



**Housing Capacity Committee**  
**August 20, 2025**  
**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:

- **Google Drive Folder for Housing Capacity Committee:**  
<https://drive.google.com/drive/folders/1DcTO6Wv9sDCq9fdmfBhAUtrHsZWNZJtL?usp=sharing>
- **Website page (on EveryOne Home website) for the Housing Capacity Committee:** <https://everyonehome.org/about/committees/housing-capacity-committee/>
- **Acronyms and Glossary:** <https://everyonehome.org/main/continuum-of-care/coc-member-resources/>

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 a presentation on a disability-led transportation and housing conference, and (2) discuss information and



engagement opportunities on 3 different Alameda County housing and homelessness plans and funding opportunities.

## Agenda

### 1. Welcome (John Lo, Co-Chair)

- a. Minutes from June 18<sup>th</sup> approved.

### 2. Announcements and Public Comment (Sharon Cornu and John Lo, Co-Chairs, and Kris Maun, Homebase)

- a. **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.
  - i. **Data quality directly impacts:** Accurate counts of people experiencing homelessness, Tracking where people are going within the system, Understanding the length of time individuals spend in services, Measuring outcome data like exit destinations, HUD reporting compliance, CoC NOFO (Notice of Funding Opportunity) competitiveness, Ensuring equity in our data and services
  - ii. **We are 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
  - iii. **How You Can Participate:**  
The workgroup is offering the following ways to share your insights:
    - 1. Virtual focus groups – reach out to Jose Lucio ([jose@homebaseccc.org](mailto:jose@homebaseccc.org)) and Matthieu Kaman ([Matthieu@homebaseccc.org](mailto:Matthieu@homebaseccc.org)) to participate!
    - 2. Electronic survey - [Survey link](#)
- b. John Lo: Gave a Housing 101 training to the Committee a few meetings ago, wanted to know if there was interest in a further concepts training, or if people had interest in revisiting any of the past concepts.
  - i. Grecia Mannah-Ayon (City of Alameda) doesn't feel like another training is needed. Moe Wright (Leadership Board) interested in exploring how we can make changes to the systems and processes that exist. Moe shared that he appreciated the first presentation.
- c. No public comment.

### 3. Evidence-Based Solutions Committee (ESC) Report Out (Morgan Bernados, Homebase; Jared DeFig, ESC Member)

- a. ESC page: <https://everyonehome.org/about/committees/evidence-based-solutions-committee/>



- b. The next Evidence-Based Solutions Committee meeting is Thursday, September 11th from 11:00am-1:00pm. Zoom link available on the EveryOne Home website.

**4. Updates and Information on Alameda County Funding and Plans: Measure W, HCD Housing Plan, and Home Together (John Lo)**

- a. The Committee walked through information and engagement opportunities for 3 different Alameda County plans and funding sources: Measure W, the Housing Plan from Housing and Community Development, and the Home Together Refresh from Alameda County Health, Housing and Homelessness. [Full slide deck here.](#)
- b. Shawlawn Garcia (City of Oakland) asked about equity and how allocations of the funding will be decided considering the different geographic and demographic needs across the county. John shared that PIT Count data will be a resource as well as Alameda Health Care, Housing and Homelessness data and system modeling. The Board of Supervisors will ultimately decide.
- c. Davida Small (Community Member): In terms of housing, is there a function or have you heard any discussions about allotting focus to releasing properties, so-called blighted properties, probate, legal issues etc. Have you heard any discussion about surveying as quickly as possible and integrating the legal aspect in terms of how capital will be allotted?
  - i. John clarified if Davida was asking about properties that might be in legal trouble. Davida clarified asking about buildings that have been sitting empty, boarded up, painted over, no one knows what's going on... how can those properties be more quickly utilized? Only mention the legality because often the issue is things are tied up in court.
  - ii. John responded that Measure A1, which is almost done, has done some work on what's called the Tax Defaulted Properties Project which made Measure A1 money available to nonprofits and mission-based developers to purchase properties that haven't paid their taxes. HCD goes through a tax foreclosure sale to acquire the property for affordable housing. There have been applicants, currently one plot of land is going through that process. Going forward it's not clear how we will use the capital money, but HCD is working on a tool to help cities and staff identify and evaluate properties to see if they could be used for rapid homelessness response, such as safe parking, tiny homes, etc. The other part of the question about buildings that seem underutilized, often the property owner doesn't want to do it and if they've paid their taxes there's no legal way to enforce them to give up their building.
  - iii. Moe Wright (Leadership Board co-chair) shared that the majority of buildings will probably be existing apartment buildings or hotels that will be converted to affordable housing. Will likely be done through an RFP process with local providers to come together and operate.
- d. Warren Cushman (Center for Independent Living) shared that Measure W is a great tool in the toolbox but won't be able to take on everything. Will need to find a balance between production and preservation, a balance that includes equity and aging in place for seniors and people with disabilities. The community can

come and interact with the Board of Supervisors and help influence their decisions because they will decide ultimately how the money is allocated.

