



Housing Capacity Committee
May 15, 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.

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/118hFMAU2IE-FqYmK8TZ9Hp40vmS1zRck9EBEbPIbw8/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 Purpose / Overview

The purpose of this month's meeting was to hear a presentation on the Racial Equity Framework Presentation from the Racial Equity Committee (REC) and to hear a presentation from Alameda County Health Housing and Homelessness Services (H&H) on property owner engagement and incentive strategies. The Committee members discussed the presentations and will continue the discussion at the next Committee meeting.

Email: Alameda@Homebaseccc.org



Agenda and Minutes

Agenda Item	Time
1. <u>Welcome/Introductions (Kris)</u>	12:00 – 12:05pm
2. <u>Review Ground Rules/Approval of Minutes (Jose)</u> a. Meeting minutes for March 20, 2024 were approved.	12:05 – 12:10pm
3. <u>Announcements and Public Comment (Kris)</u> a. There were no public comments. b. Michai Freeman, Systems Change Advocate for The Center for Independent Living, Inc. invited attendees to reach out to her for collaboration to make services and programs accessible to people with disabilities i. She can offer assistance with documents, program policies, physical structure, and other items that can help programs and providers better meet the needs of people living with disabilities. ii. She can be contacted by email at mfreeman@thecil.org or by phone at 510-330-5625. c. Vivian Wan of Abode announced that Fremont Family Apartments has 27 affordable units available and is now accepting applications. d. John Lo of Alameda County Housing and Community Development (HCD) announced the availability of the Affordable Housing Portal, where people can find available affordable housing, check eligibility, and apply: https://housing.acgov.org/ e. The Committee members also discussed that the results of the 2024 Point in Time (PIT) Count have just been announced. More information is available in the PIT Count Press Release and on the Alameda County Website .	12:10 – 12:15pm
4. <u>Racial Equity Framework Presentation and Discussion (Nic Ming, Racial Equity Committee)</u> a. Nic Ming, Racial Equity Committee, provided a presentation on the Racial Equity Framework for EveryOne Home. b. Racial Equity Framework Presentation c. Additional Information: i. Racial Equity Framework (DRAFT) which is the set of guiding racial equity principles and questions that help committees apply the racial equity principles to their relevant areas.	12:15 – 12:40pm



<ul style="list-style-type: none"> ii. RE Framework Overview video which outlines the purpose of the RE Framework, its nine guiding principles and questions that can help committees to apply the principles to their relevant areas. iii. RE Framework survey to help the REC to understand how committees and members are engaging and understanding materials about RE and the RE Framework as a tool they will work with. iv. RE Framework Dialog Summary Talking Points summarizing most of the key points in the RE Framework. 	
<p>5. <u>Presentation from Alameda County Health Housing and Homeless Services (H&H) on Property Owner Engagement and Incentive Strategies and Discussion</u></p> <ul style="list-style-type: none"> a. A Place Called Home Video b. History of Property Owner Engagement Program <ul style="list-style-type: none"> i. Initiative began in Summer 2020 from Project Roomkey efforts during the pandemic ii. Original partnerships: East Bay Innovations, Building Futures, Abode, and BACS iii. Significant vacancy loss in 2020 iv. Grass roots efforts c. Purpose of Alameda County Property Owner Engagement Program <ul style="list-style-type: none"> i. Seeking property owners with units for rent to help enrolled participants in agency programs find stable housing ii. Building strong and lasting partnerships with property owners iii. Increase the number of housing units that are available to people who are experiencing homelessness d. Program Outreach and Engagement <ul style="list-style-type: none"> i. Presentations to Property Owners and Rental Housing Associations ii. Social media, cold-calling, housing search websites iii. Alameda County Health Marketing and Communications iv. AC Homes Hotline 510-777-2100 and email contact achomes@acgov.org v. Communication with Hotel Owners, SRO's, and others looking to acquire or sell a property or propose a new housing project vi. Property owners referring to other property owners – building a network e. Challenges and Barriers to Housing <ul style="list-style-type: none"> i. Stigma of the unhoused population ii. Criminal history 	<p>12:40 – 1:15pm</p>



