



Housing Capacity Committee
October 16, 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 was to: (1) receive an update on the CoC Builds Workgroup and the progress on Alameda County's application for funding to the CoC Builds Notice of Funding Opportunity (NOFO), and (2) discuss and finalize the



Committee’s public comment to Alameda County Housing and Community Development (HCD) on the Ten-Year Housing Plan.

Agenda

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 September 18, 2024 were approved.	12:05 – 12:10pm
3. <u>Announcements and Public Comment (Kris)</u> a. <u>Public Comment:</u> There were no public comments. b. <u>Community Meeting Announcement</u> i. Community Meeting will be Tuesday, October 29th and Wednesday, October 30th ii. The event will be held at the California Endowment, 2000 Franklin Street, Oakland, CA 94612. A virtual option will be available. iii. <u>Full agenda</u> and <u>registration form</u> are available on the <u>EveryOne Home website</u> . iv. If you have any questions, please email alameda@homebaseccc.org . v. Committee members asked if the Community Meeting is mandatory and Kris Maun clarified that it is not but it is highly encouraged for Committee members to participate. c. <u>Reminder of Meeting Norms</u> i. Removing jargon from meeting spaces, use the whole word not just the acronyms. These spaces are to be open and welcoming for anyone unfamiliar with the housing world jargon. ii. Homebase, co-chairs, and others will step up in providing more guidance around supporting this meeting norm.	12:10 – 12:15pm
4. <u>Racial Equity Committee Report Out (Ms. Shelley Gonzalez)</u> a. <u>Ms. Shelley Gonzalez provided the Racial Equity Committee (REC) report out:</u>	12:15 – 12:25pm



<ul style="list-style-type: none"> i. The REC did a Racial Equity and Racial Justice workshop for the HMIS Committee. ii. Due to conflicts, the CoC Builds Workgroup asked the REC if any members would volunteer to score applications for the CoC Builds Notice of Funding Opportunity (NOFO). Sabrina Abong and Fiani Johnson have volunteered. <p>b. <u>Discussion:</u></p> <ul style="list-style-type: none"> i. Nic Ming asked how the REC can participate in the CoC Builds Workgroup. Kris Maun shared that the REC is supporting the Workgroup with two members who have volunteered as scorers. She also expressed appreciation for the REC members' enthusiasm because they had more volunteers from REC than there were openings for scorers. Nic requested that the REC be provided with a follow-up report. 	
<p>5. <u>Update on the CoC Builds Workgroup (Kate Bristol)</u></p> <p>a. <u>Update on the CoC Builds Workgroup:</u></p> <ul style="list-style-type: none"> i. Kate Bristol presented an update on the CoC Builds Workgroup, which was created to support Alameda County's application for funding in the <u>CoC Builds Notice of Funding Opportunity (CoC Builds NOFO)</u>. ii. Through the CoC Builds NOFO, the U.S. Department of Housing and Urban Development (HUD) will make up to 25 grants nationwide. Each collaborative applicant can submit one application for up to \$10 million in funding to create new Permanent Supportive Housing (PSH) units. Applications must be submitted to HUD by November 21, 2024. iii. The collaborative applicant, Alameda County, is working with EveryOne Home to submit an application. The Leadership Board delegated the task of reviewing and scoring the applications to the Housing Capacity Committee. The Housing Capacity Committee voted to create the CoC Builds Workgroup to perform this work. iv. Alameda County released a Request for Information (RFI) to identify projects that would potentially qualify. The County received five responses. Of the responses received, four met HUD's threshold 	<p>12:25 – 12:40</p>



