



**THE OAKLAND, BERKELEY/ ALAMEDA COUNTY CoC
Housing Stability and Homelessness Prevention Committee
March 13, 2024
2:00-3:00 PM
Minutes**

[Link to Zoom Meeting](#)
Phone: [1 386-347-5053](tel:13863475053)
Meeting ID: 83085774509

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:

- Jason Earl
- Richard Nudelman
- Dylan Sweeney
- Kelly Hoffman
- Ms. Shelley Gonzalez
- Logan McDonnell
- Jeanette Rodriguez
- Eleni Spiru
- Marcie Johnson
- Luke Barnesmoore

Staff: Esther Wilch and Kris Maun, Homebase

Public: Mary Kate Johnson, Myette Anderson, Regina Canon, Jennifer Vasquez, Christoverre Kohler

Agenda Items

- 1. Welcome/Introductions** (Jason Earl, Co-Chair)
 - a. Ground Rules
 - b. Minute Approval

2. Public Comment/Announcements (Jason Earl, Co-Chair)

- a. Richard Nudleman asked about what new resources are available for people who are experiencing mental illness as well as housing instability or homelessness.
- b. Jason Earl shared that the Governor’s proposal for new resources was recently on the ballot, so we should keep our eyes and ears open for the final decision.
- c. Esther Wilch shared there are also a lot of funding streams that are coming out and connected. That’s something that we could add to an agenda and talk about in a future meeting if that would be useful for Committee members.

3. Announcements (Esther Wilch, Homebase)

- a. The Racial Equity Committee is seeking feedback on “Racial Equity Framework” draft.
 - i. Racial Equity Framework Draft is available for review here.
 - ii. Video explaining the framework is available here.
 - iii. The Racial Equity Committee will host office hours on February 22nd and March 21st from 11:00am to 12:00pm:
 - 1. Zoom Meeting Link
 - 2. Meeting ID: 817 1355 7958
 - iv. Reflection Questions for the Framework include:
 - 1. What do you appreciate about the framework?
 - 2. What do you feel is missing from the framework?
 - 3. How do you see the racial equity framework impacting your work?
 - 4. What support is needed to help CoC members use this framework?

4. Presentation Re: All Home’s Regional Prevention Strategy (Mary Kate Johnson, All Home)

- a. Presentation PowerPoint Slides are available for review here.
- b. Committee members asked questions about when a household engages with prevention resources and whether they have or have not received an unlawful retainer (or eviction) yet.
 - i. Kelly Hoffman shared that for the Keep Oakland Housed program, she believes about 91% of applicants have not received an unlawful detainer at the time they that they engage or submit an application.
 - ii. Marcie Johnson shared they when she sees low-income residents, they often are not offered services until the eviction is underway and by then it may be too late.
 - iii. Mary Kate Johnson said that even though a program can have a high rate of success, there are still cases that are not successful because you’re prioritizing those who are most at risk of homelessness and most vulnerable. They are trying to be flexible and creative in their

approach because they know that sometimes when people access resources it is too late.

