



**THE OAKLAND, BERKELEY/ ALAMEDA COUNTY CoC  
Housing Stability and Homelessness Prevention Committee  
February 14, 2023  
1:30-3:00 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:

- Dylan Sweeney
- Jeannette Rodriguez
- Marcie Johnson
- Kelly Hoffman
- Dot Theodore
- Logan McDonnell
- Luke Barnesmoore
- Eleni Spiru
- Ms. Shelley Gonzalez
- Richard Nudelman

**Staff:** Esther Wilch and Kris Maun, Homebase

**Public:** Neena Smith and Kim Duong

### Agenda Items

<b>1. <u>Welcome/Introductions</u></b> (Logan McDonnell, Co-Chair) a. Ground Rules b. Minute Approval	1:30-1:35
<b>2. <u>Public Comment</u></b> (Logan McDonnell, Co-Chair) a. Logan McDonnell shared that Keep People Housed is up and running. In Oakland, Keep People Housed can help with housing stability as a whole, including back rent and utilities. For applications, visit: <a href="http://www.keeppeoplehoused.org">http://www.keeppeoplehoused.org</a> .	1:35-1:40

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

<p>b. Committee members asked for clarification on how Public Comment is different from Announcements. Esther explained that Public Comment is a space where members of the public who are not part of the Committee can report out on things that are related to the Committee. It happens more frequently during Leadership Board meetings and Community Meetings. Announcements are more frequently used for homeless system updates from OHCC, Homebase, and others related to the Continuum of Care (CoC).</p>	
<p><b>3. <u>Announcements</u></b> (Esther Wilch, Homebase)</p> <p>a. Nominations Committee needs new members to seat open Leadership Board and Committee seats. The commitment is about an hour a week from February through April. If people are interested or have questions, they can email <a href="mailto:esther@Homebaseccc.org">esther@Homebaseccc.org</a> or the Alameda team address.</p> <p>b. The Racial Equity Committee is seeking feedback on “Racial Equity Framework” draft.</p> <p>i. The Racial Equity Framework draft is available <a href="#">here</a>.</p> <p>ii. The Racial Equity Committee will host office hours on February 22<sup>nd</sup> and March 21<sup>st</sup> from 11:00am to 12:00pm:</p> <ol style="list-style-type: none"> <li>1. <a href="#">Zoom Meeting Link</a></li> <li>2. Meeting ID: 817 1355 7958</li> </ol> <p>c. The Spring General Community Meeting will be held April 24th at the Cal Endowment. More details and the agenda will be available soon.</p>	<p>1:40-1:45</p>
<b>Informational Items</b>	
<p><b>4. <u>Presentation Re: Alameda County HCD Housing Needs Assessment</u></b> (Dylan Sweeney, HCD)</p> <p>a. Dylan Sweeney provided a presentation on the Alameda County Housing Needs assessment. The presentation materials will be posted on the EveryOne Home website <a href="#">here</a>. The report is available on <a href="http://housingneedsac.org">housingneedsac.org</a>.</p> <p>b. Questions and Discussion:</p> <p>i. Do you know the number of units that would be produced if the regional bond is approved?</p> <ol style="list-style-type: none"> <li>1. We currently estimate the cost of development at \$100,000 per unit and half of what would be received will be put towards producing affordable units. It will produce about 15,000 units and be the most substantial investment in a long time.</li> <li>2. As we approach the housing cost issue, more than one type of intervention is needed and a multi-pronged approach can be successful. With more units, it gives greater flexibility towards other</li> </ol>	<p>1:45-2:15</p>

