Housing and Community Development Department
Measure A1 Oversight Committee

DATE 02/24/2026
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: 4/23/2026

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.

Committee Members in Attendance

- Gloria Bruce
- Randi DeHollander, Chairperson
- Lynda Foster
- Donna Murphy
- Mimi Rohr
- Jason Gumataotao, Vice Chair
- Daniel Gregg

Committee Members Not in Attendance:

- Nick Pilch
- Janelle Cameron
- David Denton
- Jeffrey Dixon

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

2. Review and Consider Approval of the 10/23/2025 Meeting Minutes – Chair DeHollander, District 1

Action Item

Discussion: Chair DeHollander asked the Committee if they have any questions or comments on the October 23, 2025, Minutes upon review.

- Discussion:
  - Ms. Foster noted a typo on page 4: "compare" instead of "are hard to"
  - Ms. Bruce noted typographical errors
    - Page 2: "action item" should say "recording of votes" (misspelling)
    - Page 3: "HHB1BBV" should be "HB1"
    - Page 7: "bond" instead of "bind", "council" should be spelled with an S.
    - Bottom bullet point of page 7: "City of Piedmont Measure A1 funds update" (extra S).

Public Comment:

- None

Ms. Foster motioned to adopt the amended October 23, 2025, minutes. Ms. Rohr 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
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

3. Adopt Meeting Dates for Calendar Year 2026 – Chair DeHollander, District 1

Action Item

Discussion: Chair DeHollander presented the proposed meeting calendar for 2026:

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

- Ms. Foster shared that on October 22nd she will not be available.
- Chair DeHollander asked the committee if Thursdays at 10 am still works for everyone attending the meeting. Committee confirms the time and day still works for everyone.

Public Comment:

- No public comment

Ms. Bruce motioned to adopt the proposed meeting calendar for the calendar year 2026. Mr. Gregg 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
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

4. Brown Act Refresher- Kathleen Flynn, Alameda County, County Counsel

Informational Item

Ms. Flynn provided the Committee with a presentation on California's Sunshine Law: The Ralph M. Brown Act.

- Discussion

- Ms. Bruce had 2 questions for Ms. Flynn. The first question was, how many people have to be in a discussion for it to trigger the serial meeting?
- Ms. Flynn responded, it would go by majority. If you have 11 members, 6 would be majority.
- Ms. Flynn explained even with only three individuals involved; it remains poor practice because such situations can escalate quickly. When multiple people begin

discussing an issue, it becomes difficult to take action without their collective involvement. This raises the question of how we will ensure all parties are appropriately engaged.

- Ms. Bruce added It makes sense. In general, it is not best practice for individuals to discuss matters within our jurisdiction outside of a formal meeting. However, it sounds like in situations where officers need to coordinate — for example, identifying what should be placed on the agenda or determining how a situation should be managed — those conversations are occurring strictly between the two officers involved.
- Ms. Flynn responded she recently learned a way to do so in a forthright way is to do a subcommittee. You can agendize your subcommittee and have 2or 3 members on your subcommittee to work on issues by themselves. You have protection of having publicly noticed that this meeting was happening. And they can present to the full committee.
- Ms. Bruce asked regarding just-cause teleconferencing, the clarified conditions are helpful. Situations occasionally arise when a member feels unwell but can still participate remotely to avoid exposing others. What remains unclear is the required notice for invoking this option. For example, would emailing Teresa at 9 a.m. on the day of the meeting be sufficient?
- Ms. Flynn responded that it's still 72 hrs. in advance.
- Ms. Bruce Oh, really?
- Ms. Flynn responded that she would double check that. She hasn't worked with this for too long. Her understanding is that 72 hours is required. But will confirm the information.
- Chair DeHollander added in regard to guardians. What happens if your child or grandchild that you're caring for, whomever you're caring for wakes up sick? How does that factor into the Just Cause?
- Ms. Flynn clarified that it would be allowed under Just Cause but each member is allowed 2 meetings per year.
- Chair Dehollander, to be within the 72-hour notice?
- Ms. Flynn, yeah.
- Chair Dehollander, can we clarify that, please?
- Mr. Gregg, to clarify because they'd be participating but it would not create quorum, right?
- Ms. Flynn, Correct.
- Mr. Gregg only disability accommodation can create quorum?
- Ms. Flynn, Correct.

