

LEADERSHIP BOARD OAKLAND, BERKELEY/ALAMEDA COUNTY
COC

Leadership Board
Thursday, September 26, 2024
2:00-4:30pm
Minutes

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.

Attendance

Committee Members

Adrienne Chambers	Alameda County Probation	Present
Annie Bailey	City of Fremont, Co-Chair Youth Committee	Present
Anissa Basoco-Villarreal (sub for Andrea Ford)	Alameda County Social Services Agency	Present
C'Mone Falls	City of Oakland, Co-Chair LB	Present
Darin Lounds	Housing Consortium of the East Bay	Present
Frank Rogers	Community Member	Present
Jonathan Russell	Alameda County Housing and Homelessness Services	Present
Josh Thurman	City of Livermore	Present
Kate Hart	SAVE, Co-Chair OAC Committee	Present
Laurie Flores	City of Fremont	Present
Liz Varela	Building Futures	Present
Michelle Starratt	Alameda County HCD	Present
Moe Wright	Community Member, Co-Chair LB	Present
Ms. Shelley Gonzalez	Community Member	Present
Nic Ming	Community Member	Present
Paul Berry	Community Member, YAB member	Present
Peter Radu	City of Berkeley	Present
Ray Corona	Co-Chair SCF Committee	Present
Suzanne Warner	Alameda County Housing and Homelessness Services	Present
Tunisia Owens	Family Violence Law Center, Co-Chair Racial Equity Committee	Present
Vivian Wan	Abode	Present

Oakland, Berkeley/Alameda County CoC

Brenda Wadsworth	Community Member	(absent)
Deidre Wan	Community Member	(absent)
Doug Biggs	Alameda Point Collaborative	(absent)
Jason Earl	City of Dublin, Co-Chair HSHP	(absent)
Paulette Franklin	Alameda County Behavioral Health Care Services	(absent)
Sharon Cornu	St. Mary's Center	(absent)
Shatae Jones	Alameda Alliance for Health	(absent)

Public

Alan Guttirez	Alameda County H&H
Amy Garlin	
Carole Marasovic	
Christoverre Kohler	Community member
Dani S.	Alameda Alliance for Health
David Amaral	All Home
Dylan Sweeney	AC HCD
Evette	
Isamar Dominguez	
Jen Lucky	H&H
Kate Bristol	Kate Bristol Consulting
Kerry Abbott	Alameda County
Kristy Greenwalt	
Patrick Anderson	Community member, The Intelligent Human Voice Podcast
Riley Wilkerson	Alameda County

Staff

Aram Hauslaib	Homebase
Jose Lucio	Homebase
Kim Natarajan	Homebase
Tania Morales	Homebase

Agenda and Minutes

1. Welcome and Introductions (Moe Wright)

- a. Moe Wright reminded all that there is a pre-meeting, usually the Monday before the meeting on Thursday, where the agenda items are reviewed and questions taken. This meeting is for voting members of the board only. Any board members in need of an invite should please email homebase for access.

