



**Housing Capacity Committee
February 21, 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:

- John Lo
- Moe Wright
- Sharon Cornu
- Vivian Wan
- Genie Sullivan
- Amy Faulstich
- Xochitl Ortiz

Staff: Kris Maun and Jose Lucio, Homebase

Public: Courtney Pay and Christoverre Kohler

Agenda Items

1. <u>Welcome/Introductions (Kris)</u>	12:00 – 12:05pm
2. <u>Review Ground Rules/Approval of Minutes (Jose)</u> Minutes approved.	12:05 – 12:10pm
3. <u>Public Comment (Kris)</u> No public comments.	12:10 – 12:15pm

<p>4. <u>Announcements (Kris)</u></p> <ul style="list-style-type: none"> 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 esther@Homebaseccc.org or the Alameda team address. b. The Racial Equity Committee is seeking feedback on “Racial Equity Framework” draft. <ul style="list-style-type: none"> i. The Racial Equity Framework draft is available here. ii. The Racial Equity Committee will host office hours on February 22nd and March 21st from 11:00am to 12:00pm: <ul style="list-style-type: none"> 1. Zoom Meeting Link 2. Meeting ID: 817 1355 7958 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>12:15 – 12:20pm</p>
<p>5. <u>Landlord Engagement (Co-Chairs and Discussion)</u></p> <ul style="list-style-type: none"> a. Homebase answered questions from the Committee members about racial equity training for landlords. <ul style="list-style-type: none"> i. The Racial Equity Workgroup, before all the Committees were seated, identified a need for racial equity training for landlords. As the Committees have now been seated and begun identifying their goals and workplans, Homebase will help the Housing Capacity Committee to coordinate with the Housing Stability and Homelessness Prevention Committee to avoid overlapping any work around landlord engagement. ii. This does not delay any work that the Housing Capacity Committee is currently working on. It is an opportunity for future work by the Housing Capacity Committee to engage in racial equity work as part of its role in landlord engagement. b. The Committee members review the responses that were received from the Landlord Engagement Survey and who has been contacted. c. The Committee planned targeted outreach to partners who may be engaging with landlords and providing incentives, including the Public Housing Authorities (PHAs). <ul style="list-style-type: none"> i. Moe will reach out to the Berkeley and Livermore PHAs. Sharon will reach out to the Oakland PHA. ii. Amy will circulate the survey link at upcoming OHCC meetings and will follow-up with entities we are waiting to receive a response from. iii. Vivian can share the results of Abode’s outreach to landlords. Abode works with 1,300 landlords across the Bay. 	<p>12:20 – 1:00pm</p>

<ul style="list-style-type: none"> d. The Committee also agreed to change the name of the survey to the Property Owner Engagement Survey. Homebase will re-send the link to the survey and the distribution list, as well as a language that Committee members can use in their outreach to organizations. e. Vivian shared a new that will require only one month’s rent as a security deposit. This may negatively impact folks with credit and rental history challenges. f. Christoverre shared that he has 10 years of experience as a landlord in San Francisco, Oakland, and Berkeley. He shared that landlords have been concerned about their business being impacted by external factors, like new deposit law mentioned by Vivian. Understanding the property perspective could help minimize negative reactions from landlords. g. Committee members stated a need to identify specific incentives that already exist and to think about how we catalog the programs and services in Alameda County. h. The Committee discussed an ongoing need for landlord recruitment and engagement. From a racial equity standpoint, we need to be recruiting a diverse array of landlords and find ways to encourage participation. We are coming out of eviction moratoriums that have impacted the trust we have with landlords. Many landlords have had tenants not paying rents for long periods with no recourse. 	
<p>6. <u>PSH and Affordable Housing Inventory and Pipeline (Co-Chairs and Discussion)</u></p> <ul style="list-style-type: none"> a. The Committee members reviewed the sources of data for the PSH and affordable housing inventory and pipeline that have been identified and the responses we have received to outreach. b. One source of data is OHCC, which is updating the System Inventory as part of the Year 2 update to the Home Together strategic plan. Homebase will reach out to OHCC and invite them to present at an upcoming Committee meeting, ideally in March. c. Another source of data is Enterprise, who has been developing a 9-county map. We will also reach out to them and invite them to present at an upcoming meeting of the Housing Capacity Committee. d. The Committee discussed additional sources of data: <ul style="list-style-type: none"> i. Moe asked whether there is available data on the Coordinated Entry System (CES) on where people are being placed and the type of housing they are being placed in. Sharon shared that she isn’t sure how successful we would be at collecting that data on the placement side rather than the client side. ii. Amy shared that there is significant data available in Salesforce for upcoming PSH projects, as well as 	<p>1:00 – 1:25pm</p>

<p style="text-align: center;">dedicated affordable housing and PSH projects funded by OHCC.</p> <p>e. Genie noted that we also need to be focusing on what kind of housing people are looking for, not just what is being developed in the market. We also need to consider what type of unit people in need of housing are looking for.</p>	
<p>7. <u>Questions and March Agenda Items</u></p> <p>a. Committee members agreed to set aside 20 minutes of the March meeting to prepare for the Spring Community Meeting.</p> <p>b. Because the Community Meeting will be held in April, the Committee agreed not to meet in April and will resume meeting in May.</p>	<p>1:25 – 1:30pm</p>