



Housing Capacity Committee

July 17, 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/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 Purpose / Overview

The purpose of this month's meeting was to discuss a request from Alameda County Housing and Community Development (HCD) that the Housing Capacity Committee draft a letter to support a survey of rehabilitation and preservation needs for shelters, transitional housing, and permanent supportive housing. The goal of the survey will be for the be to inform the prioritization of preservation spending if the Regional Bond is approved in November. The Housing Capacity Committee voted to draft a letter to accompany the survey of rehabilitation



and preservation needs for shelters, transitional housing, and permanent supportive housing. The Committee reviewed and edited a draft letter and voted on its approval.

Agenda

| Agenda Item | Time |
|---|-----------------|
| 1. <u>Welcome/Introductions (Kris)</u> | 12:00 – 12:05pm |
| 2. <u>Review Ground Rules/Approval of Minutes (Jose)</u> a. The Committee approved the minutes from the Housing Capacity Committee meeting on May 15, 2024. | 12:05 – 12:10pm |
| 3. <u>Announcements and Public Comment (Kris)</u> a. The Home Together Year 2 Update was released and is available online: https://homelessness.acgov.org/reports.page b. There were no public comments. | 12:10 – 12:15pm |
| 4. <u>Letter and Survey of Rehabilitation and Preservation Needs for Shelters, Transitional Housing, and Permanent Supportive Housing</u> a. Alameda County Housing and Community Development (HCD) has asked the Housing Capacity Committee to draft a letter to support a survey of rehabilitation and preservation needs for shelters, transitional housing, and permanent supportive housing. The goal of the survey will be for the be to inform the prioritization of preservation spending if the Regional Bond is approved in November. b. Pauline Blackwell from HCD presented the request to the Committee. c. Sharon Cornu moved to draft the letter to accompany a survey of rehabilitation and preservation needs for shelters, transitional housing, and Permanent Supportive Housing. The motion was seconded and passed the motion unanimously. | 12:15 – 12:30pm |
| 5. <u>Draft Letter to Support Survey of Rehabilitation and Preservation Needs for Shelters, Transitional Housing, and Permanent Supportive Housing</u> a. Pauline Blackwell from HCD presented a draft of the letter for the Committee’s review and discussion. She also presented a spreadsheet that would be used to survey the respondents. b. Sharon Cornu suggested the dates are too close together and do not give enough time for a response. The date of the letter is | 12:30 – 1:00pm |



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| <p>September 3rd and the response is due September 6th. The Committee members will suggest that HCD adjust the dates to provide more time for responses.</p> <ul style="list-style-type: none">c. Sharon Cornu and Vivian Wan suggested that the language about preservation and construction seem too confusing. The Committee members agreed to remove it.d. Colleen Budenholzer asked about the survey categories and the Committee members discussed how to word the housing interventions that HCD is asking about.e. Genie Sullivan asked about what housing interventions will be funded by the regional bond and whether it includes non-permanent housing. Sharon Cornu shared a document that states there is a county-wide and City of Oakland allocation. The regional draft expenditure plan shows funds will be allocated with 52% to production, 15% to preservation, local government programs, and flexible funds. So she believes non-permanent housing could be funded if they are put in the expenditure plan.f. Vivian Wan shared that, while the Committee doesn't need to approve the spreadsheet, she doesn't want the survey to put an undue burden on the provider community. She is onboard with the Committee moving the letter forward if HCD gets input from asset managers on the survey who will have to fill it out before it is sent out.g. Nic Ming asked from a Racial Equity Committee and System Impact Committee perspective, who decides with is in the expenditure plan and what role does the Continuum of Care have in making that determination? Pauline explained that HDC is going across jurisdictions to gather information to inform the expenditure plan, but very specifically the regional bond. There will be opportunities in the future to make recommendations about where the funding is allocated.h. Michai Freeman raised that there is a lot of invisibility around accommodating people with disabilities so money must go a survey to find out how many providers and sites are accessible and how can we make more projects accessible and how do we educate provider about their legislative mandates. The Committee members recommended that a column is added to the survey.i. Vivian Wan moved to approve the letter's content and substance, but with permission for HCD to edit and wordsmith as necessary. The motion was seconded and passed unanimously. | |
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| <p>j. Vivian Wan also requested the minutes reflect that HCD should collaborate with at least 2 asset managers.</p> | |
| <p>6. <u>Develop List of Contacts to Receive Letter and Survey</u></p> <p>a. The Committee discussed developing a list of organizations and individuals who should receive the letter and the survey.</p> <p>b. Vivian Wan recommended contacting 211 for their list. Sharon Cornu recommended that HCD act as the primary contact for 211 and use their contacts.</p> <p>c. Committee members also recommended using the Housing Inventory Count (HIC) listserv.</p> <p>d. Michai Freemand and Genie Sullivan</p> | <p>1:00 – 1:25pm</p> |
| <p>7. <u>Questions and August Agenda Items</u></p> <p>a. HCD has requested to give a presentation on the 10 Year Plan. It will have a 45-day public comment period so receiving the presentation at the next meeting will be within the public comment window.</p> <p>b. Starting in August, the Housing Capacity Committee will have a regular agenda item with an update from the Racial Equity Committee.</p> <p>c. At a future meeting, the Committee will also discuss the presentation that was heard in May from H&H about property owner engagement initiatives and their suggestions for support for the Housing Capacity Committee.</p> | <p>1:25 – 1:30pm</p> |

Committee Members Attendance

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



Public Attendance

- Pauline Blackwell
- Nic Ming
- Courtney
- Micah Freeman