<ul style="list-style-type: none"> iii. New credit eligibility law (SB 267) iv. Large security deposits (change in July 2024) v. Rental history and credit vi. Housing inventory vii. Income f. Property Owner Incentives <ul style="list-style-type: none"> i. Wrap-around support for property owners and tenants ii. Financial incentives: move-in bonuses, risk mitigation funds, rent arrears iii. Single point of contact iv. Incentives vary according to voucher programs and individual agencies programs g. Property Owner Contacts – Data Collection <ul style="list-style-type: none"> i. Bay Area Community Services (BACS): 2100 contacts per year ii. Property Owners consistently reach back out to BACS iii. Retaining Property Owner Relationships h. Housing Providers: 3-year trends <ul style="list-style-type: none"> i. Agency has dedicated resources to growing the housing portfolio to offer a variety of convenient and accessible housing options to as many of our participants as possible ii. From FY2021 to FY2023, Abode continued to engage property owners and steadily increased the number of units available to participants i. Future for the Alameda County Property Owner Engagement Program <ul style="list-style-type: none"> i. Develop a marketing strategy ii. Update H&H website iii. Identify new partnerships with housing partners iv. Improve data collection v. Increase visibility of program vi. Bring in new landlords vii. Consultancy j. Housing Capacity Committee – Ideas for Support <ul style="list-style-type: none"> i. Support marketing efforts – social media, radio, promotional video ii. Research regional programs working on landlord engagement iii. Develop new strategies for engagement in new rental climate k. For More Information: <ul style="list-style-type: none"> i. Abode: https://abode.org/landlords ii. BACS: http://www.bayareacs.org 	
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<p>iii. Alameda County Health – Housing and Homelessness Services: https://homelessness.acgov.org/property-owner.page</p> <p>I. Discussion</p> <ul style="list-style-type: none">i. Vivian Wan shared that the presentation could be discussed in light of the Racial Equity Framework that was also presented in the meeting. Historically, property owners have been called landlords but there is a movement away from the term “landlord” toward “property owner”.ii. Nic Ming shared that in 2023 the Racial Equity Committee spent a few months talking about the intersection of landlord engagement and equity. That was tabled because the Housing Capacity Committee was going to be launched. It would be beneficial to use the content from today to close the loop on that conversation.iii. Vivian Wan stated that there was a lot of conversation on the training front to figure out how we incorporate racial equity training into training for housing managers and how far along we bring property owner partners.iv. Qimmah Hameed noted it was very interesting sitting in the Housing Capacity Committee space to connect the racial equity work with the work with equitable sustainable housing options and confronting larger systemic equity issues and barriers.v. Vivian Wan shared that in the past, the work was called landlord engagement and it was the first time that Alameda County encouraged collaboration. Abode has really enjoyed having other partners. It’s nice to be able save relationships by connecting property owners with other partners when big issues come up.vi. Regarding data, Vivian Wan shared that HMIS is not the place for tracking but there is a controlled data base that can be accessible to housing providers, case managers, and housing navigators. It has a lot of potential but would need Alameda County support and resources.vii. Nic Ming noted this would be a great place to fold in racial equity principles.viii. Qimmah Hameed noted that a controlled database would allow smaller and more grassroots organizations that don’t have the same reach as larger organizations to provide wrap around support to clients.	
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<ul style="list-style-type: none"> ix. Colleen Budenholzer shared that the Committee should think about the need to standardize things like landlord incentives and mitigation funds. x. Stacey Burmaster noted that there can be a hiding and holding of resources for smaller providers. From Los Angeles, she has observed widely shared databases and it would be amazing to have workshops and trainings on building out databases and practices. 	
<p>6. <u>Debrief the EveryOne Home Spring Community Meeting</u></p> <ul style="list-style-type: none"> a. Committee members did not have time to take up this topic due to discussion on previous agenda items. 	<p>1:15 – 1:25pm</p>
<p>7. <u>Questions and June Agenda Items</u></p> <ul style="list-style-type: none"> a. Committee members agreed to continue the discussion on the Racial Equity Framework and the Property Owner Incentives Program at the next meeting of the Housing Capacity Committee. 	<p>1:25 – 1:30pm</p>

Committee Members Attendance

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

Public Attendance

- Oscar Macias
- Rebecca Kaplan
- Eleni Spiru
- Roman Rivilis
- Jasmine Yohai
- Amy Faulstich
- Karen Corpuz



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- Qimmah Hameed
- Courtney Pal
- Nic Ming
- Michai Freeman