



**THE OAKLAND, BERKELEY/ ALAMEDA COUNTY CoC
Housing Stability and Homelessness Prevention Committee
October 9, 2024
1:30-3:00 PM
Minutes**

Link to Zoom Meeting
Phone: [1 386-347-5053](tel:13863475053)
Meeting ID: 83085774509

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.

Helpful links:

- **Google drive folder** for the Housing Stability and Homelessness Prevention Committee: https://drive.google.com/drive/folders/1zPoP9Q_HT-Q9rCaXvKazzlURH-vfndxt?usp=drive_link
- **Website page** (on EveryOne Home website) for the Housing Stability and Homelessness Prevention Committee: <https://everyonehome.org/about/committees/housing-stability-and-homelessness-prevention-committee/>
- **Acronyms and Glossary:** https://docs.google.com/spreadsheets/d/1I8hFMAU2IE-FqYmK8TZ9Hp40vmS1zRck9EBEbPlbwy8/edit?usp=drive_link

Committee Purpose

The purpose of the Housing Stability and Homelessness Prevention Committee is to develop strategies and collaborations to prevent new homelessness, including for formerly homeless people who have moved into housing. Learn more about the Committee's purpose [here](#).

Meeting Purpose / Overview

The purpose of this meeting will be to receive a presentation from the City of Berkeley on the City of Berkeley's homelessness prevention programs and to continue the Committee's discussion of Work Plan priorities from the meeting on September 11, 2024. The goal of the meeting will be to rank their Work Plan priorities in the order in which the Committee will work on achieving the identified goals.

Agenda Items

1. **Welcome/Introductions** (Kris Maun, Homebase)

- a. Minutes from September 11, 2024 were approved.

2. **Public Comment** (Kris Maun, Homebase)

- a. Richard Nudelman stated that Governor Gavin Newsom is pulling funding from Alameda County for homelessness resources. He wants to discuss how that affects people and wants to know people's thoughts on the subject. He specified that if specific counties don't focus on cleaning up tent cities and cleaning up homelessness, Governor Newsom will not give funding to them.
- b. Kris Maun shared that the Homebase Criminal Legal System Initiative will be presenting on person-centered approaches to encampment response, which will include information about Governor Newsom's Executive Order and an opportunity for discussion.

3. **Announcements** (Kris Maun, Homebase)

- a. The Fall Community Meeting will be Tuesday, October 29 and Wednesday, October 30, 2024. The event will be held at the California Endowment, 2000 Franklin Street, Oakland, CA 94612. A virtual option will be available. The registration form and agenda can be found on the [EveryOne Home](#) website. Registration closes October 18th.
- b. Homebase is reminding all committees in the CoC to create an inclusive meeting space by eliminating the use of jargon and saying the whole name of things instead of just acronyms. Homebase staff will be proactive in reminding meeting attendees of this norm and ask people to spell out acronyms and define jargon.
- c. 'A Rising Tide' Virtual Screening will take place October 15th during the CoC Learning Community Space. The screening will be followed by a panel discussion.
- d. Jason Earl, co-chair, shared he is leaving the Housing Stability and Homelessness Prevention Committee. Kris Maun will send an email to the committee with details about the now open co-chair position.

4. **Racial Equity Committee Report Out** (Kelly Hoffman, Racial Equity Liaison)

- a. The Racial Equity Committee (REC) is fleshing out a workplan and identifying how to have the most impact. The REC will be participating in evaluating coordinated entry for the Continuum of Care (CoC) with an equity lens.
- b. The REC is developing talking points for liaisons as they work in their committees.
- c. There is a new monthly Learning Community on the 3rd Tuesday of the month from 12PM-2PM. Please email alameda@homebaseccc.org to be added to the calendar invite.
- d. As the Housing Stability and Homelessness Prevention Committee defines its role in oversight and monitoring, the Committee should look for points of connection with REC. The Housing Stability and Homelessness Prevention

Committee will seek ongoing consultation and feedback on how we think about the Prevention Framework.

5. Meeting Time and Location

- a. Due to time, the Committee members did not discuss this item.