<p>requirements to qualify for funding under the CoC Builds NOFO. All four projects are for acquisition and rehabilitation.</p> <ul style="list-style-type: none"> v. Through the CoC Builds Workgroup, a group of scorers will review the applications and determine which one Alameda County should submit to HUD. <p>b. <u>Discussion:</u></p> <ul style="list-style-type: none"> i. Nic Ming asked when the Leadership Board would receive the application for their approval. Kate Bristol clarified that, unlike the regular Notice of Funding Opportunity (NOFO), this application does not require Leadership Board approval. The CoC Builds NOFO only requires a letter signed by the Leadership Board president or the Committee, which can be accomplished by the CoC Builds Workgroup and Housing Capacity Committee. There is also a timing issue because the application is due on the date of the next Leadership Board meeting, so approval would prevent the application from being submitted on time. ii. Nic Ming stated that the Leadership Board should have involvement, just like the regular NOFO. Kris Maun clarified that the Leadership Board has been involved since the announcement of the CoC Builds NOFO and delegated this task to the Housing Capacity Committee in a prior meeting. Nic Ming requested clarification on how the Leadership Board will ratify the process. Kris Maun said she would confer with the Homepage team and follow-up with Nic after the meeting to answer his question. iii. Ms. Shelley Gonzalez asked about how the process will be debriefed and data from the CoC Builds NOFO shared with the Racial Equity Committee (REC). Kris Maun said she would confer with the Homepage team and follow-up with Ms. Shelley to discuss how to create a space for debriefing the CoC Builds NOFO process. 	
<p>6. <u>Finalize Public Comment to Alameda County Housing and Community Development (HCD) on the Ten-Year Housing Plan (Sharon Cornu)</u></p> <ul style="list-style-type: none"> a. <u>Overview:</u> 	<p>12:40 – 1:25pm</p>



<ul style="list-style-type: none">i. HCD has drafted the Ten-Year Housing Plan 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.ii. The Committee members discussed the Ten-Year Housing Plan, as well as the proposed public comment to HCD. <p>b. <u>Discussion:</u></p> <ul style="list-style-type: none">i. John Lo recused himself from the discussion due to a conflict of interest.ii. In Section 3(a)(iii), the Committee members discussed how to refine the language.<ul style="list-style-type: none">1. The Committee members discussed whether language should be “humans”, “individuals and families”, and whether pets or service animals should be included.2. Members decided to focus on “individuals and families” and add “Everyone deserves a home.”iii. In Section 3(c), the Committee members changed language to pursuing new strategies “at scale” because scaling strategies that work is good but scaling new strategies could be dangerous.iv. In Section 3(c)(2), the Committee members decided to remove the two-year description from the rapid rehousing time-frames.v. In Section 3(d), the Committee members discussed what minimum should be set aside for individuals who are extremely low-income.<ul style="list-style-type: none">1. Nic Ming asked what modeling shows to help determine the percentage and how many units of housing are needed.2. John Lo stated that, based on the Alameda County Housing Report, over 17,000 to end homelessness and 93,000 units are needed to relieve cost burdened households.3. Sharon Cornu recommended that the Committee focus on the 17,000 units needed to end homelessness.4. Vivian Wan agreed because, from a resources perspective, unless the	
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<p>community has a cost per resource the units created at the lowest level cost more than people who just need a little bit of help.</p> <ul style="list-style-type: none"> vi. Nic Ming asked whether the Committee would be presenting the public comment at the Fall Community Meeting. Kris Maun stated that it would be included in the State of the Continuum of Care (CoC) presentation as work that the Committee has completed. Nic stated he believes it would be a good equity activity to present it. c. Action Item: Motion to approve the Housing Capacity Committee’s public comment on the Ten-Year Housing Plan. <ul style="list-style-type: none"> i. Caroline Topee moved to approve the public comment. Vivian Wan seconded the motion. ii. Committee members voted to approve the public comment unanimously, with John Lo abstaining. 	
<p>7. Questions and November Agenda Items</p> <ul style="list-style-type: none"> a. The next meeting of the Housing Capacity Committee is November 20, 2024. b. The November meeting agenda will include a debrief of the Fall Community Meeting, including a debrief and discussion of the presentation on the Ten-Year Housing Plan. c. Because it will be the one-year mark for the Housing Capacity Committee, the agenda will also include a discussion of what has been accomplished. 	1:25 – 1:30pm

Committee Member Attendance

John Lo	Present
Colleen Budenholzer	Absent
Xotichl Ortiz	Absent
Moe Wright	Absent
Stacey Burmaster	Present
Vivian Wan	Present



Sepideh Kiumarsi	Absent
Sharon Cornu	Present
Jared DeFigh	Absent
Isamar Ochoa Dominguez	Present
Ms. Shelley Gonzelez	Present
Caroline Topee	Present

Public Attendance

- Kate Bristol
- Courtney Pal
- Nic Ming
- Nicole Adibi
- Qimmah Hameed
- Alicia
- Tia Gary
- Dr. Kenisha Bryant