



Housing Capacity Committee
March 20, 2024
12:00-1:30 PM
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.

Helpful Links

- **Website page** (on EveryOne Home website) for the Housing Capacity Committee: <https://everyonehome.org/about/committees/housing-capacity-committee>
- **Acronyms and Glossary:** https://docs.google.com/spreadsheets/d/1I8hFMAU2IE-FqYmK8TZ9Hp40vmS1zRck9EBEbPIbwy8/edit?usp=drive_link

Committee Purpose

The purpose of the Housing Capacity Committee is to support expansion of the supply of permanent supportive and dedicated affordable housing opportunities available to people experiencing homelessness in Alameda County. To achieve these ambitious goals the group will advocate that funding should be targeted to housing dedicated to households at 10% or less of Area Median Income (AMI), coordinate funding, track units apart from and in HMIS, coordinate with housing authority resources, and plan proactively for funding and expansion. Learn more about the Committee's purpose [here](#).

Meeting Summary

The Housing Capacity Committee appointed Sepideh Kiumarsi as the new Racial Equity Liaison. Committee members discussed the Spring Community Meeting and expressed a goal of acting on the Regional Bond, which will be discussed at the Spring Community Meeting. The Alameda County Office of Homeless Care and Coordination (OHCC) provided a presentation on the system inventory that is conducted as part of the Home

Together Community Plan’s annual progress reports, which was discussed by the Committee members.

Action Items

Nomination and Voting on the Racial Equity Liaison for the Housing Capacity Committee.

Agenda/Minutes

<p>1. <u>Welcome/Introductions</u> (Kris Maun)</p>	<p>12:00-12:05pm</p>
<p>2. <u>Review Ground Rules/Approval of Minutes</u> (Kris) a. Approved minutes.</p>	<p>12:05-12:10pm</p>
<p>3. <u>Announcements and Public Comment</u> (Kris)</p> <ul style="list-style-type: none"> a. Temporary Policy on the Use of AI in Meetings <ul style="list-style-type: none"> i. The Leadership Board has enacted an updated “Temporary Policy on the Use of AI in Meetings” per the memo. Committees are asked to pilot the changes and provide their feedback to the Leadership Board for consideration toward a final policy. The next anticipated opportunity to reconsider the policy is August 2024. b. Racial Equity Committee <ul style="list-style-type: none"> i. The Racial Equity Committee is seeking feedback on the Racial Equity Framework Draft. ii. Racial Equity Office Hours on March 21st from 11am to 12pm. Meeting https://homebaseccc.zoom.us/j/81713557958 Meeting ID: 817 1355 7958 c. Save the Date: The Spring Community Meeting will be held on April 24th at the California Endowment in Oakland. d. Jonathan Russell, formerly of BACS, starts at the new Director of OHCC this month. e. No public comments. 	<p>12:10-12:15pm</p>
<p>4. <u>Nomination and Voting on Racial Equity Liaison</u> (Kris)</p> <ul style="list-style-type: none"> a. Summary of the Racial Equity Committee and Racial Equity Liaison Role b. Sepideh Kiumarsi was nominated for the Racial Equity Liaison role. She was unanimously approved by Committee members. c. Moe Wright noted that there is a need to make sure that people with lived expertise who may be interested in serving on Committees know that there is compensation for these roles. 	<p>12:15-12:20pm</p>
<p>5. <u>Discuss Spring Community Meeting and Upcoming Agenda Items</u></p> <ul style="list-style-type: none"> a. The Spring Community Meeting is scheduled for April 24, 2024. The Committee members discuss and decide anything they would like to 	<p>12:20-12:30pm</p>