6. Presentation from the City of Berkeley

- a. The City of Berkeley presented to the Committee on the City of Berkeley's homelessness prevention programs, specifically the Housing Retention Program. Myette Anderson from the City of Berkeley and Anne Omura from the Eviction Defense Center presented.
- b. Overview:
- i. The Housing Retention Program (HRP) offers a one-time payment of rental arrears and utility arrears for up to 6 months, including late fees, for families and households undergoing financial hardships.
 - ii. Assistance does not exceed \$8,000 per household during 2-year period
 - iii. Goals: Assist families and individuals at risk of homelessness, decrease homelessness
- c. Highlights from FY21-FY24 Prevention Strategy:
- i. Local policy extended eviction moratorium beyond Alameda County to allow tenants to better transition between housing.
 - ii. Both local and federal funding sources were used. Over 60% of funding for HRP program were from local funds, making the guidelines more flexible.
 - 1. Kelly Hoffman asked which federal funding sources were used. Jennifer Vasquez answered that it was the Community Development Block Grant CARES Act (CDBG-CV) program and HOME Investment Partnerships American Rescue Plan Program (HOME-ARP).
 - iii. Proactive outreach to landlords through rent board.
 - iv. Strategic awarding and prioritization, leveraging existing relationships with landlords.
 - v. Legal counseling and referrals to other resources, working with tenants ahead of time to plan for when their subsidy ended, helping educate tenants on when their subsidy would run out.
 - vi. Varied interventions, partnered with BACS to transition people into a shallow rent subsidy program.
 - vii. Overall proactive and consistent communication with tenants and partners to ensure people had the resources they needed.
- d. FY21-FY25 HRP:
- i. Total funding: \$9,091,822, 37% federal funds, 63% local funds
 - ii. FY21-FY24: 919 households unduplicated
 - iii. Average grant per household: \$6,5000
- e. City of Berkeley Retention Programs heading into Fiscal Year 2025:
- i. Shifting from broad pandemic response to more focus on homelessness
 - ii. Working with less funding this year, main two funding sources: HOME-ARP (federal) and local funds

- iii. Targeting funding to those with highest need
- f. Identifiers of Highest Risk:
 - i. Extremely low income
 - ii. Households that do not have sufficient resources, savings, or support networks.
 - 1. It was noted that University of California Berkeley has a fund for low-income students and those students are considered to have a support network for the purposes of this program.
 - iii. Households who were previously homeless
 - iv. Other characteristics: elderly head of household, disabled, minor children
- g. Next steps to grow and sustain program:
 - i. Priority is to identify and secure stable funding. Current funding might be impacted by Measures BB, CC, and W (on the ballot in Berkeley for the November 5, 2024 election).
 - ii. Improve program efficiency as regulations and rules and systems change. Changing data management and tracking systems.
 - iii. Continued varied intervention programs.
- h. Discussion:
 - i. Christoverre Kohler shared that he feels presentations like this don't appear to match actual lived experience with City of Berkeley and its contracted agencies.
 - ii. William Mendoza stated that, as a housing provider, his agency has tried to ask the Housing Authorities to place an unused project-based vouchers on a unit that has a household that is struggling financially, but unfortunately, they do not agree. This would help many families. This would help with displacement and homeless prevention.
 - iii. Kelly Hoffman asked whether the City of Berkeley did an evaluation or follow-up to see if folks were still housed? And when thinking about prioritization, did you consider any specific demographics?
 - 1. Anne Omura of the Eviction Defense Center in Berkeley answered that the Rent Board helped provide names of tenants who were getting nonpayment notices and check against their databases to make sure people hadn't fallen behind. They only had three households that had to relocate once the subsidy ended. The program is shifting to focus on setting people up to pay rent moving forward.
 - iv. Kelly Hoffman asked how did they reach people who were not in traditional leases?
 - 1. Anne Omura answered that there was lots of outreach to other services like food pantries and they did intakes in the community. They also did multilingual outreach through Berkeley Unified.
 - v. Christoverre Kohler said people who have vouchers are on different lists/status than people covered by Rent Board. It seems like there are different resources available to different groups. As a participant, when a grievance with BACS that has to get elevated to City of Berkeley, the City of Berkeley doesn't have a grievance policy mechanism.