- Mr. Gregg if they were sick or an issue came up with a child or something, they would teleconference in just to participate.
- Ms. Flynn, correct. Mr. Gregg could they still vote?
- Ms. Flynn they can vote if there's no quorum, then the meeting would just disband essentially there wouldn't be the meeting. If it's last minute and the person cannot attend and that makes it so there's no quorum then, yes, the meeting has to be rescheduled.
- Chair DeHollander for clarification, I wake up in the AM and I've got COVID. I am very sick; I don't want to come to the meeting because I can't. So, at 8am we find out we don't have quorum. Does that mean we don't meet? Does Teresa have to send out a cancelation notification?
- Ms. Flynn if the people in the room don't meet the 6 to meet quorum, then yes.
- Ms. Foster if there are people from the public with questions, who answers those questions? How should public comments be responded to?
- Ms. Flynn, typically Chair will take the lead, but anyone who has substantive response.
- Chair DeHollander, I usually fall back and say, Mr. Sweeney, would you help us out?
- Ms. Foster I wonder because there may be some people that have the information that they're responding to practice there.
- Chair DeHollander last week I was in another committee meeting, new public attendees raised questions on previously addressed topics. We provided brief clarification, directed them to past meeting minutes on the website for full context, and invited them to return for further discussion after reviewing those materials.
- Ms. Flynn, it's always better instead of guessing or hypothesizing, to say, why don't we put that on the next meeting's agenda, and we will look into that further and have a more robust discussion.
- Ms. Foster, who decides that there has been a violation? Does it have to come from the public? If you know it, say you are in violation?
- Ms. Flynn, Typically, a member of the public who attended the meeting—or later reviews the recording—may assert that they would have provided comments had they known a particular item would be discussed. Additionally, individuals may use other methods, such as Public Records Act requests for documents or emails, to determine whether matters were discussed outside a public meeting when they should have been addressed during one, but it would be brought by the public.
- Chair DeHollander, most of us—if not all—were seated on the original committee in 2019 and completed the Brown Act training together. Based on the members present today, it is clear that we have consistently exercised caution in our interactions,

ensuring that we do not discuss substantive matters outside of meetings or with a group large enough to raise compliance concerns.

- Ms. Flynn, I can see how it makes things go more slowly because you're noticing agendizing and then waiting to have these discussions with the full committee to the next meeting or if you would like, to call a special meeting. But the benefit obviously is having that public access.
- Ms. Bruce, directed to Ms. Foster to add to Ms. Fosters question on public comments and shared she has observed chair will normally agendize for a future meeting.
- Ms. Bruce, my last question is on the disability accommodation teleconferencing, someone has to register as having a reasonable accommodation. Can you get clarification for us on the process for that?
- Ms. Flynn, typically reasonable accommodations will have a doctor's note.
- Ms. Bruce they would provide that presumably county staff?
- Ms. Flynn, that's my understanding. That's for reasonable accommodation typically is part of the support for that.
- Ms. Bruce, if we could get clarification on both? That would be very helpful.
- Chair DeHollander, there are times when we receive a substantial amount of information and need additional follow-up. To ensure committee members have adequate time to consider their questions before an item appears on a future agenda, we ask that any inquiries be sent to Teresa. She then compiles the questions and forwards them to the presenter for preparation. Is it okay for us to do it this way? Since all of us would be responding to the same item and it has been on the agenda. It was agendized. We're going to have this presenter, but we have more questions. So, it's all done publicly but I want to understand it further.
- Ms. Flynn, so you compile the questions, Teresa notes them down and then responds.
- Chair DeHollander, we'll send those groups of questions to the presenter so that at the next meeting they all have the answers.
- Ms. Flynn it's just between the presenter and the committee. I think that's ok. based on the facts I'm hearing without knowing anything else. If you want to write that down for me just so I am aware of what exactly you're asking. But if it's going to Teresa to agendize for the next meeting.
- Ms. Hester added with the email Chair DeHollander, that is why all committee communications are sent using BCC. This prevents reply-all responses, which can inadvertently lead to back-and-forth discussions and create compliance issues.
- Ms. Flynn, using BCC ensures that group emails do not evolve into unintended deliberations.

- Public Comment

No public comment

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

Informational Item

Mr. Sweeney provided an update on HCD news.

- Discussion:

Public Comments: None

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

Informational Item

Mr. Sweeney provided an update on the Measure A1 Program Income Expenditure Plan, City of Piedmont MA1 Funds, MA1 AR4 and AR5.

