



Housing Capacity Committee

August 20, 2025

Agenda

- Welcome
 - Introduction
 - Approval of Minutes
- Announcements and Public Comment
- Evidence-Based Solutions Committee Share
- Updates and Information on Alameda County Funding and Plans
- Disability-Led Transportation and Housing Conference Report Out

Welcome/Introductions

Name, Pronouns, Organizations

Seat	Member Name	Seat	Member Name
Representative of Alameda County Housing and Community Development	John Lo	Public Housing Authority Representative	TBD
Representative of Alameda County Office of Homeless Care and Coordination	Colleen Budenholzer/ Schalon Woods	Representatives of Housing Advocacy Organizations	Sharon Cornu
City Representative	Grecia Mannah-Ayon	Representative with Lived Experience	Jared DeFigh
City Representative	Moe Wright	Representative with Lived Experience	Isamar Ochoa Dominguez
City Representative	Shawlan Garcia	Representative with Lived Experience	Ms. Shelley Gonzalez
Representative from Unincorporated Area within County	Warren Cushman	Representative with Lived Experience	Caroline Topee
PSH Provider Representative	Stacey Burmaster	Representative with Lived Experience	Davida Small
Developer or Landlord Representative	Vivian Wan		

Ground Rules and Norms for Participation

1. When you first speak, state your name, preferred pronouns, where you live or work and your organization or agency.
2. One person speaks at a time.
3. This is a public discussion, not a debate.
4. Everyone is encouraged to participate.
5. No one or two individuals should dominate a discussion.
6. Listen to and respect other points of view.
7. Do your best to understand the pros and cons of every option.
8. Seek first to understand, not to be understood.
9. Explain acronyms the first time they are introduced.
10. If someone needs to be reminded of the ground rules and norms, remind them to assume good intentions and handle each other with grace.

Approval of Minutes

No roll call vote is needed, corrections not already received by Homebase will be noted and minutes changed accordingly.



Announcements

HMIS Committee Data Quality Workgroup

- The HMIS Committee has formed a workgroup to better understand the barriers service providers face in maintaining high-quality data in the Homeless Management Information System (HMIS).
- This includes challenges related to timeliness, completeness, accuracy, and utilization.
- Seeking Input From:
 - Coordinated Entry Providers using HMIS
 - Rapid Rehousing and Permanent Supportive Housing providers
 - Other HMIS-participating service providers
 - City Government Partners who use HMIS or manage providers that use the HMIS and/or who work directly with the HMIS Lead Team
- How to Participate:
 - Virtual Focus Groups: Reach out to Jose Lucio at jose@homebaseccc.org and Matthieu Kaman at matthieu@homebaseccc.org to participate!
 - [Complete Google Survey!](#)

Public Comment

Please limit yourself to 2 minutes each.





Evidence-Based Solutions Committee Report Out

Ms. Shelley Gonzalez

Attend Evidence-Based Solutions Committee Meetings!

Evidence-Based Solutions Committee Meetings

2nd Thursdays of each Month

11:00 am - 1:00 pm PT

Evidence-Based Solutions Zoom Information

Join Zoom Meeting: <https://homebaseccc.zoom.us/j/81649176975>

**Evidence-Based Solutions Committee meetings are open to the public.
Anyone interested is welcome to attend!**



Updates and Information on Alameda County Funding and Plans: Measure W, HCD Housing Plan, and Home Together

John Lo, Alameda County Housing and
Community Development

Sharon Cornu, St. Mary's Center

3 Things Happening At the County-Level:

Measure W

- Measure W is a 10-year, one-half percent countywide general sales tax approved by voters in 2020
- The Board of Supervisors now has the authority to allocate over \$650 million in funds already collected and approximately \$190 million year each for next 6 years
- **July 22: Board of Supervisors Meeting to discuss and confirm use of Measure W**

Home Together Plan

- County's strategic plan to end and prevent homelessness
- *Department:* Alameda County Health, Housing and Homelessness, Jonathan Russell
- Home Together Refresh workgroups happening now, adding onto plan beyond 2026

Housing Plan

- County's plan focused on producing new housing and preserving current affordable units
- *Department:* Alameda County Housing and Community Development, Michelle Starratt
- This Committee submitted a public comment on the plan back in October 2024

Measure W: Overview

- Measure W is a 10-year, one-half percent countywide general sales tax approved by voters in 2020
- The Alameda County Board of Supervisors now has the authority to allocate:
 - Over \$650 million in funds already collected
 - An estimated \$190 million annually for the next 6 years
- Although Measure W is a general tax—meaning funds can support any county service—the voter mandate was clear: **the overwhelming support for Measure W was rooted in the urgent need to address homelessness in Alameda County.**

