



Leadership Board Meeting Meeting Notes Thursday, July 30th, 2020

Meetings are public. Homeless and formerly homeless Alameda County residents are encouraged to attend. Public Comment will be taken at the beginning of each meeting and is limited to 2 minutes per person. [Click here to learn more about the public participation policy.](#)

The regular meeting of the Leadership Board Committee was called to order at 2:06 p.m. on July 30th on Zoom by Moe Wright

Present:

Katie Martin (Membership Representative), Moe Wright (BBI Construction), Liz Varela (Building Futures), Peggy McQuaid (City of Albany), Doug Biggs (Alameda Point Collaborative), Claudia Young (City of Livermore), Paulette Franklin (Alameda County Behavioral Health Care Services), Vivian Wan (Abode Services), Georgia Rudderow (Red Oak Realty), Michelle Starratt (Alameda County Housing and Community Development), Gloria Bruce (East Bay Housing Organizations), Christine Ma (UCSF's Benioff Children's Hospital Oakland), Suzanne Shenfil (City of Fremont), Sara Bedford (City of Oakland), Jessie Shimmin (EveryOne Home), Ja'Nai Aubry (EveryOne Home), Alexis Lozano (EveryOne Home), Courtney Welch (EveryOne Home), Dorcas Chang (EveryOne Home)

Absent:

Kristen Lee (City of Berkeley), Wendy Jackson (East Oakland Community Project), Colleen Chawla (Alameda County Health Care Services Agency), Lori Cox (Alameda County Social Services Agency), Kelly Glossup (Alameda County Sheriff's Office), Nella Gonclaves (One Treasure Island), Darin Lounds (Housing Consortium of East Bay), Ray Bonilla (Kaiser Permanente), Susan Shelton (At-large Representative)

The committee reached a quorum so it can vote on items at this meeting.

Notes

1. Welcome and Introductions

2:00-2:10

- Members introduce themselves and share announcements.
- EveryOne Home's new staff Ja'Nai Aubry, Director of CoC Strategies, and Courtney Welch, CoC Specialist introduced themselves to Leadership Board.

2. Review and Approval of May Minutes

2:10-2:15

Approve

- Correction on item 4, it says "Kerry provided an update on police framework." It should be "policy framework."
- *Moe made motion to approve with edit. Doug seconded. One Abstention. Opposed: None.*

3. Leadership Board Retreat Update

2:15-2:35

- The retreat planning committee is looking for a time that fits in late August for the first session.

- At this retreat, the Board think about the past and future of EveryOne Home and ending homelessness. The planning committee wants to get as many people as possible to attend.
- The meeting will be three hours for each session.
- First task for the committee is getting names for a consultant for a facilitator. Claudia sent one in and Kerry provided some suggestions.
 - Send suggestions within the next week or so for the committee to line up a consultant.
- **Discussion**
 - **What kind of consultant you are looking for?**
 - The process is going to be three steps.
 - First one is to look at the roots of the organization, its place and purpose in ending homelessness in Alameda County. More of a report out and clarification. This first part will not need a lot of facilitation.
 - Next two will be to come up with a vision that fits with the way the Board understands the new forming solution to end homelessness that construct the different visions people have. It will require someone to navigate and weave those things together, have remote experience, and be sensitive and knowledgeable about the racial equity piece.
 - The consultant should provide an outline or document that includes principles and directions for a timetable to implement this vision.
 - **Selecting a consultant**
 - Planning group will meet, vet and select a consultant. Planning group volunteers include Kerry Abbott, Elaine de Coligny, Paulette Franklin, Susan Shelton, Vivian Wan, and Moe Wright

4. EveryOne Home Planning Grant Contract Update 2:35-2:50

- Jessie does not have the clean copy of the final version yet and will send it when she gets it.
- Originally in the contract, there was language that representatives from Alameda County, Oakland Berkeley would approve amendments to the governance charter but that language has been taken out since people from the contract meeting believe that the Leadership Board would be sufficient to give approval given that there are three county department and cities representative on there.

