



**THE OAKLAND, BERKELEY/ ALAMEDA COUNTY CoC
Housing Stability and Homelessness Prevention Committee**

March 12, 2025

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-Q9rCaXvKazziURH-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) review the definition of homelessness prevention and the Committee's purpose, and (2) review, discuss, and approve the Prevention Program Chart Project Plan, Prevention Program Chart Template, Homelessness Program Survey, and Person with Lived Experience Survey.

Minutes

1. Welcome/Introductions (Dylan Sweeney, Co-Chair)

- a. Minutes from February 12th, 2025 approved.

2. Public Comment (Dylan Sweeney, Co-Chair)

- a. No public comment.

3. Announcements (Kris Maun, Homebase)

- a. The Harvard Kennedy School [Government Performance Lab \(GPL\)](#) invites you to join our Data-Driven Decision-Making Training series. These trainings are virtual and open to anyone working in and around homelessness prevention and response work in Alameda County. The intended audience is those new to data.
 - i. Please register for the training [here: bit.ly/gpltraining](https://bit.ly/gpltraining).
 1. Unpack & Interpret Data | Friday, March 14 at 10 am - 12 noon: Learn strategies for disaggregating data to better understand what your data is telling you.
 2. Communicate with Data | Friday, April 11 at 10 am - 12 noon: Bring all your learnings from previous sessions together and focus on how to present data to support action-oriented meetings and conversations.
 - ii. Please reach out to Sky Mihaylo (skymihaylo@hks.harvard.edu) if you have any questions.
- b. Acronym Glossary Project
 - i. EveryOne Home is updating the Acronym Glossary. We aim to create more inclusive, equitable, and collaborative environments for committee spaces. This glossary will increase shared understanding for all partners. [You can view the current Acronym Glossary here.](#)
 - ii. Your feedback is essential to this process! You can provide feedback through the [Acronym Glossary Feedback Form](#) or by attending a virtual Acronym Glossary Focus Group on March 25, 2025 from 9:00am to 10:00am. The Zoom information for the Acronym Glossary Focus Group is included below.
 1. Acronym Glossary Focus Group
 2. Tuesday, March 25, 2025, 9:00am to 10:00am
 3. [Zoom Link](#), Meeting ID: 816 0763 5572
- c. Committees Now Recruiting for more Voting Members! Applications will be open until March 14th, 2025, see [application link](#) for more information.

4. Racial Equity Committee Report (Morgan Bernados, Homebase)

- a. In lieu of a Racial Equity Liaison presentation, Morgan Bernados gave an update on the Racial Equity Committee.
- b. **Resources compiled by the Racial Equity Committee for navigating the current political climate:**
 - i. Article and list of resources: <https://www.racialequitytools.org/resources/fundamentals/special-topics/countering-attacks-on-racial-equity>
 - ii. [snopes.com](#) – Helps fact check news and information
 - iii. Article: [10 ways to be prepared and grounded now that Trump has won](#)
 - iv. [7 Free Mental Health Apps](#)

- v. [Bay Area Local Emergency Dispatch Numbers](#)
- vi. [988 Lifeline](#) as a 24/7 resource
- vii. [Mental Health First: 510-999-9641](#)
- viii. Self-care workshop at the April 15th CoC Learning Community, [Zoom link here](#)

5. Review Definition of Homelessness Prevention and the Committee's Purpose (Dylan Sweeney, Co-Chair)

- a. The Committee reviewed the definition of homelessness prevention for the Committee's work as well as the purpose of the Housing Stability and Homelessness Prevention Committee.
- b. Richard Nudelman (Community Member): How is the recent influx of migrants impacting the lack of housing? Also, a lot of people are considered "occupants" instead of "tenants." As an occupant, they can be kicked out within 48 hours whereas tenants get a 30-day notice if they don't meet the requirements to stay somewhere. It would be significant if more people were marked "tenants" in leasing agreements.
 - i. Dylan: Agree this is a good thing to lift up, want to make sure target prevention and eviction prevention services are mindful of those nuances.
- c. William Mendoza (Resources for Community Development): I'm on the ownership side and work more with filing for eviction, and a lot of times when [Resources for Community Development] is in the eviction process, tenants are able to pay back the rent. But also, when we look at their income, its often that the tenant is no longer able to pay the rent or lost their jobs. Age can also be a factor. Ideal to find them a new place to live instead of going through the court process of eviction. Previously worked with an organization in San Francisco that had housing navigation services to look for affordable and low-income housing. There is a similar system in Alameda County but seems less prevalent.
 - i. Luke Barnesmoore (Home Match): Eviction services and putting so much of our prevention resources into legal defense really doesn't work for older adults living on a low fixed income. We can't defend them out of a lawful eviction that arises from them not being able to pay rent. When the next step is that an eviction defense providers starts asking for unreasonable settlements and leveraging cost of fighting a very lawful order in court to push a landlord into paying those unreasonable settlements, we're really pouring a lot of money into a system that isn't doing a lot to resolving problems for older people, and we're shutting a lot of housing out of the market from folks who will not participate in the market because of the practice of the group to extort landlords for giving lawful notice. So then we're talking about shallow subsidies and other kinds of intervention that actually help.
 - ii. Kris offered creating a space for more in-depth dive into types of prevention services during a future meeting.