<p>2. Leadership Board Public Comment (C'Mone Falls)</p> <p>a. No comments.</p>
<p>3. Approval of minutes, August 15th, 2024 (C'Mone Falls)</p> <p>a. One edit was received to correct the date from August 16 to August 15. The change was made and then minutes stand as final. No roll call vote was needed.</p>
<p>4. Homeless System Updates (All)</p> <p>a. Peter Radu gave an update about the Unsheltered Workgroup. With respect to encampment prioritization matrix, which was developed by the Alameda County Mayor's Council's Technical Working Group on Homelessness (TWG), this matrix has now been recommended to the CoC by seven Cities' mayors. After weeks of discussion and ongoing lack of consensus within the small group, on September 5th the Unsheltered Workgroup decided to ask Outreach Access and Coordination Committee, at their meeting on September 11th, what is the best direction to take next. The Workgroup proposed three options: 1) Take no part as CoC in the encampment response; 2) Join the Technical Working Group's encampment prioritization matrix and edit the prioritization matrix but maintain one document for which the CoC can edit and reflect its values, or 3) Make an independent response document that stands separate from the Technical Working Group's document that describes the CoC role in encampment response. Unfortunately, at the Outreach, Access, and Coordination Committee's meeting on September 11 —the item was unable to be voted upon due to lack of quorum. The City of Berkeley is now requesting this question be addressed at the next Leadership Board meeting. Moe Wright answered that the CoC cannot ignore this issue and proposed to add this item back to the next OAC meeting, which is on October 9th. It was decided that the OAC will make a proposal with recommendations/decisions for the Leadership Board's Council members to vote on at the October 10th Board meeting.</p>
<p>5. Leadership Board Updates (C'Mone Falls)</p> <p>a. Kim Natarajan shared that the community meeting is scheduled to be on Tuesday, October 29th and Wednesday, October 30th and will be held at the California Endowment, 2000 Franklin Street, Oakland, CA 94612. A virtual option will be available. Programming will be from approximately 9am to 4pm with a full agenda to be announced at a later date. Please save the date. Anyone with questions may contact alameda@homebaseccc.org.</p>
<p>6. Consent Agenda (Moe Wright)</p> <p>a. Extension of Temporary Artificial Intelligence (AI) Policy</p> <p>b. Nominations to Committees</p> <p>c. MOU for Stability Vouchers Livermore</p> <ul style="list-style-type: none">• Moe Wright explained the new feature of the consent agenda where the main goal is to combine action items into one vote. This procedure will save time in meetings. It was clarified that if an item needs further discussion, it can be pulled off the consent agenda and can be discussed separately at either the same meeting or brought to the next meeting. The consent agenda in this month's meeting packet included

information about AI policy, Nominations, and a Memorandum of Understanding (MOU) for Stability Vouchers.

- Vivian Wan requested to pull item 3., MOU for Stability Vouchers Livermore. This request was granted.
- Nic expressed that for item 1., the use of AI, the policy approach to AI in the CoC regarding action by the governor is to use AI to support homelessness. Moe Wright answered that the motion is to extend the policy until February 2025. C'Mone Falls requested to add it to the Board meeting agenda in January or February for further discussion.

Action Item I

- i. Moe Wright made a motion to approve the Consent Agenda, items 1 and 2 only, also noting to discuss item 1 again on a later agenda before February 2025. Seconded by: Jonathan Russell.

Discussion: None.

- ii. Roll Call Vote:

AYES: Adrienne Chambers, Anissa Basoco-Villarreal, Annie Bailey, C'Mone Falls, Frank Rogers, Josh Thurman, Kate Hart, Jonathan Russell, Laurie Flores, Liz Varela, Michelle Starratt, Moe Wright, Ms. Shelley Gonzalez, Peter Radu, Paul Berry, Ray Corona, Vivian Wan.
NOES: None.

ABSTAINS: Darin Lounds, Nic Ming, Tunisia Owens.

- iii. Motion passes with 17 yes votes.

- A new member asked when she will be able to vote on items discussed. Kim Natarajan answered that new members who were nominated by the Nominations Committee were invited to come to this meeting, but they need to be officially seated by a vote during a community meeting before they can vote. Frank Rogers suggested to keep running the program where new members are matched with buddies of members of the Board. Kim Natarajan stated that new members whose confirmation is still pending can expect to be officially seated at the General Community Meeting on Day 2, October the 30th, and they'll be able to vote at the Board meetings following that.
- Item 3., MOU for Stability Vouchers Livermore: Vivian Wan had a question about the criteria for veterans regardless of housing or homeless situation and if there is a lot of portability of vouchers as Livermore is some of the smallest of the five Public Housing Authorities, and whether that is clear in the MOU. Alan Guttirez answered that they used a boiler plate eligibility to ensure the broadest eligibility for the stability vouchers, but they were prioritized through Coordinated Entry prioritization process for those with the greatest needs and longest time being homeless. There are a total of five stability vouchers and they have prioritized all five people. They are in the process of submitting their documents to the Housing Authority. The Executive Director from Livermore Housing Authority, Sarah Ramler, was also on board with that language being included and the H&H staff deferred to the ED's position to proceed. Members proceeded to move forward with the vote.