5. Sales Tax Measure Update 2:50-3:00

- Through the EveryOne Home Plan, there was a real recognition for a need for a local flexible source for a homelessness fund and out of that came a sales tax measure that would create 150 million a year. Before COVID, the measure polled well enough to get support and build support in Board of Supervisors. During the Shelter In Place, there was a second poll on two measure, a general sales tax measure and a companion measure that would direct BOS on how to use the funds. The second one polled better.
- Because a general sale tax only takes 50% plus one to pass and a specific sales tax takes two thirds, the steering committee concluded to go with a general sales tax.
- Supervisor Chan decided that it would be a single ballot measure as a general tax measure and language imply it could be used for homelessness but in the campaign, it will be used for homeless services.
- On Tuesday (8/4), BOS will be voting on adoption of the plan developed by advisory committee which includes principles on which the funds will be spent. Sharon and Gloria are looking for people to support the plan on Tuesday. Contact Moe or EOH if you are interested in providing public comment during 11am to 2pm.

- We got a lot more fundraising accomplished, close to 300k of commitment and shooting for 500-700k for the whole ballot measure. Kaiser is the biggest single donor.
- **Discussion**
 - What is being voted on by BOS is lot less prescription and descriptive than some of the items discussed. By having the adoption of the plan, it would commit the Supervisors, not legally, to spend the money raised by the measure on items in the plan.
 - Did the committee work on how to create more guidance?
 - There is an advisory panel.
 - That level of detail is not what BOS are voting on. Hope is that we can get something better descriptive of how community at large can have some input on use of funds.
 - It is important to keep in mind that the polling held relative strong and it is going to take a conservative advocacy effort. Because there is no legal way to bind them, BOS is going to have to feel publicly accountable.
 - Now that BOS has voted to put on the ballot, the Board must be ambassadors and continue pushing for it since it has a good chance of winning.
 - What is the plan being called? And who has formulated the plan?
 - It is called the Home Together Plan to End Homelessness in Alameda County, formulated by a group that includes providers, EOH, supervisors, etc. Final writing was by Kerry Abbot and Aneeka Chaundry.
 - The policy committee came up with the original principles. There is a lot of the system modeling work and racial equity work incorporated in the plan.
 - Cities were included in the discussion on the policy framework before the policy document was finalized.
 - Is the plan that was sent in the Leadership Board packet what is being presented at the BOS next week?
 - What is in the board packet is not the plan. Dorcas sent out the draft board letter and the plan right before the meeting started.
 - What was included in the packet was the campaign piece which is written in way to follow more of the polling and what the electeds are interesting in solving.
 - The board letter asks BOS to adopt the Home Together Plan which is the policy framework and the larger plan that includes system modeling. Should BOS suddenly have a revenue measure for example, they would invest it based on the plan.
 - If people are willing to speak in support of the plan, there is a 3-hour public comment period during the BOS meeting tomorrow.
 - If people can't attend and want to submit written comments for support, email clerk of the Board: Campbell-Belton, Anika, CBS Anika.Campbell-Belton@acgov.org.
 - Thinking of having someone on call to text people of when public comment comes up. Moe is working on coordination of speaking with Sharon and will get back to the committee after.
 - The actual priorities are in the plan document and they do emphasized housing as a solution to homelessness. It talks about prioritizing housing and specifically highlights shallow subsidies and deeply affordable housing that are not available in the system right now but are high priority when we did racial equity works and system modeling work.