Measure W: Next Steps

- July 22nd Board of Supervisors Meeting to discuss and potentially vote on usage of Measure W funds
- Messaging from Supervisor Bas:
 - Our investments should align with [Alameda County's Home Together Plan](#) and strengthen all parts of the housing and homelessness response system:
 - **Prevention:** Help people remain housed (e.g. rental assistance, eviction defense, rapid rehousing)
 - **Intervention:** Expand emergency and interim shelter options (e.g. dignified shelter and services for unhoused and encampment residents)
 - **Permanent Housing:** Fund deeply affordable housing and supportive services (e.g. permanent supportive housing, behavioral health care)
 - **Access:** Improve service connection through outreach (e.g. mobile clinics, street outreach)

Home Together Plan and Refresh

- Home Together is the County's Strategic Plan to:
 - Prevent Homelessness
 - Expand Shelter
 - Increasing Housing
 - Improve Access and Coordination
- The Home Together Plan goes through 2026 and is currently being "refreshed" for the years beyond 2026 in various workgroups. Those workgroups are reporting to the Leadership Board every other month.

Home Together and Measure W Priority Investment Areas

 Prevention	 Shelter	 Housing	 Access & Coordinate	 One-time Capital*
<ul style="list-style-type: none"> • Emergency rental assistance • Housing related financial assistance • Housing problem solving • Short-term housing stabilization services • Shallow subsidies 	<ul style="list-style-type: none"> • Emergency Shelter • Safe Parking • Navigation Centers • Non-Congregate Interim Housing • Medical Respite • Shelter stabilization funding • Shelter Health • Nursing/Caregiving services 	<ul style="list-style-type: none"> • Permanent Supportive and Dedicated Affordable Housing subsidies • Flexible Housing Subsidy Pool • Operating Subsidies • Rapid Rehousing • Capitalized Operating Subsidy Reserves • Tenancy Sustaining Services 	<ul style="list-style-type: none"> • Housing Navigation • Flex funds to support housing access • Street Health • Outreach Services • Housing Access Points • Coordinated Entry • Workforce Development • Capacity Building 	<ul style="list-style-type: none"> • Permanent Housing development (acquisition/rehab and new) • Shelter and Medical Respite development (acquisition/rehab and new) • Capital for other homeless serving housing settings • New health clinic development

*Represents investment areas that are not annualized as other program areas, but one-time allocations

Measure W Annual Investment Impact Scenarios

-  Access/Coordinate \$20M annually across all scenarios
-  Federal backfill represents only partial coverage of projected potential losses
-  Scenarios assume average potential investment and numbers served annually over 8-year term



Housing Plan

- On August 1, 2024, Alameda County Housing and Community Development released the newly produced 10-Year Housing Plan to drive the 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
 - produce new housing
 - preserve existing affordable units
 - protect vulnerable residents living here now

Housing Plan: Committee Public Comment

Recommendations from the Committee:

- Pursue new strategies or newly rediscovered strategies at scale in both the Homelessness and Housing sectors, like:
 - Acquisition and rehab of existing affordable units.
 - Shallow subsidies and direct payments, expansion of time periods for rapid rehousing participants to avoid re-entry to homeless/unhoused status, for example, standardized, expanded, and successful rapid rehousing time periods.
 - Tenant protections and interventions to prevent homelessness.
 - Unified efforts to engage community in demanding adequate federal action.
 - Actively seek out landlords and vetting of them, their properties for structural conditions, habitability and sanitary conditions to ensure these will be met. Give landlords subsidies to help them improve their properties to provide housing opportunities in Rapid Rehousing program and the participants to thrive. Landlord/tenant counseling.
 - Break lease option to find other housing resource should counseling and options are exhausted.
 - Shelter stays should be extended to support best practices.

Housing Plan: Committee Public Comment

Recommendations from the Committee:

- **Maintain or improve the promise of Measure A1** in new regional or countywide resources for affordable housing development, to dedicate a minimum of 25% of resources to people at 15% or below of Area Median Income.
 - More resources need to be dedicated to addressing homelessness because of the 93,000 units needed to address cost burden, 17,000 are specifically needed to address homelessness, and these units require higher subsidy levels.

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Presentation on Disability-Led
Transportation and Housing Conference
(Warren Cushman, Housing Capacity
Committee Member)



Questions?



Upcoming Agenda Items

Next meeting is Wednesday, September
17th from 12pm to 1:30pm.