<p>solutions and greater capacity for the people who can be served by programmatic solutions.</p> <ul style="list-style-type: none"> <li>ii. How do you respond to YIMBYism and the argument that building more housing units, even at a market rate, leads to lower housing costs everywhere? <ul style="list-style-type: none"> <li>1. Developers of market rate housing are not competing for the same subsidies as affordable housing development, so they are not taking away subsidy resources from affordable housing development. And the production of market rate housing does take some pressure and competition off of lower-income households for the housing that is available.</li> <li>2. However, we have already overbuilt our market rate housing units by 30,000 units and there is a large population who will not be able to access those units without programmatic solutions.</li> </ul> </li> <li>iii. Is vacancy data available and impacting housing costs? <ul style="list-style-type: none"> <li>1. HCD has been able to collect vacancy data from resources such as utility data. But vacancy is not a huge driver of housing cost.</li> </ul> </li> </ul>	
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<p><b>5. <u>Understanding Our Committee</u></b> (Esther Wilch, Homebase)</p> <ul style="list-style-type: none"> <li>a. The Committee will be continuing to refine their workplan and discussing workplan ideas with the Committee co-chairs. There will be a lot of presentations and speaks in coming months about the various prevention efforts that are taking place throughout the County.</li> <li>b. Homebase posed the questions to Committee members: <ul style="list-style-type: none"> <li>i. What role do you see yourself serving on this Committee? Who do you represent?</li> <li>ii. What are your specialties, concentrations, or interests within prevention?</li> <li>iii. What is one question you have about prevention in Alameda County you like answered or explored?</li> </ul> </li> <li>c. Committee members asked what the power of the CoC Committee is. <ul style="list-style-type: none"> <li>i. The Power of the Committees is influencing the Leadership Board and the direction of the CoC, which impacts a lot of areas. A big part of the Housing Stability and Homelessness Prevention Committee’s role for this year is bringing prevention and housing stability to the Leadership Board. It’s a different angle and not one that the Leadership Board has previously focused on.</li> <li>ii. Beyond that, there are a lot of different opportunities for what initiatives this Committee can bring to the Leadership Board. A good opportunity could be level-</li> </ul> </li> </ul>	<p>2:15-2:25</p>
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<p>setting for the Leadership Board about what prevention efforts currently exist in the community so that they will be prepared for a future proposal.</p> <p>d. Committee members also raised topics of interest including: family engagement, addressing the needs of older adults who are at risk of homelessness and displacement (both renters and owners), investments in shared housing, and the effectiveness of shallow rent subsidies.</p> <p>e. Committee members voter on what topics are the most important to the Committee and the results were:</p> <ul style="list-style-type: none"> <li>i. Outreach: 30%</li> <li>ii. Private Funding: 50%</li> <li>iii. Public Funding: 60%</li> <li>iv. Legal Aid: 50%</li> <li>v. Employment: 0%</li> <li>vi. Access: 60%</li> </ul> <p>f. Committee members also requested mentoring and support for people with lived experience who serve on Committees through one-on-one partnerships with other Committee members engaged in system work.</p>	
<p><b>6. <u>Next Time:</u></b></p> <p>a. Next month's Committee meeting will include:</p> <ul style="list-style-type: none"> <li>i. OHCC presentation on prevention framework, and</li> <li>ii. All Home presentation on regional prevention efforts.</li> </ul>	2:25-3:00

**Committee Members**

<b>Dot Theodore</b>	AICo Public Health Office of HIV Care
<b>Dylan Sweeney</b>	Alameda County HCD
<b>Eleni Spiru</b>	Swords to Plowshares
<b>Feroz Anir</b>	Family Violence Law Center
<b>Kelly Hoffman</b>	City of Oakland
<b>Kendy Mendoza</b>	Oakland Youth Commission
<b>Jake Medcalf</b>	Firm Foundation Community Housing
<b>Jason Earl</b>	City of Dublin
<b>Jeanette Rodriguez</b>	Alameda County OHCC

<b>Logan McDonnell</b>	BACS
<b>Luke Barnesmoore</b>	Home Match—Front Porch
<b>Marcie Soslau Johnson</b>	City of Alameda
<b>Monisha Bardell</b>	Emerging Leaders
<b>Ms. Shelley Gonzalez</b>	Leadership Board
<b>Paris Davis</b>	YOUTH ALIVE!
<b>Richard Nudelman</b>	Emerging Leaders