- c. Committee members asked about how success rates are tracked.
 - i. Mary Kate Johnson explained that communities track their impacts in different ways. The pandemic was a significant factor and some communities may not have had the capacity to conduct follow-up. Now that programs are relaunching as of January 2023 with local resource, they have more capacity to think about impact evaluation. They are developing metrics and are partnered with local governments who are tracking outcomes according to their contracts. The primary metric that is tracked is housing retention. In Santa Clara County, they track retention by cross-referencing HMIS data to see whether households have accessed homelessness services since receiving interventions. This is an efficient way to measure whether the interventions were effective.
 - ii. Ms. Shelley Gonzalez had additional questions about whether programs were successful and effective at preventing homelessness because the Committee and CoC wants to be engaging in work that is successful.
 - iii. Mary Kate Johnson shared her email address for follow-up. But they are still working on getting the metrics because it requires waiting to see if the interventions were successful.
- d. Committee members asked about the source of the funding and how the funding could be used.
 - i. Mary Kate Johnson explained that the funding source is private and a mix of individuals, corporations, and foundations. Because it is private, they can be flexible, and funds are not limited to rental assistance. They strongly advise that programs get implemented flexibly, such as payments directly to the household or for housing related expenses such as car payments.
 - ii. So far, \$44 million has been expended. They have sent 5,700 checks. The average amount of the check is \$7,600, but amounts can be higher or lower depending on the household.
- e. Committee members asked questions about predicting homelessness among older adults.
 - i. Myette Anderson shared that in the Housing Retention Program, 40% of the households they were supporting were over 62 and in subsidized housing in the City of Berkeley. She asked if Mary Kate has seen similar trends when looking at the data.
 - ii. Mary Kate confirmed they have seen a trend of older adults in the data.
 - iii. Luke Barnesmore asked if they have published any papers or if there is a consolidated source of data that can advocate for the effectiveness of predicting homelessness.

- iv. Mary Kate shared that while homelessness cannot be predicted with 100 percent accuracy, there are promising studies and models to show the impact of targeting services to the most vulnerable. The models in Santa Clara County and Los Angeles show that targeting does work to distribute limited resources more equitably. Links to these models are available below.
 - v. Luke also asked about the high number of women over 50 who are experiencing homelessness for the first time. They would not be prioritized because they do not have previous experiences with homelessness.
 - vi. Mary Kate clarified that previous experience of homelessness is a predictive factor but not the only one. Senior status is also a factor because seniors are particularly vulnerable.
- f. Committee members asked questions about long-term payments rather than one-time payments.
- i. Jennifer Vasquez shared that they had a program that provided a one-time payment for people who had lost their jobs. More recently, they've shifted to be more flexible and paying over several months. She is particularly concerned for older adults on fixed incomes who are struggling with paying for things like goods and services.
 - ii. Mary Kate Johnson said that a lot of people really need shallow subsidies, and we should be making that case. Targeted prevention is a strategy to help us reduce the number of people being pushed into homelessness and the amount that will be needed with inflation and the rising cost of goods. She thinks a targeted prevention strategy has to go hand-in-hand with a production strategy. We can't rely on just prevention and solutions have to include housing investment.
- g. A member of the public asked about available resources to support a family currently experiencing homelessness in the City of Alameda.
- i. Regina Canon shared that her grandchildren and their father are currently experiencing homelessness in the City of Alameda. They have attempted to access resources, such as Building Futures or at a resource fair held at the local library. But they have not been successful and are struggling to get through the system.
 - ii. Mary Kate Johnson requested that Regina share her email in the chat and she will follow up with local resources, including Stay Housed Bay Area, that may be able to assist her family.
- h. Additional resources that were identified in the meeting include:
- i. [Predictive Analytics in Los Angeles](#)
 - ii. [Lab for Economic Opportunities in Santa Clara County](#)
 - iii. [Predicting Homelessness in Older Adults Article](#)
 - iv. [Addressing Homelessness in Older Adults Report](#)

5. April Meeting Topics:

- a. OHCC Presentation on Prevention Framework
- b. BACS and Oakland Presentation on Keep Oakland Housed

Committee Members

Dot Theodore	AICo Public Health Office of HIV Care
Dylan Sweeney	Alameda County HCD
Eleni Spiru	Swords to Plowshares
Feroz Anir	Family Violence Law Center
Kelly Hoffman	City of Oakland
Kendy Mendoza	Oakland Youth Commission
Jake Medcalf	Firm Foundation Community Housing
Jason Earl	City of Dublin
Jeanette Rodriguez	Alameda County OHCC
Logan McDonnell	BACS
Luke Barnesmoore	Home Match—Front Porch
Marcie Soslau Johnson	City of Alameda
Monisha Bardell	Emerging Leaders
Ms. Shelley Gonzalez	Leadership Board
Paris Davis	YOUTH ALIVE!
Richard Nudelman	Emerging Leaders