- Discussion:
  - Ms. Foster asked if the programs shared are new programs as opposed to the original programs that were submitted?
  - Mr. Sweeney responded, each of these programs will have significant new design elements or be completely new. There are serving populations that are aligned with that initial framework for Measure A1, but the program designs will be new. That's why they are under this innovation and opportunity fund piece.
  - Ms. Foster, do they stay in line with the Measure A1 framework?
  - Mr. Sweeney, we designed these programs to align with the Measure A1 framework. Some parts of that framework don't apply to every program area. For example, the 20% at 20% AMI requirement applies to the $24 million Affordable Rental Development Fund. The homeownership programs, however, focus on low- to moderate-income households, roughly between 60% and 120% of AMI. The innovation funds don't have a set income band but are intended to support low- to lower-income Alameda County residents. These guidelines will shape how each program is implemented.
  - Ms. Foster appears to be new programs. and I'm just curious, what would we be looking at actually dollars spent on?
  - Mr. Sweeney, this is all after county administration. There may be some additional small overhead depending on how we administer these programs. If we have contractors, such as the way Habitat for Humanity does our home

preservation loan program, there was some administrative costs there as well that went underneath program. but we are budgeting between $100-$150,000 a unit in terms of our county investment per new unit created. That's what we're looking at as a level of return that is similar to what we got under the Measure A1 rental program. And so, the idea is to benchmark the use of these funds against the past performance of Measure A1then construct these programs as a pilot so that we can determine how best to use funds moving forward if and when there are additional sources of revenue.

- Ms. Foster, is that true for the rental housing production and small innovation development?
- Mr. Sweeney, absolutely true for the innovation and small development piece. The affordable rental development funds, at this time, are embarked for the Broadway Properties redevelopment in Oakland. An old GSA property, the social services building, the county social services building in Jack London Square that's being redeveloped in several phases into affordable housing. These funds are a critical component of the County funding for that project. In Alameda County HCD do not have the same level of control over the way in which those funds are deployed. That is up to the Board of Supervisors at this time.
- Ms. Bruce, asked for clarification that it is not a redesigned program.
- Mr. Sweeney, no, essentially the differences will be that the project level in the way that all of our projects are different.
- Ms. Bruce, Thank you for the clarification. The innovation fund and the rental development funds and the homeownership are new programs, but the rental development fund is not a new program per se, only different.
- Ms. Bruce why are the housing and crisis intervention services on the table, if it's a zero proposed allocation. Those are non-capital expenses and therefore not in alignment with Measure A1 allowable expenses.
- Mr. Sweeney, yes, you are correct. We copied this table from the report that we provided to the health committee to give you. To put you on an equal footing because there were some requests from our BOS to see if there were services that can be funded by this. We wanted to demonstrate that they were not going to be funded by this, unlike say, Measure W or other sources that are compatible with services.
- Ms. Foster *inaudible.*
- Mr. Sweeney, it's 20/21 and 21/22
- Ms. Bruce shared her appreciation to HCD's presentation. And added a note that looks like the calendar year schedule was adopted without a meeting in May or June. The draft is in April and approval in June. I request that the committee that we make sure to show up, have quorum so we can actually get this approved and get this on the board docket, because then if this gets approved in 2026, we will only have about 2-2 ½ years behind.

- Ms. Bruce, a suggestion, should it be useful: the report might include a short acknowledgment of the broader moment we are in. With other funding sources becoming more limited, highlighting the importance of local investment could help frame the significance of the programs without crossing into political territory.
- Chair DeHollander, one of the things when you talk about community impacts, community impacts are also when people can afford their housing, when it doesn't stress them out, they're less ill. So, there are fewer resources on our medical system, on our emergency systems. Also, people that have, that don't worry about cost of housing are spending more time in their communities. They're going out and volunteering. If this is real, we could address some of that. How is it important and how does it affect the communities?
- Mr. Sweeney, looking to painting a bigger picture of the ways in which this investment has positively impacted the lives of our community members and our communities who are not directly living in this housing. We can research to see if it's baked enough to include this report.

Public Comments: No public comments

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:

- Ms. Hester explained that the bylaws don't explicitly say, terms can last for 4 years. but the county's commission is a maximum of 12 years. Some of the members are beyond the 4 years. But four years is general, with maximum of 12 years. One thing we took from the committee's request is some of us didn't know what our terms were. After review HCD realized that some of the terms were expired. HCD has shared the list of terms to the committee. A few of the committee members have been reappointed. There are 4 vacancies at the moment. D3 was almost filled, but unable to complete appointment. HCD has been actively doing outreach to fill the vacancies. Seats D2 which was filled by Mr. Dixon and D4 which was filled by Ms. Rohr are also being outreached to be filled as well. Mr. Dixon has someone in mind from his organization to fill his seat.
- Ms. Hester, I know a lot of the committee members were sworn in January of 2020.
- Ms. Foster, January of 2020?
- Ms. Hester, yes, you were sworn in January of 2020.
- Ms. Foster, *inaudible.*
- Ms. Hester, for you. Are you talking about you specifically?
- Ms. Foster, there was a group of us that *inaudible.*
- Ms. Hester, some are 2-year terms and then they automatically roll into a 4-year term