1. Anne Omura answered that the Rent Board doesn't have authority over subsidized housing, so they tried to reach out to nonprofit housing providers to get them to refer clients to the Eviction Defense Center. They have a contract that covers subsidized housing so Eviction Defense Center can provide rental and legal assistance to those tenants.
- vi. Ms. Shelley Gonzalez asked about the communication and resource packets that are provided to tenants. What is given to people facing eviction? Where can the Committee find that set of resources? She noted that it's hard to navigate all the various criteria and barriers that make it difficult to find the right resources. It is also hard to make choices of who's eviction is more urgent.
- vii. Anthony Stott, Cal Pep noted that a lot of clients don't have the proper information about unlawful evictions or where to get the support. His organization, Cal Pep, will try to get people into the right direction.
- viii. In the discussion, Committee members also addressed the overrepresentation of Black families and individuals in the data, the success of community partnerships in outreach efforts, and the need to start intervention and prevention efforts much earlier for people at-risk of becoming homeless.
- ix. In the discussion, Kelly Hoffman shared that City of Oakland Housing and Community Development (HCD) is working to evaluate if they have created unnecessary rules and regulations. She also shared the [Stay Housed resource](#).

7. Defining the Committee's Oversight and Monitoring Role

- a. The Committee members continued their discussion from the Committee meeting on September 11, 2024. The Homelessness Prevention Framework has given the Housing Stability and Homelessness Prevention Committee an oversight and monitoring role. In the last meeting, the Committee members identified key priorities for homelessness prevention programs that align with the Committee's purpose, roles, and responsibilities.
- b. In the September meeting, Committee members identified four Work Plan priorities for work this Committee can do on homelessness prevention:
 - i. Prevention Program Data and Metrics
 - ii. Promotion and Marketing of Prevention Programs
 - iii. Prevention Program Evaluation
 - iv. Program Eligibility and Prioritization
- c. Discussion Question: What does it mean for this committee to serve as an oversight body? (specifically for the countywide homelessness prevention framework)
 - i. Anthony Stott asked whether the Committee is a group that can strategize and brainstorm programs and services that can be introduced in the community.
 1. Kelly Hoffman and Kris Maun clarified that the Committee can't create programs. But in the monitoring role, the Committee can ask for certain type of reporting or data, and the Committee can

help define success and evaluation in programs. The Committee can also make recommendations about how funding can be allocated.

- ii. Jeannette Rodriguez shared what's in the Prevention Framework. The Framework designates the Housing Stability and Homelessness Prevention Committee as the public body responsible for ongoing public information and recommendations for implementing the homelessness prevention response.
- iii. Kelly Hoffman suggested that the Committee review the Homelessness Prevention Framework again for next meeting. Discussion about how the committee's future recommendations might impact county decisions. Questions from the committee about how much influence the committee has and if they can audit programs at a participant level by looking at HMIS entries.
- iv. Luke Barnesmoore suggested working with partners that aren't always considered part of the Homelessness Response System, such as senior centers or faith-based organizations. Getting upstream means partnering with people that the CoC hasn't partnered with before.
 - 1. Kelly Hoffman suggested that as a topic for next meeting. The Committee can consider what is the data source for collecting countywide prevention data (like All Home)? And how can the Committee leverage skill sets and knowledge of the Committee, community partners, and others that that may not be in the Homelessness Response System?
- v. Christoverre Kohler shared that the continuing absence of a basic Complaint/Grievance process, which is required by the US Department of Housing and Urban Development (HUD) as a Continuum of Care (CoC) qualification and despite years of acknowledging the absence, reappearance in agendas and meetings, it stands as a pungent demonstration of how much actual oversight or authority may or may not exist.

8. Next Meeting is Wednesday, November 13, 2024 from 1:30-3:00

Committee Members

Dot Theodore	Absent
Dylan Sweeney	Present
Eleni Spiru	Absent
Kelly Hoffman	Present

Jake Medcalf	Absent
Jason Earl	Present
Jeannette Rodriguez	Present
Logan McDonnell	Present
Luke Barnesmoore	Present
Grecia Mannah-Ayon	Present
Ms. Shelley Gonzalez	Present
Richard Nudelman	Present
William Mendoza	Present
Anthony Stott	Present

Public Attendance

Homebase Staff:

- Kris Maun
- Morgan Bernados

Public:

- Annie Lagunas, SAVE
- Myette Anderson, City of Berkeley
- Anne Omura, Eviction Defense Center
- Christoverre Kohler, Community Member
- Jennifer Vasquez
- Brittany Carnegie