



**Housing Capacity Committee
August 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.

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-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 will be: (1) to hear an update on the letter and survey of rehabilitation and preservation needs for shelters, transitional housing, and permanent supportive housing; (2) to hear an update on the Regional Bond; (3) to hear



and discuss a presentation from Alameda County Housing and Community Development (HCD) on the Ten-Year Housing Plan; and (4) to hear and discuss a presentation on the Continuum of Care (CoC) Builds Notice of Funding Opportunity (NOFO) from the US Department of Housing and Urban Development (HUD).

Minutes

Agenda Item
<p>1. Welcome and Introductions (Kris)</p> <ul style="list-style-type: none"> a. Welcome and Introductions b. Review Ground Rules c. Approval of Minutes <p>Minutes for the July 17, 2024 meeting were approved.</p>
<p>2. Announcements and Public Comment (Kris)</p> <ul style="list-style-type: none"> a. Announcements: <ul style="list-style-type: none"> i. Alameda County HCD is accepting public comment on their Draft 10-Year Housing Plan (2025-2035). The feedback form is available here. ii. Home Together Year 2 Update was released and is available here. iii. 2024 Notice of Funding Opportunity was released! The Bidders Conference was held August 12th. For more information about the NOFO and other important dates, please visit the EveryOne Home website. b. There were no public comments.
<p>3. Update on the Regional Bond (Sharon Cornu, St. Mary's Center)</p> <ul style="list-style-type: none"> a. The Regional Housing Bond was removed from the November ballot. The reasons include a lawsuit that was brought opposing the measure as well as concern about public sentiment and how the Regional Housing Bond was polling. b. The Bay Area Housing Finance Agency (BAHFA) will conduct a study of low-income housing. c. There is another upcoming statewide measure that the Housing Capacity Committee should be aware of: Proposition 5. Similar to reform that was done for school bonds many years ago, this would allow housing projects to be brought online at a lower threshold. d. Discussion: <ul style="list-style-type: none"> i. Vivian Wan encouraged the Housing Capacity Committee to pivot to Proposition 5. She would argue that it's not a companion bill but could have a far bigger impact across the state. It is necessary for Proposition 5 to pass in order for Proposition 4 to pass. She says we have seen the



impacts with schools when the same kinds of measures were passed that lowered thresholds.

4. Update on Letter and Survey of Rehabilitation and Preservation Needs for Shelters, Transitional Housing, and Permanent Supportive Housing (John Lo, HCD)

- a. John Lo, Deputy Director of Alameda County Housing and Community Development (HCD) thanked the Housing Capacity Committee members and said their work on the language of the letter was invaluable.
- b. For next steps, they are working with asset managers on the content of the survey and are looking at alternative formats for the survey, rather than an Excel spreadsheet.

5. Presentation and Discussion on the 10-Year Housing Plan (Dylan Sweeney)

- a. Dylan Sweeney presented Alameda County's 10-Year Housing Plan, which is accepting public comment through September 27, 2024.
- b. Housing Cost and Cost Burden
 - i. Income has grown, but property values and rental prices have grown faster. The extremely high rents are driving homelessness. Homelessness is a housing problem.
 - ii. This has built out a "housing ecosystem" model, which breaks out populations by housing cost burden. There are 577,000 households in Alameda County. Thirty-seven percent are cost-burdened, meaning households are paying more than 30% of their income towards housing costs. 93,000 households are severely cost-burdened and 9,000+ are unhoused.
 - iii. There is a disproportionate impact. Households of color face higher rates of cost burden and severe cost burden. This is especially pronounced for black households, which are 17% more likely to be cost burdened and 13% more likely to be severely cost-burdened.
- c. 10-Year Strategy to Turn the Tide
 - i. The Housing Plan builds on the 3 "P" Framework put forth by the Committee to house the Bay Area (CASA).
 - 1. Produce enough housing for residents at lower income levels with the market does not support.
 - 2. Preserve the affordable housing that already exists.
 - 3. Protect current residents from displacement and homelessness where neighborhoods are changing rapidly.
 - ii. Declining Funding: Federal funding for affordable housing has declined dramatically due to a variety of factors. Federal dollars HCD receives no longer go as far to support affordability.
 - iii. Units Needed:



1. In total, Alameda County needs around 93,000 new affordable units.
 2. The need in our ecosystem can be broken down into 3 categories that build on one another.
 3. 17,455 units to end homelessness:
 - a. Including 4,195 PSH units, 3,190 PSH for medically frail households, 10,070 ALI units, and 2,200 new shelter beds
 4. 37,197 units to meet Regional Housing Needs Allocation (RHNA): Including 15,960 Extremely Low Income (ELI) units, 7,646 Very Low Income (VLI) units, and 13,591 Low Income (LI) units.
 5. 38,181 units to eliminate severe cost burden: Including 28,878 ELI units and 13,834 VLI.
- iv. Local Investment will be required: Need \$26.84 billion invested
 - v. Housing Plan and Racial Equity:
 1. Households of color, especially black households, disproportionately exposed to high housing costs due to persistent discrimination in both the private housing market and government programs.
 2. HCD draws on years of experience monitoring, evaluating, and reporting on equity issues to embed targeting and accountability in each of its programs.
 - vi. Measure A1's impact: Since A1 passed in 2016, the \$580 million has been a critical source of local funding supporting 90% of all affordable units produced in the County. It has enabled construction of over 4,170 new affordable units.
 - vii. Lessons learned: There is no silver bullet. Even treading water will require resources beyond what has been committed since 2000.
 - viii. Veteran Homelessness: Progress that has been made in reducing veteran homelessness shows that with significant investment and political will, we can reduce homelessness, even among those with a history of mental illness or substance use disorders.
- d. Strategies:
 - i. Production: Support new deed-restricted affordable homes to house under-pressure residents
 - ii. Preservation: Reinvest in existing affordable housing stock to ensure it remains affordable into the future
 - iii. Protection: Support the legal rights of tenants and stabilize them in the fact of eviction and displacement.
 - e. Next Steps: Public Comment and Board of Supervisors Consideration
 - i. HCD is committed to following a public and transparent process around the Housing Plan.
 - ii. The Housing Plan was published online.
 - iii. Public comment began August 1 and will last for 45 days.