- Ms. Foster, *comment inaudible.*
- Ms. Hester, when you're reappointed, you are reappointed for another 4-year term.
- Chair DeHollander, you might have started off on a 2-year term and went into a 4-year term. So that's why you're six years, six full years.
- Ms. Bruce, Ms. Foster I think we did a reappointment for you in 2023.
- Chair DeHollander, my appointment used really strange dates. So, I can see how those things happen. I was appointed, but my term actually expired in January, but I was reappointed in October. That's why the dates aren't adding up.
- Ms. Hester, the board commissions provided us with a summary to give to you the committee. It gives the exact amount of time you've been on the committee. David Denton and Jeffery Dixon are termed. What we learned with the board of commissions is a term seat, you still have voting power, but the BOS has the power. If they find someone who they want to fill your seat, they can automatically remove you from the committee if your seat has termed and put in who they want to appoint. Jeffery Dixon we are looking to replace his seat and Mr. Denton; we have not been able to get a hold of for reappointment or not.
- Ms. Murphey, faith-based community. The resident of the 2 residents of subsidized housing. How are we doing outreach to see if we can get some folks to want to apply to be part of the committee?
- Ms. Hester, HCD has contacts who were listed as original contacts from previous HCD staff who formed the committee. It doesn't have to be a designated faith-based organization. There's flexibility in where a member can come from for those 2 organizations. We used to have a resident of subsidized housing on our committee originally. Seat became vacant a few years ago.
- Ms. Murphey, If I know someone from faith based or a resident, would I send them to you? Is that how they should contact HCD?
- Ms. Hester, yes, you can connect them with me. And then the organization that they are a part of has to nominate them and then they'll go through the application process with the board of commissions for the county.
- Ms. Murphey, by my calculation, my term was up or would be up October 2026. And I was appointed with the Lee South County. I would like to reach out to them and see if anyone is interested in this great opportunity.
- Ms. Hester, great, if you want to connect with them and then I could connect with them if they have someone in mind. Looking at the roster that the board of commissions shared with us, they have your expiration October 2,2027. I' not sure on the math. I go based on what they provide for the reappointments.
- Chair DeHollander, what you're asking is can we please find someone to replace you even though your term has not expired officially, according to the board?
- Ms. Bruce, Ms. Hester if you can get any clarification from that committee on why the term started when they did, because it doesn't make much sense. It would be helpful to know.
- Ms. Hester, they have all of your original term starting October 1, 2019.
- Ms. Bruce, that's probably when we were appointed rather than seated appointed.

- Chair DeHollander And then weren't sworn in until January.
- Chair DeHollander, for those of us publicly appointed, October of 2019. So, your 2-year term would be 2021 and then 4-year term. I don't know how year 2027, the math still doesn't work.
- Ms. Bruce, some of us started with 4-year terms then the other 4 year. So, I think Ms. Foster that's you and me. I think we were appointed in 2019.
- Ms. Murphy, technically if that was the case, then we would roll out to 2028.
- Ms. Bruce, not sure if it has to be agenda but I am going to reach out to Eat Bay Housing organizations to come talk about affordable housing week which happens in May for our April meeting. If council wants to weigh in on whether that should be formally agendized as it is an information item.
- Ms. Hester, we will put it on the agenda for April's meeting as an information item.
- Chair DeHollander, updates from Mr. Sweeney for the SHIFT program.
- Mr. Sweeney shared he too is waiting for updates on the SHIFT program.

Public Comments:

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

Public Comments:

- None

9. Elect Chair and Vice Chair for Calendar Year 2026 – Chair DeHollander, District 1

Action Item

Discussion: The Committee by-laws state the Committee chair and vice chair are elected at the first meeting of each calendar year. The role of the chair is to preside over Committee meetings, consult with HCD staff on meeting agendas and represent the Committee to the Board of Supervisors when they hear annual reports. Vice Chair provides support and fulfills duties in the absence of the Chair.

On the presentation, HCD staff has provided a summary of Chair duties and Vice Chair duties in the absence of the Chair.

- Discussion:
  - Mr. Gumataotao, shared Ms. DeHollander has done a great job as Chair for 2025.

Public Comment:

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Mr. Gregg motioned to nominate Randi DeHollander as Chair. Ms. Rohr 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
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

Ms. Foster motioned to nominate Jason Gumataotao as Vice Chair. Ms. Bruce 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
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

Adjournment at 11:33 a.m.