



Housing Capacity Committee
September 18, 2024
12:00 – 1:30pm
Meeting 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 to review the presentation from Alameda County Housing and Community Development (HCD) on the 10-Year Housing Plan that was heard at the last meeting. The Committee members will then continue their



discussion on the 10-Year Housing Plan and vote on whether the Housing Capacity Committee will make recommendations for individuals and organizations interested in submitting public comment.

Agenda and Minutes

Agenda Item	Time
1. <u>Welcome/Introductions (Kris)</u>	12:00 – 12:05pm
2. <u>Review Ground Rules/Approval of Minutes (Kris)</u> a. Minutes for August 21, 2024 meeting approved.	12:05 – 12:10pm
3. <u>Announcements and Public Comment (Kris)</u> a. No public comment. b. Announcements: i. Fall Community Meeting will be Tuesday, October 29 th and Wednesday, October 30 th . ii. The event will be held at the California Endowment, 2000 Franklin Street, Oakland, CA 94612. A virtual option will be available. iii. Sharon Cornu asked how the agenda is being developed and whether there would be time for discussion. iv. Kris Maun explained that the agenda has been developed based on feedback from last meeting, requests from Committees and the Leadership Board, public comments, and feedback from people with lived experience. It has been an ongoing, dynamic process since the Spring Community Meeting. The agenda has been balanced with presentations but also plenty of time for discussion and interactions.	12:10 – 12:15pm
4. <u>Racial Equity Committee Report Out (Sepideh Kiumarsi, Racial Equity Liaison)</u> a. Sepideh Kiumarsi, Racial Equity Liaison, provided a report out from the recent meetings of the Racial Equity Committee. There have been discussions about Racial Equity Committee Liaisons in Committee meetings and they	12:15 – 12:25pm

will be developing suggestions in future meetings. They have recently heard from the HMIS Committee on how they are implementing the Racial Equity Framework into their workplan. They have also been working on reviewing the Notice of Funding Opportunity (NOFO) language and meeting goals for feedback.

- b. Sepideh Kiumarsi also shared a question from the Racial Equity Committee to the Housing Capacity Committee: Does the Housing Capacity Committee want the Racial Equity Committee to be involved with the Continuum of Care (CoC) Builds Notice of Funding Opportunity (NOFO) process?
- c. Kris Maun asked whether the Leadership Board had given any directive to the Racial Equity Committee regarding the CoC Builds NOFO. Moe Wright said Leadership Board did not include the Racial Equity Committee in the ask about the CoC Builds Workgroup, just the Housing Capacity Committee. But an announcement for interested parties will come out soon, no policy decisions made, or Committees selected to review documents, so there is plenty of time for the Racial Equity Committee to be involved. He is happy to invite the Racial Equity Committee to join next workgroup meeting. Sharon Cornu also expressed a desire for the Racial Equity Committee to be involved.
- d. Colleen Budenholzer said that the Request for Information (RFI) for the CoC Builds NOFO is being posted today, so the timeline is pretty tight due to US Department of Housing and Urban Development (HUD) deadlines but there is still room for the Racial Equity Committee to be involved.
- e. CoC Builds Workgroup members shared how racial equity has previously been discussed in the meetings. Moe Wright shared that the current application has points given for racial equity work, though there is not a lot of extra criteria. But it could be added as applicants come in.
- f. Ms. Shelley Gonzalez expressed that there is a need to used to integrating the Racial Equity Committee at the beginning of processes. The Leadership Board has a responsibility to integrate the Racial Equity Committee into all pieces of work. Participation needs to be engrained right away. She recommends more intentional integration.
- g. Kris Maun will follow-up with Ms. Shelley Gonzalez and Sepideh Kiumarsi about their availability to participate in the CoC Builds Workgroup because they serve on both the



<p>Housing Capacity Committee and the Racial Equity Committee. She will also work with Ms. Shelley Gonzalez and Nic Ming about extending an invitation to the Racial Equity Committee to participate, as well.</p>	
<p>5. <u>Review and Discussion on the 10-Year Housing Plan (John Lo and Sharon Cornu, Housing Capacity Committee Co-Chairs)</u></p> <ul style="list-style-type: none"> a. HCD has drafted the <u>10-Year Housing Plan</u> to drive Alameda County’s investments in housing affordability for the next decade. The Housing Plan will serve as a policy and planning framework for implementing efforts to address the housing and homelessness crisis impacting Alameda County. John Lo and Dylan Sweeney reviewed HCD’s presentation on the 10-Year Housing Plan from the last meeting of the Housing Capacity Committee. b. Sharon Cornu asked how we can show policymakers in that we have the capacity to make a difference? For example, the accomplishments of Measure A1 impressive. Alameda County kept the promise that 20% of resources would go to folks with greatest need. Alameda County set the pace for that. <ul style="list-style-type: none"> i. John Lo suggested that there are success stories related to veteran housing. He expressed appreciation for the feedback on elevating more success stories. John also added that HCD cannot advocate, but others can advocate for another housing bond, Measure W. c. Sharon Cornu asked what would the Housing Capacity Committee say the priorities should be with the resources in the plan? <ul style="list-style-type: none"> i. Dylan Sweeney said the lowest common denominator solutions is rough estimates of the need by housing type (e.g. Permanent Supportive Housing (PSH), Rapid Rehousing (RRH)). The report sets cost as the common denominator, which is where the housing burden cost chart comes from, and there are priorities laid out in the plan. ii. Caroline Toppee shared that there needs to be more housing funding available for those in RRH programs. She asked if would be possible for more funding to help for a longer period of time? She also asked what safety net exists to keep individuals from becoming homeless again? Caroline also 	<p>12:25 – 1:25pm</p>

