



THE OAKLAND, BERKELEY/ ALAMEDA COUNTY CoC
Housing Stability and Homelessness Prevention Committee
January 8, 2025
1:30-3:00 PM
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.

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-FqYmK8TZ9Hp40vmS1zRck9EBEbPIbwy8/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 was to: (1) vote on a new Racial Equity Liaison, (2) review the definition of homelessness prevention, (3) review the current list of homelessness prevention programs in Alameda County and identify any missing programs, and (4) receive training on conducting a Racial Equity Impact Analysis (REIA) in order to conduct a REIA at the February meeting.

Agenda Items

1. **Welcome/Introductions** (Logan McDonnell, Co-Chair)

- a. Minutes from November 13th, 2024 were approved.

2. **Public Comment** (Logan McDonnell, Co-Chair)

- a. Richard Nudelman: Wants to know how people are feeling about current events on a personal level.
- b. Freeway: Shared that a friend passed away last night. It is a reminder that this is why we do the work we do. They died without ever getting the promise of housing.
- c. Logan McDonnell: Asked the Committee to take a moment of silence for National Homelessness Memorial Day.
- d. Sky Mihaylo: Shared that the Harvard Kennedy School [Government Performance Lab \(GPL\)](#) invites EveryOne Home members to the [virtual launch of our Data-Driven Decision Making Training Series](#).
 - i. Introduction to Data-Driven Decision Making, January 24, 2025, 10am-11am
 - ii. Data Foundations, January 24, 2025, 11:05am-12pm
 - iii. Sessions will be held over Zoom. If interested in attending, please [register](#) for one or both training sessions by [filling out this form](#) and share this invitation with colleagues.
 - iv. Email skymihaylo@hks.harvard.edu if you have questions.
- e. Anthony Stott: Looking forward to 2025. Cal-Pep piloted a program that did end up housing people. But when we think about prevention, some people also feel more comfortable outside, so we need to focus on supporting people's transition to living inside and living outside their comfort zones.
- f. Kris Maun will share a public comment in writing with the Committee via email after the meeting. Kris reminded everyone that they can submit public comment via email to alameda@homebaseccc.org.

3. **Announcements** (Homebase)

- a. Morgan Bernados from Homebase is asking for voting committee members to sign their annual Conflict of Interest forms, please check for her email.
- b. Community Learning Space January: This month the theme will be a conversation on Point in Time Count. To request a monthly learning topic, email nicming@socialimpactwheel.org.

4. **Racial Equity Committee Liaison Vote** (Logan McDonnell, Co-Chair)

- a. Action I: Logan McDonnell moved to appoint Freeway Blalock as the Racial Equity Liaison for the Housing Stability and Homelessness Prevention Committee.
 - i. Seconded by: Kelly Hoffman
 - ii. AYES: Dylan Sweeney, Jeannette Rodriguez, Grecia Mannah-Ayon,

Kelly Hoffman, Logan McDonnell, Luke Barnesmoore, Eleni Spiru, Ms. Shelley Gonzalez, Richard Nudelman, William Mendoza, Anthony Stott, Freeway Blalock

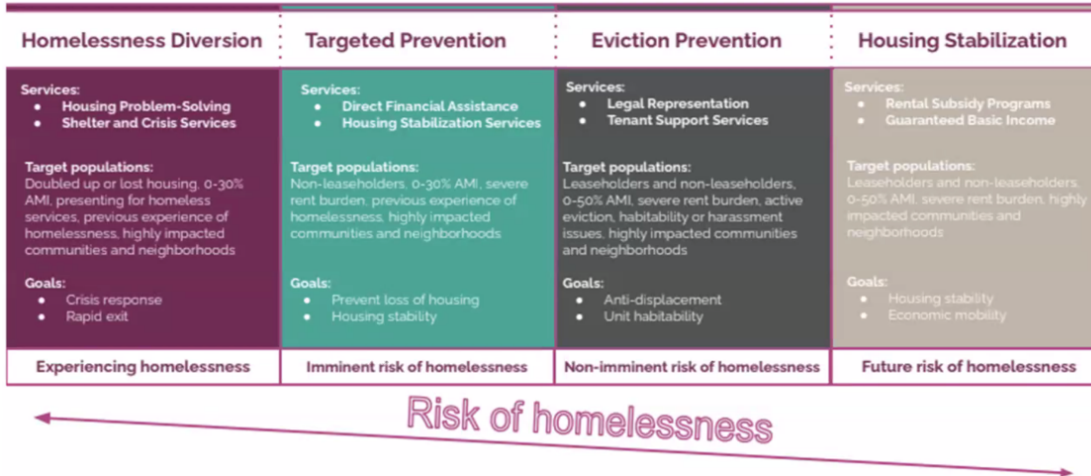
- iii. Motion passes unanimously with 12 Aye votes, 0 Nay votes, 0 Abstentions.

5. Review Definition of Homelessness Prevention and Homelessness Prevention Programs (Kelly Hoffman, Co-Chair)

a. Overview of Agenda Item:

- i. The Committee reviewed the definition of homelessness prevention for the Committee’s work. The Committee also reviewed the current list of homelessness prevention programs in Alameda County and identify any homelessness prevention programs that are missing from the list.