- 6. Review Prevention Program Chart Project Plan, Prevention Program Chart Template, Homelessness Prevention Program Survey, and Person with Lived Experience Survey** (Kris Maun, Homebase and Dylan Sweeney, Co-Chair)
- a. The Committee reviewed and discussed the Prevention Program Chart Project Plan, the Prevention Program Chart Template, the Homelessness Prevention Program Survey, and the Person with Lived Experience Survey.
 - b. Kris Maun began by giving an overview of the Prevention Program Chart Project Plan and the Chart Template.
 - c. **Opening discussion:**
 - i. Hugo Ramirez (City of Oakland): Will be a question about prioritization and targeting? Doesn't need to be too in the weeds but still wants to ask because prioritization is what makes a program targeted prevention. Different than just eligibility, but deeper into prioritization of applicants.
 1. Kris shared that the conversation has happened before, but is also happening in the work with Government Performance Lab (GPL) in identifying what Key Performance Indicators are in prevention programs. We will look more at the survey questions and this isn't the end all be all, but this is good for us to think about if we want to ask about prioritization now or in the development of key performance indicators, how people are even tracking prioritization.
 2. Dylan does want to have that conversation later when we go to the survey questions. We are trying to get this information from a few directions, to categorize service providers and type of services, and who is being served. As we craft the questions we need to discuss if we want to get granular about who is getting served or how the program is administered and collecting the information in a way that lets us compare different providers.
 - ii. Richard: 211 does not work, however it is recommended all the time
 - iii. Hamilton Hunt (BOSS): Last time we discussed surveys are notoriously heavy loaded, so want to make sure we keep the survey effective and utilize information that's already public facing. Shared a spreadsheet of initial information gathering. Also have great interest in the report-out process. So often these projects end up staying on the shelf and don't move the needle. Want this group to think through how we really share this information, i.e. giving laminated versions to housing navigation or putting QR codes around the city.
 1. Dylan and Hamilton discussed that since we are working in tandem with Government Performance Lab (GPL), we want to focus on deliverables they need first and then discuss further communications strategies afterwards.
 - iv. Luke recommend the Committee tap into data from David Amaral and the Home Together Refresh, make sure we're aligned with what they are doing. The Committee agreed with this recommendation.
 - d. **Discussion on the Prevention Project Chart Template**
 - i. Dylan gave an overview of the template as is.

- ii. Hugo: In terms of prioritization, is that something that has already been considered? Don't want to push it in case it's already been determined not to ask that.
 - 1. Dylan: Hasn't been discussed but we are trying to keep the survey brief.
- iii. Luke: Agree with Hugo, in the [Home Together Refresh] System Modeling Workgroup, we have discussed that 1 in 6 people who receive prevention services actually stay housed. Thinks prioritization is important to include in the eligibility conversation.
 - 1. Kris asked if that's a question should be instead asked in the GPL Key Performance indicators, or this project, or after both.
 - 2. Hugo: Doesn't want to overthink it, thinks it could be a simple question like "How are applicants prioritized?" Seems important to ask in tandem with eligibility.
 - 3. Dylan: If they survey is to take the outer bounds of what's possible in our system, the prioritization question feels broad and can add complexity as prioritization can be tied to funding and population, wants to make sure the question is not only easy to ask but also easy to answer.
 - 4. Hugo: Doesn't think it's a bad thing if the answers are broad and not standardized, but not super insistent on it for this phase of the project, want to make sure we ask it eventually
- iv. Sky Mihaylo (Government Performance Lab): The point that Hugo and Luke have raised could be couched in the capacity piece. To me the targeting point, and part of the reason we target services, is because we have a limited amount of services. If you were to add that question about prioritization, is there a way to build it off the eligibility and capacity question? But definitely hear the concerns about the survey being simple to ask.
- v. Kris reminded the Committee the scope of this Committee's project and the Government Performance Lab. There will be further collaboration using the results of both projects, and perhaps this landscape along with the GPL Key Performance Indicators could be an opportunity to dig into prioritization in a deeper way.
- vi. Luke agreed the initial purpose of this project is to get the map first of the programs so we know who to circle back with later to get more information, such as prioritization.

