earned</i>	<i>\$43,000,000</i>
Total Available	\$48,240,796
Administration 10%	\$4,824,080
Available to Allocate to Programs	\$43,416,716

MA1 News

- Intended to reinvest funds into proven housing strategies aligned with voter-approved MA1 program, while leveraging lessons learned from implementation to maximize impact with innovative approaches
 - Estimated to produce 300 new housing units
 - Allocated towards: Administration, Rental Housing Production, Small & Innovation Development, and Homeownership

MA1 Program	Housing Plan Programs	Proposed Allocation	Amount
Not Included	Housing and Crisis Intervention Services	0%	
Homeownership	Homeownership	7%	\$3,121,689
Rental – Innovation & Opportunity Fund	Innovation and Small Development - CFJL RLF	20%	\$8,500,000
Rental – Innovations & Opportunity Fund	Innovation and Small Development - SHIFT	17%	\$7,415,000
Rental – Rental Development Fund	Affordable Rental Development	56%	\$24,380,000
	Total Funds Proposed		\$43,416,716

MA1 News

• **City of Piedmont MA1 Funds Update**

The Piedmont City Council approved the Moraga Canyon Specific Plan on Monday, October 6, 2025.

The specific plan standards for development of City-owned land include a minimum of 60 units of housing affordable to households earning low, very low, and extremely low incomes. The City hopes to receive developer proposals by early next year and then pursue Measure A-1 funding by the December 2026 timeframe.

MA1 News

- **Annual Report 4 Update**

- Approved by the Health Committee on 12/8/2025
- Will go to BOS once remainder of 2026 schedule is published (currently to March)

- **Annual Report 5 Update**

- Beginning to be put together now, expect to have it ready for the first view in the early spring

Item No. 7

Future Agenda Items

Measure A1 Oversight Committee

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Future Agenda Items

- **Seat Terms**

Section 3. Terms and Resignation

Committee member terms shall last for 4 years beginning on the first day the member is seated (appointed and sworn in), except for the first term to allow for staggered terms. As decided by a random draw, eight seats have an initial two-year term, and seven have an initial four-year term. Once the initial 2-year term expires, those eight seats will commence full four-year terms. The eight seats with an initial two-year term are: the District 1 appointee, the District 2 appointee, the Faith Community representative seat, one of the Alameda County Building and Construction Trades Council seats, the League of Women Voters – North County seat, one of the Subsidized Housing Resident seats, and the Alameda County Taxpayers' Association seat.

Seat	Member	Member Term
EBHO	Gloria Bruce	10/2/2027
Building & Construction Trades Council of ALCO	Daniel Gregg	10/1/2029
Building & Construction Trades Council of ALCO	Jason Gumataotao	10/2/2027
League of Women Voters North County	Nick Pilch	10/31/2027
League of Women Voters South County	Lynda Foster	10/2/2027
ALCO City Manager's Association	Janelle Cameron	3/6/2028
ALCO Taxpayers' Association	David Denton	9/30/2025
Residents of Subsidized Housing	Vacant	
Resident of Subsidized Housing	Vacant	
Faith- based community	Vacant	
D1	Randi DeHollander	10/3/2029
D2	Jeffrey Dixon	10/2/2025
D3	Vacant	
D4	Mimi Rohr	10/3/2029
D5	Donna Griggs Murphy	11/14/2027

Item No. 8

Public Comment for Items not on the Agenda

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Item No. 9

Elect Chair & Vice Chair for Calendar Year 2026

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Chair and Vice Chair Duties

- **Meetings**
 - Bimonthly 30 min. agenda review & check-in with HCD staff
 - Bimonthly Committee Meeting (2 hours)
- **Prep**
 - Committee Meeting Prep (2 hours)
 - Review agenda & remarks
 - Review meeting guests
 - Review minutes for corrections
 - Address pending items
- **Admin**
 - Outreach to members as needed
 - Provide statement for annual reports
 - Attend BOS meeting when annual report is presented for approval
- **Vice Chair will need to fill in for Chair in the event of an absence**

Recess

The Measure A1 Oversight Committee has taken a short recess.
We will be back shortly.

Measure A1 Oversight Committee

Get Housing and Community Development updates by subscribing to
our newsletter at:

<https://www.achcd.org/what-we-do/communications-and-media/>