



**Housing Capacity Committee  
January 17, 2024  
12:00 – 1:30pm  
Minutes**

**[Link to Zoom Meeting](#)  
Phone: +1 386 347 5053  
Meeting ID: 849 5675 4929**

Meetings are public. Alameda County residents with lived experience of homelessness 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.

## Attendance

### Committee Members

- Sharon Cornu, co-chair
- John Lo, co-chair
- Stacey Burmaster
- Vivian Wan
- Jonathan Russell
- Sepideh Kiumarsi
- Moe Wright
- Genie Sullivan
- Amy Faulstich
- Isiah Clark

**Homebase Staff:** Kris Maun and Jose Lucio

**Public:** Courtney Pal

## Agenda and Minutes

Agenda Item	Time
1. Welcome/Introductions (Kris)	12:00 – 12:05pm

Email: [Alameda@Homebaseccc.org](mailto:Alameda@Homebaseccc.org)

<p><b>2. Review Ground Rules/Approval of Minutes (Co-Chairs)</b></p> <p>Minutes Approved with No Changes</p>	<p>12:05 – 12:10pm</p>
<p><b>3. Public Comment (Co-Chairs)</b></p> <p>No public comments in the meeting and none were received in writing prior to the meeting.</p>	<p>12:10 – 12:15pm</p>
<p><b>4. Landlord Engagement and Outreach (Co-Chairs)</b></p> <ul style="list-style-type: none"> <li>a. The Co-chairs guided the Committee members through the Committee’s role as defined by the governance charter, focusing on the roles and responsibilities related to landlord engagement and outreach.</li> <li>b. The Committee members agreed that the group needs to identify the best messenger for engaging with landlords.</li> <li>c. The Committee members identified some questions they would like to answer related to landlord engagement and outreach: <ul style="list-style-type: none"> <li>i. How do we better understand what landlord engagement and outreach efforts area already happening?</li> <li>ii. How will the landlord engagement and outreach efforts increase the supply of affordable housing?</li> <li>iii. How do we move away from competition for units and centralize that work in the county?</li> <li>iv. Can we create in service trainings; how do we disseminate this information?</li> <li>v. Is there a website with a whole network of landlords and units?</li> </ul> </li> <li>d. Regarding current landlord engagement and outreach work, we know some city housing authorities and community-based orgs are already engaged in this work. <ul style="list-style-type: none"> <li>i. We know that PHAs are currently engaging in landlord engagement and outreach strategies.</li> <li>ii. OHCC has a current program and they are able to track the landlords and property members that are participating in the program <a href="#">here</a>.</li> <li>iii. The Committee will also disseminate a brief survey to help the committee gather information on efforts and strategies to engage landlords. The Committee will also disseminate a brief survey to help the committee gather information on efforts and strategies to engage landlords. The survey is available <a href="#">here</a></li> </ul> </li> <li>e. Regarding whether this will increase the supply of affordable housing, the Committee members agreed that this is also an access issue and landlord engagement can increase the size of the pie. Committee members shared information available through HCD <a href="#">here</a> and East Bary Rental Housing Association <a href="#">here</a>.</li> <li>f. In addition to other identified partners, Committee members discussed whether there has been any engagement with education systems. <ul style="list-style-type: none"> <li>i. The University of California (UC) system is one of the largest landlords in the county and there have been changes in the legislation allowing housing to be built on K-12 school lands.</li> </ul> </li> </ul>	<p>12:15 - 12:50pm</p>

<p>Committee members have the same question about community colleges.</p> <ul style="list-style-type: none"> <li>ii. Committee members noted this could be a good way to identify units in places like Berkeley where it can be hard to find affordable units.</li> <li>iii. In 2019, all levels of the school system got funding to help address housing needs. Abode conducted informational presentations to the UC system on housing. The Committee members discussed engaging with youth advocacy groups, as they often have their fingers on the pulse of what’s going on with housing in these institutions.</li> <li>iv. Committee members shared that one such group is the California Student Housing Coalition led by public advocates as a group working on this. Genie Sullivan has volunteered to reach out to them on behalf of the Housing Capacity Committee.</li> </ul>	
<p><b>5. PSH and Affordable Housing Inventory and Pipeline (Co-Chairs)</b></p> <ul style="list-style-type: none"> <li>a. Co-chairs led the Committee members in a discussion of Permanent Supportive Housing (PSH) and affordable housing inventory and pipeline, including sources of data, how to obtain data, etc. The Committee members discussed the need to identify the gaps and opportunities in expanding the supply.</li> <li>b. The Committee members identified some sources for information: <ul style="list-style-type: none"> <li>i. California Housing Partnership,</li> <li>ii. Enterprise: Resources for Community Development (RCD)</li> <li>iii. East Bay Housing Organization (EBHO)</li> <li>iv. Alameda County Office of Homeless Care and Coordination (OHCC)</li> <li>v. Alameda County Housing and Community Development Department (HCD)</li> <li>vi. Local Public Housing Authorities (PHAs)</li> <li>vii. Land trusts and permanent real estate co-ops</li> </ul> </li> <li>c. The Committee members discussed specific information that could be gathered from PHAs: <ul style="list-style-type: none"> <li>i. For voucher data, there are publicly available dashboards for each of the PHAs in Alameda County (Berkeley, Oakland, City of Alameda, Livermore, and Alameda County). The dashboard is available online <a href="#">here</a>.</li> <li>ii. For VASH and special vouchers, the PHAs can provide that information. PHAs should also be able to provide information about vouchers that are about to time out.</li> </ul> </li> <li>d. The Committee members also discussed additional information filling vacancies through the Coordinated Entry System (CES). <ul style="list-style-type: none"> <li>i. When discussing how vacancies are filed and what the matching process looks like, it was shared that matching occurs over email.</li> <li>ii. It was also shared that developers will say that it takes too long and impacts the property management. It also leaves people in unsheltered homelessness while vacant units remain empty.</li> </ul> </li> </ul>	<p>12:50 – 1:20pm</p>

<p><b>6. Questions</b></p> <ul style="list-style-type: none"> <li>a. Committee members discussed next steps.</li> <li>b. Homebase will set up a Google Drive where Committee members will be able to share research and the results of their inquiries.</li> <li>c. Committee members have also asked Homebase to reach out to Santa Clara County about some of their strategies, to be presented at a future meeting.</li> <li>d. Committee members will: <ul style="list-style-type: none"> <li>i. Set up a workgroup to come up with research questions that have been generated through the discussion today,</li> <li>ii. Review the landlord engagement survey, and</li> <li>iii. Share the landlord engagement survey with any partners they know are using landlord engagement and outreach strategies.</li> </ul> </li> <li>e. Genie Sullivan has offered to contact the California Student Housing Coalition and Sepideh Kiumarsi has offered to liaise with the PHAs on behalf of the Committee.</li> </ul>	<p>1:20 – 1:30pm</p>
<p><b>7. Adjourn</b></p>	<p>1:30pm</p>