Prevention Is a Continuum



b. Discussion on Definition of Homelessness:

- i. Luke: The definition of “imminence” has not felt accurate. Fourteen days, which is HUD’s definition of imminent homelessness, has not been enough time to house people in the past. Are there funding streams that could support work outside the 14-day limit? We know from our work that imminence cannot be measured or given one specific timeframe.
- ii. Freeway: With the data collection, who were the organizations or bodies that did that and what demographics were included? And does the data capture exiting shelter prematurely or wrongfully?
 - 1. Kelly: When we think about highest risk and who gets prioritized for services, it’s based on the Point in Time (PIT) count – which we know is an undercount – as well as the statewide studies from UCSF/Benioff. There are a lot of academic reports that help paint the picture. The data

also includes stories from the ground and interviews and surveys.

- iii. William (shared in chat): <https://tippingpoint.org/bay-area-impact/> This organization is funding eviction prevention efforts; they allocate funds to other organizations that work directly with the community.
 - iv. Kelly Hoffman: We have these in neat boxes, but we acknowledge that people don't always fit in these categories.
 - v. Anthony Stott: With eviction prevention, some people don't know their rights or know to document things or conversations, don't take pictures. Some landlords are shady, and people feel like they're getting played but they don't have proof of the conversations or violations they are experiencing. We need a pamphlet or zine as a starter kit explaining their rights and best practices for people when they move into housing.
- c. Review List of Homelessness Prevention Programs:
- i. Existing list:
 - 1. City of Berkeley
 - 2. Keep Fremont Housed
 - 3. Keep Oakland Housed
 - 4. Safe Passages
 - 5. Stay Housed
 - 6. Tri-Valley
 - ii. Discussion of List of Homelessness Prevention Programs:
 - 1. Anthony Stott: HELP and seasons of sharing, should they be on this list?
 - 2. Jeannette Rodriguez: That's connected to Alameda County Social Services so that could be a good presentation to have.
 - 3. Luke Barnesmoore: Are we looking to schedule more presentations? Are we looking for organizations only in Alameda County, or could we invite people who are doing prevention work in other areas? Don't think we need to add many more presentations; eager to start doing the work and getting the stakeholders together and raise money.
 - 4. Freeway suggested adding MidPen to the list.
 - 5. Grecia Mannah-Ayon: Should we add Bay Area Community Services (BACS) to list? Logan McDonnell shared that Keep People Housed is on the list and is a BACS program.
 - 6. Richard Nudleman shared about his experience with Tuff Sheds.
 - 7. Freeway: Are these organizations providing stabilizing services? Wants to uplift Richard's comment as well as a common experience.
 - 8. Kris Maun: All these programs have an existing prevention program that meet the prevention definition we just gave.
 - 9. Luke Barnesmorre shared a [link to Serving Seniors](#) in chat.

10. Freeway: This conversation is also not helpful if we are the only ones talking about it.
11. Luke: Introduced the concept of “Lodger’s Law” as an old law that creates problems by classifying some people as residents vs. tenants vs. occupants vs. lodgers. Some of these classifications require less notice or have less protection than others, so that is often used to disadvantage people. Front Porch and Leading Age (a registered lobbying organization) are working on a bill that would remove “Lodger’s Law” from the books.
12. Kris Maun: When asked whether there were any restrictions on the Committee in supporting legislation, said there are certain restrictions on lobbying. However, Committee members can engage in any political action or advocacy in their individual capacity.
13. Anthony Stott: Abode and other shelter services and BACS CES points all work together to also provide some prevention services.
14. Logan McDonnell: Important to note that rapid rehousing is part of the coordinated entry system and prevention is not.

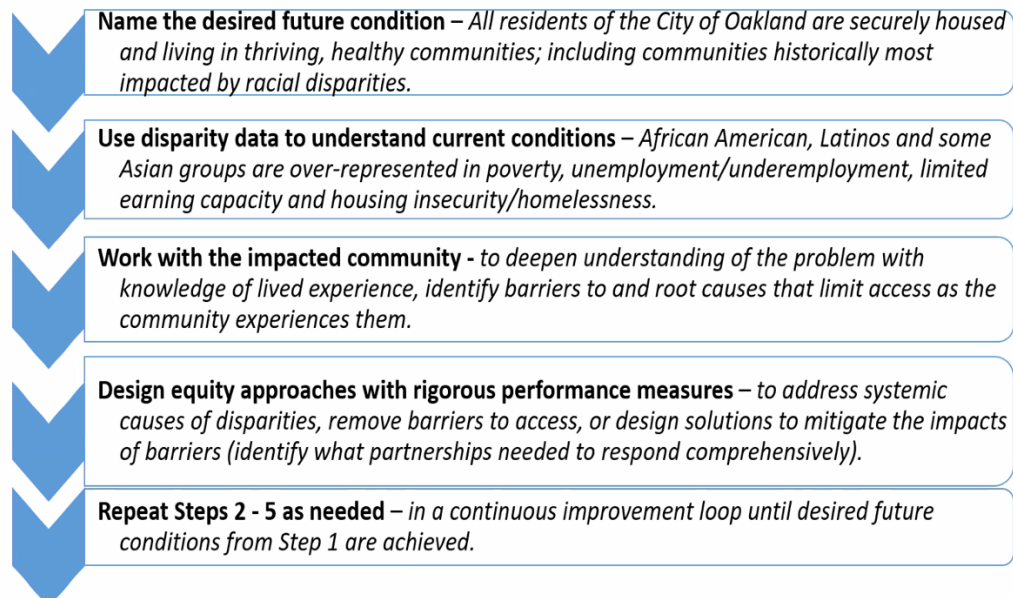
6. Racial Equity Impact Analysis (REIA) Training (Kelly Hoffman, Co-Chair)

