

Housing and Community Development Department Measure A1 Oversight Committee

DATE 04/23/2026

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:

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.

Committee Members in Attendance

- Gloria Bruce
- Randi DeHollander, Chairperson
- Lynda Foster
- Donna Murphy
- Nick Pilch
- Mimi Rohr
- Daniel Gregg

Committee Members Not in Attendance:

- Janelle Cameron
- Jason Gumataotao, Vice Chair
- David Denton
- Jeffery Dixon

Alameda County Staff Members Participating

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

2. Review and Consider Approval of the 4/24/2026 Meeting Minutes – Chair DeHollander, District 1

Action Item

Discussion: Chair DeHollander asked the Committee if they have any questions or comments on the February 24, 2026 Minutes upon review.

- Discussion
- Ms. Bruce requested a correction on page 6, changing “chair Bruce” to “Chair DeHollander”. Observed the minutes look different than previous minutes. Request staff to review the AI notetaker for accuracy and readability. Clarification on items requested at previous meetings.
- Ms. Foster commented on the “inaudible” notes in the minutes.
- Ms. Hester explained that is because neither the AI technology nor the note taker can hear clearly what was spoken.
- Chair DeHollander requested County Counsel research whether the bond language or Robert’s Rule dictate the required level of detail for meeting minutes and added this topic to a future agenda.
- Ms. Flynn responded to obtain further information and bring it forth to the committee.

Public Comment:

- None

Ms. Foster motioned to adopt the amended February 24, 2026 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> </u> yea, <u> </u> nay, <u> </u> abstain
Jeffery Dixon	<u> </u> yea, <u> </u> nay, <u> </u> abstain
Lynda Foster	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Daniel Gregg	<u> X </u> yea, <u> </u> nay, <u> </u> abstain
Jason Gumataotao, Vice Chair	<u> </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> </u> yea, <u> </u> nay, <u> </u> abstain

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

3. Affordable Housing Month Announcement – East Bay Housing Organizations (EBHO)

Information Item

Discussion: Staff from EBHO provided an announcement for the upcoming affordable housing month activities to take place in May.

- Mr. Pilch commented that the event has increased throughout the years.
- Ms. Rodriguez shared that the month features 31 in-person, online, and hybrid events across Alameda and Contra Costa Counties, covering topics such as social housing, grand openings, and ending youth homelessness.
- Ms. Bruce requested where to find the information for the events calendar.
- Ms. Rodriguez responded that the full calendar of events is available online at EBHO.org under the events tab.

Public Comment:

- None

4. Follow-Up Items from 2/24/26 Brown Act Refresher- Kathleen Flynn, Alameda County, County Counsel

Informational Item

Ms. Flynn provided the Committee follow-up information from the previous meeting.

- Discussion
 - Chair DeHollander asked if by reasonable accommodations quorum can be met.
 - Ms. Flynn answered that quorum will be met, and the option is for consistent remote participation, not requiring notification before each meeting unless the accommodation has is for a set period.
 - Ms. Bruce requested clarification on Committee members submitting their reason for joining virtually.
 - Ms. Flynn clarified that the specific private reason is not recorded, only the “statutory basis” and quorum would not be met.
- Public Comment
 - None

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

Informational Item

HCD presented on the FY26 Action Plan for public comment, Tri-Valley Affordable Housing Fair, SHIFT Update, and Senior Homeowner Lot-Split ADU Pilot

- Discussion:

- Ms. Foster asked if the unincorporated areas are included.
- Mr. Sweeney responded these areas are included as a sub-jurisdiction within the urban county, with the HCDAC committee overseeing county-wide and federally funded projects.
- Chair DeHollander asked if any of the providers attending related events use A1 money to create projects that will be represented?
- Ms. Sweeney responded he did not know off hand. And added that many involved with EBHO also partner on related housing measures
- Chair DeHollander shared that the EBHO context could be a valuable source for real-life community impact stories for the annual report.
- Mr. Sweeney noted the suggestion.
- Ms. Rohr asked what the property taxes look like for the seniors moving into the ADU?
- Mr. Tiedemann explained that they will be able to keep the property tax while also retaining equity and getting a sum from the home sale.
- Mr. Pilch asked about the extra presentations in the committee's packet.
- Mr. Tiedemann shared that it was combined information that did not make it on the agenda.
- Mr. Pilch asked is the lot split required? Is the sale of the original home required to make the financing work?
- Mr. Tiedemann shared that is the goal for the program.
- Mr. Pilch asked where one of the photos was taken?
- Mr. Tiedemann confirmed photos in the presentation are renders that were submitted with applications.
- Mr. Pilch asked what steps do we need to take to increase our ability to use replication, and how do we get there?
- Mr. Tiedemann answered one way is having factory, panelized construction and pre-approved designs. There are many tools to move away from having everything being done bespoke on site every time. Undecided which approach HCD will use, likely a mix of tools.
- Mr. Pilch confirmed County is in favor of replication.
- Mr. Tiedemann noted there will be a set of preapproved designs that have gone through the planning process. Developers won't be required to use preapproved designs but can.
- Mr. Sweeney added construction costs are a big portion of the cost of delivering housing. Efforts to reduce cost and increase efficiency focus on standardizing and modularizing various processes.
- Ms. Bruce asked whether estimated eligibility for the senior program is determined based solely on income and equity data, and whether a key constraint is that the criteria do not consider the suitability of a household's lot for ADU construction. How do we account for households that have a lot big enough for splitting and qualifying for this program?

- Mr. Tiedemann responded, yes. The initial phase of the program will address this constraint by defining precise eligibility criteria. Identifying suitable locations for ADU construction. Establishing partnerships with relevant entities and developing ADU designs optimized to maximize the number of suitable lots.
- Ms. Foster asked regarding the estimated 23,000 eligible units, does this total account for space constraints, or are the individual sizes still unknown?
- Mr. Sweeney responded 23,000 might be too high. He added that our current funding focuses strictly on standalone ADU's built after a lot split. While 23,000 homeowners have the equity to potentially build an ADU, our exact program model won't serve that entire group initially. We are working with specialized GIS and program partners to generate more precise target numbers soon.
- Ms. Bruce asked if this could help us identify senior households who show initial interest, but drop off once they realize they have to sell?
- Mr. Tiedemann responded that is correct. We want to refer them to whatever program fits best. Once we prove this model works, we will iterate and expand our approaches as Dylan noted.
- Chair DeHollander confirmed that the senior ADU model: the homeowner secures a bridge loan, builds the unit, pays off loan via primary home sale, and retains the net equity?
- HCD staff confirmed that's correct.
- Chair DeHollander inquired about the broader construction program, have any jurisdictions actively agreed to integrate these pre-approved, replicable plans into their local libraries?
- Mr. Tiedemann answered, not yet. Several cities have reviewed the design contest entries and know about the program, and most are excited. However, we haven't submitted them to planning departments for formal approval yet.

Public Comments:

- Mr. Tet asked if HCD has successfully worked with any jurisdictions on this work?
- Mr. Tiedemann responded no because the pilot is still in the planning phase.
- Mr. Tet asked if HCD has worked with any of the utilities, and dealt with access issues like garages and driveways?
- Mr. Tiedemann shared that it's still in the early stages and HCD will be working on addressing some of these issues as we continue to work with our program design consultants.
- Chair DeHollander added that this program is in early stages, the Committee is excited to see it develop. And invited Mr. Tet to join the

committee's public meetings or to follow along via the agenda and minutes posted on the HCD website.

- Mr. Tet asked about the approval timeframe.
- Ms. Flynn shared public comment is limited to 3 minutes and can find more information on the HCD website.
- Ms. Hester directed Mr. Tet to fill out a public comment card.

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

Informational Item

Mr. Sweeney provided an update on AR5.

- Discussion:
- Ms. Bruce requested that the Committee receive the full materials well in advance of the next meeting, and that the live presentations exactly match the printouts in their packets.
- Mr. Pilch reiterated the request for materials before the meeting.

Public Comments:

- None

7. 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:

- Chair DeHollander confirmed with County Counsel that inquiries are to be sent directly to Ms. Hester.

Public Comments:

- none

8. Public Comment for Items not on Agenda – Chair DeHollander, District 1

Informational Item

Public Comments: None

Adjournment at 11:22 am