- e. Shalawn: Rapid Response Homeless Housing Program and Homekey seem to be having success. The Mandela House Project went through that process, and we were able to get people in the building. Feel like we've had several success stories of converting buildings quickly to affordable housing, but as funding is shrinking in so many ways, the problem doesn't seem to be the capital but the operating subsidy. Managing a lot of sites in Oakland and has experience at the state HCD and asking how the operating subsidy will be accounted for.
  - i. John agrees the operating subsidy is a major concern. But HCD only does the capital while H+H has included that analysis in their plan.
  - ii. Moe also shared that the community will need to try to renew Measure W in 2026 and 2028 so there can be new long-term subsidies because the current measure is going to expire in 2030.
  - iii. Warren: Measure A1 also running out, will need a new bond measure, balancing act between the two measures and what is most strategic to put on the ballot and when.
  - iv. John also shared the group could do a future deep dive into the different types of bonds and their rules. Davida was interested in bonds and other funding allocation rules.
  
- f. Ms. Shelley: Measure W is heavy in discussion in the community. Some of our questions after the allocation of 80% was publicized: How will the Board of Supervisors guarantee transparency in allocating the \$650M already collected and \$190M per year going forward? If there are changes will the community know? What mechanisms will ensure community oversight? Are there advisory committees per the chairman's statement that Lived Experience should be involved? Are reporting dashboards developing to rollout soon? Independent audits? How will Measure W investments avoid duplication of services already funded by HHAP, ESG, or federal HUD streams? Where is the dashboard, and can they cross link on different sites?
  - i. John: We don't have to worry about duplication of funding, we have to worry about replacing those funding sources. A lot is up in the air about ESG and HHAP-7, can share more definitive information once those budgets are decided at the federal and state level.
  - ii. Moe will check in with Jonathan Russell from H+H about the aforementioned Measure W Oversight Committee because not aware of any call for participation yet or how that body will be structured.
- g. Warren: The Transportation community is working to put a measure on the 2026 ballot that would support Bart, Muni, AC Transit etc. We have to be thoughtful about putting too much on the ballots. John also shared as a public employee he has to be careful about not campaigning for certain measures.
- h. John also shared that the HCD Housing Plan was passed by the Board of Supervisors.

**5. Presentation on Disability-Led Transportation and Housing Conference (Warren Cushman, Housing Capacity Committee Member, community resources for independent living)**

- a. Warren recently participated in a Disability-Led Transportation and Housing Conference and was asked to share more with the Housing Capacity Committee.
- b. Introduction: Warren shared that he is blind and has been an advocate in the disability space since he was 21 years old. About 2 years ago, finally got a job in the advocacy space after doing it for free for over 30 years. As more background, 70% of people with disabilities are unemployed, so housing is one of the many challenges faced. Many are in extremely low-income threshold.
- c. About the conference: Earlier in 2025, several people with disabilities came together and asked the Metropolitan Transportation Committee to consider hosting a conference for people with disabilities to talk amongst themselves and learn from each other about affordable housing and transportation. There were about 150-200 people with disabilities in attendance. Had multiple panels, discussions of tenant protections, extremely low-income issues, and other housing related issues.
- d. Results of the conference: A grassroots-type organization (name to be determined) is going to be formed that will move the ideas from the conference forward. There are a number of challenges for people with disabilities already living in homes: grab bars, ramps, appliances need to be altered. That fits the preservation space and the needs there. For those not in housing, finding affordable housing at this income level isn't working. Further, when developers are using tax credit properties to facilitate their development, there are set asides for different disabilities. These tend to work for people with disabilities to get affordable housing.
  - i. Moe shared that those types of programs are federal programs administered by state boards and they have very few restrictions. Other funding sources for affordable housing have more restrictions.
- e. Moe asked if this was an annual conference. Warren shared that it was an impromptu organization, first time, haven't had a previous example of this in many years.
- f. The Committee shared appreciation for the work that is ongoing. Warren's contact information will also be shared with the Committee.

**6. Questions and September Agenda Items**

- a. The next meeting of the Housing Capacity Committee meeting is Wednesday, September 17<sup>th</sup> from 12pm to 1:30pm.

**Committee Members**

John Lo	Alameda County Housing and Community Development	Present
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Colleen Budenholzer	Alameda County Health, Housing and Homelessness Services	Absent
Grecia Mannah-Ayon	City of Alameda	Present
Moe Wright	City of Berkeley	Present
Shawlan Garcia	City of Oakland	Present
Warren Cushman	Community Resources of Independent Living	Present
Stacey Burmaster	Insight Housing	Absent
Vivian Wan	Abode	Absent
Sharon Cornu	St. Mary's Center	Absent
Jared DeFigh	Wood St. Commons	Present
Isamar Ochoa Dominguez	All Home	Absent
Ms. Shelley Gonzalez	Leadership Board	Present
Caroline Topeé	Leadership Board	Present
Davida Small	Community Member	Present

Public Attendance:

- Morgan Bernados, Homebase
- Kris Maun, Homebase