Action Item II

- i. Michelle Starratt made a motion to authorize the Leadership Board Co-Chairs to sign MOU with HUD for new Stability Housing Vouchers.

Seconded by: Frank Rogers.

Discussion: None.

ii. Roll Call Vote:

AYES: Adrienne Chambers, Anissa Basoco-Villarreal, Annie Bailey, C'Mone Falls, Darin Lounds, Frank Rogers, Josh Thurman, Kate Hart, Laurie Flores, Liz Varela, Michelle Starratt, Moe Wright, Ms. Shelley Gonzalez, Peter Radu, Paul Berry, Ray Corona, Vivian Wan.

NOES: None.

ABSTAINS: Jonathan Russell, Nic Ming, Tunisia Owens.

iii. Motion passes with 17 yes votes.

7. Racial Equity Committee Report Out (Tunisia Owens)

- a. Nic Ming presented the [Racial Equity Guiding Framework](#) principles and how they relate to CoC committees work plans and Racial Equity priorities. Nic also discussed the process of connecting through liaisons and integration of equity in committee work through them. Right now, the Racial Equity Committee is discussing how it can apply the principles of the RE Framework to advance its work in other committees. Meetings with specific committees will be held to discuss this further. As an example, the HMIS Committee is ahead and is developing equity connection templates. The committee will look for higher-level activity and engagement with committee co-chairs about how they can utilize the racial equity framework to discuss root cause analysis. Nic shared that the Learning Community meeting, which takes place on the third Tuesday of each month from 12-2:00 pm, provides additional space to focus on this discussion given how other committee's agendas are packed. A flyer with details was shared in the chat.
- b. Kim reminded the group that there is a list of all acronyms listed at the top of all agenda and provided the [link](#) in the chat.

8. NOFO Progress Report (Kate Bristol)

- a. Kate Bristol gave an update of the regular NOFO and the CoC Builds NOFO ongoing processes. The NOFO committee met the morning of September 26th to agree on the proposed Rank and Review list of projects. Applicants who submitted projects were notified on September 27th. After a brief appeals period, the R&R final list will be voted on at the next Leadership Board meeting on October 10.
- b. The CoC Builds NOFO, a first time HUD grant available for CoC's to fund acquisition, rehab or new construction projects, starts in Alameda with an initial Request for Information (RFI). Agencies interested in applying need to complete some initial information to see if they meet the threshold. The due date to submit the RFI is October 1st, 5:00pm. After evaluation of the RFI candidates, only one project proposal will be submitted by the CoC. The CoC Builds final application deadline for the CoC to submit is November 21st, 2024. More information can be found [here](#).

9. HUD Technical Assistance Update (Abt Global)

- a. Due to time constraints, this agenda item was tabled.