6. COVID Response Update

3:00-3:15

- With COVID, there is a lot of federal money that is coming into the county and cities to address homelessness. Some of it come through the CARES Act and Emergency Solutions Grant. Michelle gave a presentation on what the County is doing with the funding.
 - It is helpful to see the big picture of what is happening with COVID funds.
 - HCD is closely monitoring federal legislation. Unless Heroes Act passes, there has been no money for rental assistance which is really concerning.
 - In general, housing market and rental markets are going to be impacted which will impact low and extremely low renters.
- Oakland Update
 - Extremely grateful for the ESG influx (21 mil)
 - HHAP is extremely flexible and ESG is less flexible and more focus on shelter and interventions. Oakland learned that they can't use ESG for everything and had to figure out how those funds work together.
 - Using ESG to sustain emergency interventions.
 - Trying to free up close to 15 mil for permanent housing.
 - Closer partnership with county with hotels, trying to preserve 10 mil for operating subsidies for purchasing of building and to do that with HHAP.
 - Rough proposal in place that lines with the County plans and Oakland's Path Plan.
- With 600 mil in state funding that is available for purchasing hotel, how is that being considered by the County?
 - There is a team that includes Michelle, Kerry, and GSA working on this.
 - There is a lot of hotels who have expressed interest in potential purchase.
 - 550k is CARES money that needs to be spent this year.
 - Alameda County can purchase up to 100k per a room/door without County match other than the ongoing match. If the County goes up to 100k, the next 50k would have to be match, and if it goes up to 200k, then it would be a 2 to 1 match.
 - Priority period is from now to August 13th.
 - Requested appraisal from at least 4 different parts of the County,
 - Oakland working on additional application.
- How is it looking for outside of Berkeley/Oakland since there is less hotels, etc?
 - It really depends what the per door cost ends up looking like.
- City of Fremont Update:
 - Didn't get ESG funds directly but did get CDBG Cares funding and got almost a million
 - 100k went to Islander hotel, added rooms for people who are 65 and older and COVID immune compromised. Now Fremont has 35 rooms and 42 people housed at the Islander.
 - Bulk of money is split between grant and small businesses.
 - 400k went to rental assistance for low income households.
 - Asked by Union City to administer similar renter program for their city.
- Joyce MacAlphine from the HUD technical assistance team that helped us on system modeling has been assigned to us for .75 FTE. EveryOne Home is looking for input on how to best utilize this team to provide help and support.
 - Some suggestions include how to leverage resources that make structural contributions down the road, thinking about how COVID impacted the modeling work since it was

design in pre-COVID time, help or presentation about FEMA reimbursement, how to build strong relationships with Housing Authorities.

- If anyone has a suggestion, send them to Jessie.

7. Filling Leadership Board Vacancy

3:15-3:25

Approve

- Chris Gouig (Housing Authority of the County of Alameda) retired in the spring and thinking of how to fill that seat. It will be an interim position to fill until the end of Chris's term (2020).
- There is interest in recruiting a representative from the Housing Authority and HACA did hire a new Executive Director. Jessie sent the biography to the committee.
- There is value in having someone from the Housing Authority. While HACA has been a great partner, there are other housing authorities and the Board wants to be mindful of the racial equity they want to build in this committee.
 - Oakland Housing Authority has a new director, Patricia Wells. She has participated in the System Modeling work.
 - City of Alameda Housing Authority is another potential to reach out to.
- The board does not necessarily have to fill this position. There will be larger nominating process later this year and the retreat will inform the committee of who should be included in the committee.
- Leadership Board decides not to fill the vacancy and directs EOH Staff to reach out to Housing Authorities to see if there's any interest to join the Board and cultivate relationships with Housing Authorities.

8. HUD CoC Committee Vacancy Update

3:25-3:30

- Included in the board packet is a memo on selection criteria for filling the vacancy on HUD CoC Committee and HMIS Oversight Committee.
- Currently, EOH Staff is looking for someone to fill the position until the end of the year.
- An announcement was sent to EOH email list and targeted outreach list for someone to meet the criteria (lived exp, person of color, interest in serving on both committee)
- Received responses from 11 people including 4 consumers and 6 people of color.
- EOH staff asked additional HUD CoC members to join nominating work group. Suzanne Shenfil and Claudia Young from the Board were also willing to help with selection.
- Next HUD CoC Committee meeting is on August 18th. Hope to have recommendation soon.
- If any board members are interested in joining nominating committee, they can reach out to Ja'Nai.
- Doug is resigning as co-chair of HUD CoC Committee and will stay on until next co-chair is selected to create space for people of different voices to help improve equity.

9. Update on Elaine – Elaine is recovering, and we have received her opinion on some things. She is scheduled to start working for as much as she can on August 11th. Overall, she is feeling a lot better and there will be an announcement before our next meeting.

Adjournment

Meeting was adjourned at 3:44 p.m. by Moe Wright. The next meeting will be on Thursday September 24th from 2 p.m.-3:30 p.m.

Notes submitted by: Dorcas Chang

Reviewed by: Jessie Shimmin and Moe Wright