- vii. *Action I.* Luke Barnesmoore moved to approve the Prevention Program Chart Project Plan and Prevention Program Chart Template as presented.
Dylan Sweeney seconded the motion.
- viii. *No discussion.*
- ix. Roll Call Vote:

Yes: Dylan Sweeney, Jeannette Rodriguez, Grecia Mannah-Ayon, Luke Barnesmoore, Hamilton Hunt, Eleni Spiru, Ms. Shelley Gonzalez, Richard Nudelman, William Mendoza

No: None.

Abstain: None.

- x. The motion passes with 9 Yes votes, 0 Noes, and 0 Abstains.

e. Discussion on Prevention Program Survey for Providers

- i. Kris screen shared a current draft of the Prevention Program Survey for Providers
- ii. Dylan flagged adding an option for unincorporated services generally or name some unincorporated. Maybe put in parentheses next to unincorporated with some examples,
- iii. Eleni Spiru (Swords to Plowshares): Are we going to share this survey with all agencies that use HMIS?
 - 1. Kris and Dylan shared that is up to the Committee, we can brainstorm potential audiences at a future meeting.
- iv. Sky: Without adding too much more complexity, providing examples of what types of "other information" would be welcome (i.e. details about how you prioritize applications, challenges reaching certain populations, etc.) might help further flesh out responses without creating more questions.
- v. Jennifer Vasquez (City of Berkeley): Regarding the question about funding sources (Question 5), currently Berkeley is using multiple funding sources that are flexible and different funding sources have different eligibility criteria. Maybe add some examples or groups of eligibility such as using a target AMI, formerly homeless, residency, income eligibility, other, or make it more of a checkbox so it's helpful on the backend for the analysis.
- vi. Jeannette Roriguez (Alameda County Health, Housing and Homelessness Services) agrees the more we have "free text" options the harder it will be to aggregate the data on the back end. Also, for Question 9 interested to see what % of funding is for each program
- vii. Dylan: Wants to consider who will be filling out the surveys and how much of that information is accessible to people
- viii. Richard in chat: This list is wrong
- ix. Kris asked if the Committee cares about length of funding or is it just about if the funding is renewable or sustainable?
 - 1. Hugo thinks sustainability and renewability is more important
 - 2. Jeannette shared she had misread the length of funding question as about how long clients can get resources, so agree it might not be the right question
 - 3. Dylan also asked how can we make the question less open-ended, and difficult to answer because we are also giving

- people an opportunity to answer multiple funding streams so length of funding is not going to broadly apply
4. Kris: Could we limit the question to asking about what funding sources we aren't sure about?
 5. Dylan: If each type of program is funded differently or mixing, it gets complex really quickly. Maybe we pull back and make the funding question about general operations and how the outlook is – sustainable, wavering, end in sight, etc.
 6. Ms. Shelley: Suggest just asking what is the typical length of funding commitments and are they renewable
- f. Next steps: Kris will put both surveys into Google docs and people can contribute / suggest for final approval in April. Kris will also start a chart of all the contacts and people can add contact info and programs and people can volunteer on who they will reach out to
 - g. Next steps: Ms. Shelley and Kris Maun will discuss plan for distributing the survey to people with lived experience of homelessness.
- 7. Closing** (Dylan Sweeney, co-chair)
- a. The next Housing Stability and Homelessness Prevention Committee meeting is scheduled for Wednesday, April 9, 2025 from 1:30-3:00pm.

Committee Members

Dylan Sweeney	Alameda County HCD	Present
Eleni Spiru	Swords to Plowshares	Present
Hamilton Hunt	BOSS	Present
Jeannette Rodriguez	Alameda County OHCC	Present
Logan McDonnell	BACS	Absent
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	Absent
Freeway Blalock	Wood Street Commons/ West Oakland Homeless Union	Absent

Public Attendance

- Maeve Talamantes, Oakland Housing and Community Development
- Jennifer Vasquez, City of Berkeley
- Sky Mihaylo, Government Performance Lab
- Hugo Ramirez, City of Oakland Housing and Community Development

- Christoverre Kohler, Community Member
- Morgan Bernados, Homebase
- Kris Maun, Homebase