10. Home Together Refresh Planning (Alameda County H+H)

- a. Jonathan Russell presented the [Home Together plan](#) refresh proposal. The current Home Together plan was written to through the end of 2026. Now is the time to begin drafting the next five years of the plan. The goal is to design a process of input and collaboration with many partners to develop the plan update, inclusive of today's Board feedback. Today's presentation is intended as a draft process proposal for comment, and the revised process proposal will be brought back at the October Board meeting. The presentation outlined a proposed plan refresh process for drafting Home Together 2030. Jonathan explained why do a refresh now, process objectives, plan objectives, the pillars and a final summary of CoC key roles and tentative timeline. Pillars of the planning process named were:
 - i. Pillar 1. System modeling, including a System Modeling Technical Work group that will be comprised of CoC representatives, City, etc.;
 - ii. Pillar 2: Updated Racial Equity analysis to include working with REC and with a RE analysis Technical Work group;
 - iii. Pillar 3: Strategy identification to include using CoC committees to obtain feedback on strategies relevant to their areas of domain as outlined in the charter;
 - iv. Pillar 4: Engagement of residents with lived experience.
- b. The following is part of the discussion with questions and feedback from members:
 - Michele Starratt agreed that it is time to update the plan to better understand how to fund these initiatives as the scale and scope of the issue has far exceeded local resources compared to what the CoCs are getting from the state.
 - Vivian Wan stated that some parts of the Housing and Community Development 10-year plan that was recently released in draft may become obsolete as it refers to Home Together 2026. Vivian emphasized it is important for the many plans to intersect and to create a big plan — to learn what cities and counties do in terms of resources — that drives towards solutions. Jonathan Russell answered that the cost projections are not too far off and the goal is to integrate them all in one approach so we can create nested plans to be working in one direction, with the intention to recognize a diverse application of the local plan. Michelle Starratt also agreed and was open to ongoing coordination between the two plans.
 - Patrick Anderson recommended to integrate the Homeless Hiring Tax Credit as part of the 2030 plan, where employers can receive a tax credit ranging from \$2500 to \$10,00 to eligible employees. The Alameda County Workforce Development Board agency posted a [link](#) to the flyer.
 - Nic Ming suggested that for Pillar 1, the workgroup be named 2030 Refresh Workgroup. Jonathan Russell also noted that System Impact Committee may have a close alignment in an ongoing way with the plan development, as SIC is the holder of data planning and also restated the Leadership Board is the primary point of contact for the Home Together refresh planning group. Jonathan mentioned there could a combination of engagement with multiple CoC workgroups and to identify particular topics areas, such as to work closely with REC. Jen Lucky clarified that term working group includes level of time and hours and capacity to put into the work where a structure is needed to report on progress. Jonathan Russell

stated that County and City staff have been given the assignment to bring alignment and strategy of city's relationship and strategies in terms of inter jurisdiction level on the planning process which must include a wide variety of partners.

- Peter Radu mentioned that the Mayors' Technical Working Group is excited about working on strategies that are countywide but to also be tailored to each City.
- Nic Ming asked if the EveryOne Home composition rule of committees and workgroups apply here in terms of level of participation of people with lived experience in the planning process. Jonathan Russell answered that it is important to maintain that goal and would like feedback about participation plans.
- Next steps will be to bring back more concrete ideas on partnership structures for the planning process at the October meeting. Potentially the Leadership Board may designate three or four people to be part of the Home Together Plan Refresh working group. Interested parties can email Jen Lucky, Policy and Planning Coordinator at jlucky@acgov.org.

11. Alameda County 10 Year Housing Plan (Michelle Starratt, HCD)

- a. Michelle Starratt shared that public comment for the 10-Year Housing Plan remains open and it can be submitted online at this [site](#). Michelle explained that every city has a housing plan per a requirement of State of California based on income levels where it needs to identify places where those housing units can be built. The issue is it can have unrealistic expectations that local government can do more with the limited resources they have. Extremely low and very low-income people are struggling as housing prices have more than doubled since 2011. The next step is for the plan to go to the Board of Supervisors in the next couple of months.
- b. Dylan Sweeney proceeded to present an overview of the 10-Year Housing plan that included information about: Alameda's housing crisis, local homelessness and housing data, the cost of housing vs. supply and demand, dramatic increase of housing cost over 50 years, the overall housing ecosystem: cost burdened households, and the disproportionate impact on some groups. The 10-year strategy hopes to turn the tide, noting a need for increased housing supply in the context of declining funding. More units are needed, local investment will be required. Finally Dylan noted Measure A1's impact, lessons learned, trends in veteran homelessness, and next steps with public comment processes and the Board of Supervisors final consideration to come.
- c. Michelle added that for 30 years, California used to have a dedicated source of funding that came through redevelopment where 20% of all redevelopment funds went to build low-income housing, but that ended in 2011. Since then there has not been a dedicated local source of funding, except for Measure A1. Anyone interested in more information about the 10-Year Housing Plan from HCD can reach out to Dylan Sweeney. Dylan.Sweeney@acgov.org

12. Community Meeting Agenda Preview (Kim Natarajan)

- a. Due to time constraints, this agenda item was not discussed.

13. Closing (Kim Natarajan)

- Discussion on upcoming agenda items for next meeting:
 - a. The next Leadership Board Meeting is rescheduled for October 10th, 2024 from 2-4:30 PM to accommodate the NOFO schedule.