<p>noted that a Homelessness Prevention Framework has recently been developed, which is being worked on by the Housing Stability and Homelessness Prevention Committee.</p> <ul style="list-style-type: none">iii. Nic Ming suggested that the Racial Equity Committee could be able to help develop recommendations, which may be able to develop into some kind of formula.iv. Ms. Shelley Gonzalez shared that we need to be touch on the problems, not on the people. In reviewing the 10-Year Housing Plan, she believes it is not comprehensive enough and is a rehash of what we are already familiar with. <p>d. Moe Wright stated that we've described the problem and the constraints; the solution is to go and find the funds. The current system cannot fund the current goals. He is not sure that is the role of the County, we need the electorate or the federal government as well. This is a governmental obligation that the government is not taking on. Moe asks if we can develop a corollary to this for advocacy by non-government partners?</p> <ul style="list-style-type: none">i. Dylan Sweeney shared that the 10-Year Housing Plan includes a section on county-level revenue that could be tapped into for this. He also asked what a document like the 10-Year Housing Plan could do to advance advocacy efforts.ii. Ms. Shelley Gonzalez observed that it seems like the only solution is need more funding and properties.iii. Nic Ming asked how the Continuum of Care (CoC) could be structured to drive that, if the government cannot do it. <p>e. Courtney Pal asked if there is a plan that provides steps forward for housing development and what role Alameda County can meaningfully play in accelerating housing development? She also shared that RCD has submitted a public comment.</p> <p>f. Gary Tia observed that a lot of other communities are presenting 3- or 5-year plans, rather than a 10 year plan. He asked why the plan is for 10 years, which seems unrealistic to other people when shorter time frames with more concise action could be easier to approve.</p>	
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- i. Dylan Sweeney explained that a 10-year plan gives a higher level of understanding, though it doesn't give specific operations. They are hoping that the Board of Supervisors can accept it so that subplans can be developed with the 10-Year Housing Plan providing guidance.
 - ii. John Lo added that 5-years is also too short when thinking about how to plan housing development. The 10-Year Housing Plan will also align with the Home Together Plan.
- g. Nic Ming asked if the 10-Year Plan is just saying what the general need is and what the County's position is on what needs it can meet? He also asked how the 10-Year Housing Plan addresses that fact that new developments and housing production is just generally too expensive?
 - i. Sharon Cornu noted that development is dealing with so many things, including pressure from external markets and rising housing costs. At this point, people on Supplemental Security Income (SSI) cannot actually rent housing at this point.
- h. Sharon Cornu has recommended that the Housing Capacity Committee develop a one to two page public comment with feedback and recommendations for priorities. She will work with her staff at St. Mary's Center to create a short letter that lays out high level priorities. She will send it out to the other Committee members by email for edits and comments. Alameda County staff will abstain from participating. The final public comment will be submitted by the deadline of October 1, 2024.
 - i. Colleen Budenholzer noted that the real solution will require heavy financial investment, but also policy changes such as tenant protections, rent control, and eviction prevention.
 - ii. Ms. Shelley Gonzalez observed that Oakland has plenty of empty and abandoned buildings, who are the authorities and entities that are responsible for correcting it? We are missing the opportunity to implement attainable solutions. We cannot end homelessness any more than poverty, hunger, etc. There's much more available to repair, reuse and retain and be practical.



6. <u>Questions and October Agenda Items</u>	1:25 – 1:30pm
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Committee Attendance

John Lo	Present
Colleen Budenholzer	Present
Xochitl Ortiz	Present
Moe Wright	Present
Stacey Burmaster	Present
Vivian Wan	Absent
Sepideh Kiumarsi	Present
Sharon Cornu	Present
Genie Sullivan	Absent
Ms. Shelley Gonzalez	Present
Jared DeFigh	Absent
Isamar Ochoa Dominguez	Present
Caroline Topee	Present

Public Attendance

- Nic Ming
- Gary Tia
- Nicole Adibi
- Dylan Sweeney
- Courtney Pal
- Imani Baylor