<p>be reported out from this Committee as part of a State of the Continuum of Care (CoC) presentation.</p> <ul style="list-style-type: none"> i. Sharon Cornu has requested the Committee discuss the Regional Bond. Moe Wright stated the Committee should push for as much as the funding as possible go to Extremely Low Income (ELI) households. ii. Homebase staff shared that there will be programming on the Regional Bond at the Spring Community Meeting, where Michelle Starratt from HCD will be presenting. iii. Sharon Cornu proposed an action item that the Housing Capacity Committee recommends that funding be prioritized for households with the lowest income. However, because this action was not on the agenda for the meeting it will be moved to a future agenda. <p>b. The Housing Capacity Committee can hear a presentation from OHCC on property owner engagement strategies in May and unit acquisition strategies in June. The Committee members agreed to hear the presentations.</p>	
<p>6. <u>Presentation on the Home Together System Inventory by the Alameda County Office of Homeless Care and Coordination (Jennifer Lucky, OHCC)</u></p> <ul style="list-style-type: none"> a. The Alameda County Office of Homeless Care and Coordination (OHCC) provided a presentation on the system inventory that is conducted as part of the Home Together Community Plan’s annual progress reports. b. Discussion: <ul style="list-style-type: none"> i. Moe Wright asked what the profile of the available inventory is and whether there is existing old housing that can be used to house people. He also asked if there was an available list of addresses. <ul style="list-style-type: none"> 1. Jennifer Lucky (OHCC) explained that not all inventory is site-based. Much of the inventory is the Emergency Housing Vouchers (EHVs) and other ongoing permanent housing vouchers. There are a few site-based dedicated units. She confirmed this means that vouchers are being used. 2. Suzanne Campillo (OHCC) explained that the way the inventory works is that HMIS tracks actual sites for site-based programs. 3. Colleen Budenholzer (OHCC) shared that OHCC does not have a good list of scattered site units. ii. Homebase staff asked if there any places that OHCC isn’t getting data that they wish they could get data from. <ul style="list-style-type: none"> 1. Jennifer Lucky (OHCC) stated that the data in the HIC is only as good as the data they get from the cities and want it to be as accurate as possible but there’s a way to go. It would be helpful to get more data from cities and providers. 	<p>12:30-1:30pm</p>

2. Sharon Cornu stated there is some bridge work the Housing Capacity Committee can do here. There must be some knowledge of pipeline. Statewide database of everything that ever got a LIHTEC or a tax credit.
 3. Colleen Budenholzer (OHCC) asked if that includes units set aside for people experiencing homelessness. Sharon and Moe said that we could find out.
- iii. Moe Wright asked which agency or organization is in charge of expanding the housing inventory.
 1. Jennifer Lucky (OHCC) explained this is the crux of the Home Together Plan, examining what's the rate of people entering homelessness and the rate of people exiting homelessness.
 - iv. Moe Wright asked if there is anything that can be done to more proactively finance it other than more permanent financing.
 1. Sharon Cornu added one of the things that really opened her eyes were the inflow/outflow questions. A lot of people are being placed but a lot of people are also coming into homelessness. The question is how to keep up with the demand at the rate it is growing. She thinks that's part of the challenge of maintaining the inventory is to be able to predict what the future demand is going to be.
 2. Jennifer Lucky (OHCC) explained she doesn't have her finger on the pulse of all the advocacy efforts at the federal and state levels. But it isn't just about inventory, it is also about programs. An advocacy point is encouraging sustainable funding because how we can we fund people's housing when it's just a one-time fund? The Home Together plan lays out the needs.
 3. Jennifer Lucky (OHCC) also encouraged work on landlord engagement because subsidy doesn't work if you don't have landlords to take the subsidy.
 4. Colleen Budenholzer (OHCC) shared that when we see federal investment, we do see positive outcomes, like with Project Homekey. If you look at veteran homelessness decreasing due to federal investment. State funding keeping people from becoming homeless out of foster care.
 - v. Committee members discussed opportunities for leadership and sharing information.
 1. Moe Wright stated that it sounds like we're ripe for creating some leadership in this space.
 2. Stacey Burmaster stated it sounds like we need to think about how we share this information so that when or if an opportunity is given to our community, we can react quickly.

- vi. Stacey Burmaster also noted that she has heard that side-based Permanent Supportive Housing (PSH) can be slow to fill vacancies and there is a need for toolkits to help property managers and case managers in order to meet goals of housing impacting shelter availability.
1. Jennifer Lucky (OHCC) stated that they use modeling and they are trying to improve the tracking system so we have a system-wide clear idea at a minimum level. OHCC will keep the Housing Capacity Committee posted.
 2. Colleen Budenholzer (OHCC) stated we can ask for data from others on our time. I think there's some myths around how long it takes. Typically, people are ready to move in once the units are ready to move in. But it's hard to move in 60 people in one day.

Committee Members Attendance

Name	Attendance
Moe Wright	Present
Sharon Cornu	Present
John Lo	Absent
Colleen Budenholzer	Present
Xotichl Ortiz	Present
Stacey Burmaster	Present
Vivian Wan	Present
Sepideh Kiumarsi	Present
Genie Sullivan	Absent

Public Attendance

- Suzanne Campillo (OHCC)
- Martha Elias (OHCC)
- Jen Lucky (OHCC)
- Courtney Pal (RCD)