a. Overview of Agenda Item:

- i. The Committee received Racial Equity Impact Analysis (REIA) training. At the February meeting, Committee members will conduct a REIA for their Prevention Program Chart project.

b. Highlights from Presentation:

To Design Action for Equitable Outcomes



i. Step 6: Implementation



ii. Step 7: Evaluation – Results-Based Accountability

1. What are the measures determining whether underserved groups are better off?
2. How will we measure racially equitable outcomes?
3. How can the community and other stakeholders be kept informed?

c. Discussion:

- i. Freeway requested a copy of the slides.
- ii. Kelly Hoffman reminded folks that this information sinks in best when you practice applying it. The Committee will practice applying the framework in their February meeting.
- iii. Freeway: Does a framework like this then help turn into resources and

advocacy opportunities? Kelly Hoffman said conceptually, yes, how can we use this process to think about equitable resource allocation?

- iv. Qimmah Hameed: I find Step 3 - identifying the right stakeholders – difficult sometimes. What do you do when you realize you actually have the wrong or not enough stakeholders at the table?
 - 1. Kelly Hoffman: Important to be open to being wrong and flexible and pausing a process to make sure you're being inclusive and getting the right people to the table. It can often become biased to who you see all the time and there is privilege in being able to actively participate, so must be mindful of who is not in the room.
- v. Ms. Shelley Gonzalez: We have literature from 1900's HUD about lead and past segregation practices and past discrimination with Section 8 vouchers. So, in terms of maintaining housing, once we get past redlining and discrimination, the system piece is important. Even if we get the incentives for landlords or getting acceptance of lower income – getting in is one thing and maintaining is another. What have we built into the systems that are not allowing people to maintain housing and are advancing inequities? We need system audits and new structure. We don't just need more housing or money; we need to audit the system and structures and internal issues that don't help people stay housed. If we don't address internal stuff, it's just thoughts and prayers. Who has the impact to make those changes? People with lived experience have stories of how many experiences could've been prevented and avoided.
 - 1. Kelly Hoffman: Appreciates the comment. Think the REIA framework can be applied to how resource allocation can be designed. Can also use this framework to measure success at a program level and think more holistically about if projects and programs are actually improving people's lives or not, and that includes maintain housing.

5. Next Meeting is Wednesday, February 12, 2025 from 1:30-3:00 (Logan

McDonnell, Co-Chair)

- a. Upcoming Agenda Items: Review Prevention Program Chart Project Plan and Conduct Racial Equity Impact Analysis for Prevention Program Chart Project
- b. Kris Maun asked Committee members if they want to break the Prevention Program Chart into two charts, but Jeannette Rodriguez suggested that they break the project into 2 phases.
- c. Kelly Hoffman reminded everyone that the goal of the Prevention Program Chart isn't just to get information but to share the resources with the community and develop best practices and recommendations. Another goal

is preparing to work with the County on the Prevention Framework they've put together.

- d. Ms. Shelley Gonzalez also reminded the Committee the importance of cross-collaboration with other CoC Committees, such as the CoC Standards, Funding, and Compliance Committee and the System Impact Committee. Helps us give some teeth to our recommendations. If we do this correctly, we can have a real impact and tangible outcomes, maybe even HUD taking notice.
- e. Kris Maun and Kelly Hoffman mentioned that the project plan does include cross-committee collaboration.

Committee Member Attendance

Dylan Sweeney	Alameda County HCD	Present
Eleni Spiru	Swords to Plowshares	Present
Kelly Hoffman	City of Oakland	Present
Jeanette Rodriguez	Alameda County H+H	Present
Logan McDonnell	BACS	Present
Luke Barnesmoore	Home Match—Front Porch	Present
Grecia Mannah-Ayon	City of Alameda	Present
Ms. Shelley Gonzalez	Leadership Board	Present
Richard Nudelman	Emerging Leaders	Present
William Mendoza	Resources for Community Development	Present
Anthony Stott	Cal-PEP	Present
Freeway Blalock	Wood Street Commons/ West Oakland Homeless Union	Present

Homebase Attendance

- Morgan Bernados
- Kris Maun

Public Attendance:

Email: Alameda@Homebaseccc.org

- Sky Mihaylo, Government Performance Lab
- Isamar Ochoa Dominguez, Community Member, Leadership Board
- Qimmah Hameed, Bay Area Community Services (BACS)