- iv. HCD will take public comment, revise the Housing Plan and then refer the Housing Plan to the Board of Supervisors for approval.
- f. Discussion:
 - i. Ms. Shelley Gonzalez has requested that in honor of new participants and different types of learners that we make an efforts to expand on acronyms. John Lo shared some of the acronyms that had been included in the presentation, including Average Median Income (AMI) and Permanent Supportive Housing (PSH).
 - ii. Sharon Cornu shared that since Measure A1's passage, California enacted AB1043 creating category of acutely low-income, which is under 15% Area Median Income (AMI) or usually about \$1000 per month. This includes seniors on Supplement Security Income (SSI).
 - iii. Moe Wright shared that the presentation seems to imply that we need a complete reform of the system because we don't have enough resources to meet demand. Dylan Sweeney said that they went back and forth on whether to deliver a plan with these high numbers, but it was important to make clear that there are significant bottlenecks.
 - iv. Ms. Shelley Gonzalez said that it feels like a hopes and dreams presentation. She was expecting to see actionable slides and wants to know what Alameda County is doing with under and unutilized buildings.
 - v. Vivian Wan said that the strategy was obviously made when we were more hopeful. She asked if there is any consideration given that the Regional Bond was pulled from the ballot? Dylan Sweeney said that one of the action items for HCD is getting more money. They also have a menu of funding opportunities and are in conversations with the Board of Supervisors about a bond for Alameda County.
 - vi. Vivian Wan shared that we need to be careful about how we talk about cost per unit. The more funding sources we leverage means more layers of funding and makes the process of creating housing longer and more expensive. We are losing the battle of public perception.
 - vii. Dylan Sweeney and John Lo encouraged everyone to share their public comments online at: <http://www.achcd.org>.
- g. Though there were more comments and opportunities for discussion, the Housing Capacity Committee needed to address the next agenda item because it was time sensitive. The Housing Capacity Committee co-chairs will discuss how to help the Housing Capacity Committee continue this discussion after the meeting.

6. Presentation and Discussion on the Continuum of Care (CoC) Builds Notice of Funding Opportunity (NOFO) from the US Department of Housing and Urban Development (HUD) (Kate Bristol)

- a. Due to the limited time, the Housing Capacity Committee decided to take up the action item before the presentation.

- b. After confirming that quorum was present, Moe Wright moved that the Housing Capacity Committee created a subcommittee to support the Alameda County's application for funding in the CoC Builds NOFO. Vivian Wan seconded with the amendment that it be called a workgroup rather than a subcommittee. The amendment was accepted. The motion was passed with all Housing Capacity Committee members voting yes, except for Sharon Cornu who abstained.
- c. Kate Bristol gave an abbreviated version of her presentation. The full version of the presentation will be available in the materials.
 - i. The CoC Builds NOFO targets efforts within CoC geographic areas to address and reduce homelessness by adding new units of Permanent Supportive Housing (PSH) through new construction, acquisition, or rehabilitation through one-time awards.
 - ii. \$175,000,000 will be available nationally with 25 awards to be made. Alameda County can apply for up to \$10 million for one project.
 - iii. The Leadership Board has directed Kate Bristol to do the work on the application and delegated local metrics and scoring to the Housing Capacity Committee.
 - iv. Kate Bristol will develop a local Request for Funding (RFP) process and timeline, as well as provide support to the applicant that is chosen.
- d. Discussion:
 - i. Ms. Shelley Gonzalez asked if the workgroup could be opened to members of other Committees. Sharon Cornu said that timing could be a challenge. Kris Maun said his Workgroup will only be for the Housing Capacity Committee members. This is a task that has been assigned to the Housing Capacity Committee by the Leadership Group, though other Committees may have other tasks related to the Continuum of Care (CoC) Builds Notice of Funding Opportunity (NOFO).
 - ii. Moe Wright said there will likely be 10 applicants from Alameda County. He suggested reaching out to HCD for formatting of their processes.
 - iii. Vivian Wan said it is going to really competitive nationally so we should align our scoring with the HUD scoring.
- e. Kris Maun will email a follow-up to members of the Housing Capacity Committee to ask their interest in participating the workgroup. She will also work with Kate Bristol to include a timeline for the workgroup and the NOFO process.

7. Questions and September Agenda Items

- a. Due to lack of time, the Housing Capacity Committee did not address this agenda item.