

**ALAMEDA COUNTY
BOARD OF SUPERVISORS' SPECIAL MEETING
&
JOINT SOCIAL SERVICES AND HEALTH COMMITTEE MEETING**

**Monday, May 12, 2025
9:30 a.m.**

Supervisor Nate Miley , (Chair, Health Committee)	Susan S. Muranishi County Administration Bldg.
Supervisor Lena Tam , (Chair Social Services Committee)	Board of Supervisors Chambers
Supervisor Nikki Fortunato	1221 Oak Street, Room 512, 5 th Fl Oakland, CA
(Member Social Services Committee)	

Summary/Action Minutes

I. ACTION ITEM: Housing Innovation Programs *report out and request to launch the next program*
[Attachment](#)
[Attachment](#)

Michelle Starratt, Director, Housing & Community Development Department and Sandi Rivera, Director, Community Development Agency presented a PowerPoint presentation and staff report on the Housing Innovation Programs *report out and request to launch the next program*.

With a combination of Measure A1 Innovation Funds and other local funding, the Community Development Agency (CDA) 's Housing and Community Development Department (HCD) has launched several innovative programs. This staff report is a request for approval of a competitive process for a new Innovation Program Proposal – the SHIFT Program.

HCD is developing the SHIFT (Scalable Housing Infill Funding Toolkit) initiative, designed to address information gaps and barriers that make small-site development challenging for both established and emerging developers. This program will specifically target "missing middle" housing—small-scale, multi-unit housing types that bridge the gap between single-family homes and larger apartment buildings. Together, these efforts reflect a shift in HCD's program design philosophy—grounded in real-world implementation experience and aimed at reshaping the ecosystem to better support local, lower cost, community-rooted housing solutions.

Purpose:

- ☐ Report progress
☐ Advocacy or Education
☒ **Request Joint Social Services & Health Committee Recommendation or Position**
☐ Other:

Recommendation from the Joint Committee: Support. Move to the full Board of Supervisors for adoption.

II. ACTION ITEM: Draft Alameda County Ten-Year Housing Plan Program Priorities, *review and recommend adoption to the full Board of Supervisors*
[Attachment](#)

Michelle Starratt, Director, Housing & Community Development Department, Community Development Agency, presented a staff report on the Draft Alameda County Ten-Year Housing Plan Program Priorities, review and recommend adoption to the full Board of Supervisors.

The Ten Year Housing Plan is built from 22 months of outreach across all cities/districts, and it incorporates city housing elements, Home Together 2026, and task force recommendations. The goal is to expand affordable rental housing and homeownership, in addition to preserving existing housing stock.

The plan also addresses homelessness with interim and permanent solutions, fosters innovation in small development and strengthens tenant protections and services.

Program priorities include emergency/interim housing, preservation, multifamily rentals, board & care, ADUs, and small lot housing. There are services for tenant protections, rental assistance, landlord resource center, housing subsidies, inspection programs.

The plan also includes down payment assistance & rehab programs for homeownership/homeowners.

Speakers (Items 1 & 2)

Michael Payak, Janet Z. from EBALDC, John Lindsay-Poland – American Friends Service Committee, Kathy Eberhard – Oakland resident, EBALDC resident, Angela Upshaw – Insight Housing/EBHO, Beth Rosales – Avalon Senior Housing resident, Cathy Ralph – San Leandro resident, St. Vincent de Paul / East Bay Home Bridge Connect, Nancy Nadel – Co-chair, West Oakland Neighbors, Susie Goldmacher – Oakland resident, Janet Acevedo – Eden Housing, Carla Guerra – Unity Council, Eric Vazquez-Izaguirre – EAH Housing, Tiffany Rose Napoti Loxado – Unity Council, Nathaniel (Nate) Hanson – Related California, Reverend Sophia Dewitt – East Bay Housing Organizations (EBHO), Alex Rogala – MidPen Housing, Sharon Cornu – St. Mary’s, Evita Chavez – LISC Bay Area, Ali Gaylord – Oakland HCD Deputy Director, Kim Vanderheiden – Braided Bridge / Home Bridge Connect / St. Vincent de Paul / Pax Christi, Sasha Hauswald – City of Oakland, Chief Housing Policy Officer, Signe Nielsen – Town Bizness, Courtney Powell – Resources for Community Development (RCD), Sandra Moore – Fremont for Everyone, Leo Esclamado – My Eden Voice, Tash – Restore Oakland, Inc., Cecilia Cunningham, Darren Lounds – HCEB (Housing Consortium of the East Bay, Angela - Shade Movement, Sophia - Shade Movement, Kari Malke – Restore Oakland, Inc., Janelle Chan – CEO, EBALDC and Hank Mosher – Satellite Affordable Housing Associates (SAHA) commented on the Housing Innovation Programs and the County’s Ten Year Housing Plan Program Priorities.

Purpose:

- ☐ Report progress
- ☐ Advocacy or Education
- ☒ **Request Joint Social Services & Health Committee Recommendation or Position**
- ☐ Other:

Recommendation from the Joint Committee: Support. Move to the full Board of Supervisors for adoption.

III. INFORMATIONAL ITEM: Housing and Homelessness System Performance and Needs Update [Attachment](#)

Jonathan Russell, Director, Housing and Homelessness, Alameda County Health presented an update on Alameda County’s Housing and Homelessness System Performance and Needs. In addition, he reported on the Year 3 Home Together report.

System Needs & Targets - 2026 plan projected 24,000 new housing resources needed; \$2.5B operational costs over 5 years. \$730M annually by year 5 to reach “functional zero.” Staff is refreshing the plan for FY 2026–27 with new data, prevention framework, city alignment, and Prop. 1 funding.

Inventory Status

- Shelter beds have grown over 16% since FY 21–22, with over 3,800 beds. ~390 in pipeline, many temporary.
- Permanent housing has increased by 25% since plan began with over 7,600 units. 1,500 in pipeline.
- 70% of shelter funding is one-time/non-recurring, creating instability

Funding and Investment

- FY 23–24: \$289M for shelter & housing operations.
 - 52% (\$150M) went to shelter/interim housing (boosted by State’s Behavioral Health Bridge Housing funds).
- “Peaks and valleys” effect from one-time funding sources like Homekey.
- Evidence: spikes in funding → lagged but significant increases in exits from homelessness (e.g., 1,100 more housed after 2021 infusion; PIT count dropped 3% in 2023).

Performance & Outcomes

- In 2024, 1,100 more people entered homelessness than exited → reversing prior progress.
- Overall system touches ~24,000 people/year (18,000 homeless services + 6,000 formerly homeless in housing).
- Shelter system is growing, but permanent housing is not keeping pace

There is need for concurrent investments in prevention, interim housing, and permanent housing. Priorities include preserving existing housing stock, expanding humane encampment responses, standardizing service models and funding structures, and updating the bed night rate for shelters.

Innovative efforts are also underway as new grants are supporting expanded shelter health services, substance use treatment, and hospital-to-shelter care coordination.

Speakers

Kate Ammon – Fremont for Everyone, Alison Monroe – FASMI, Layla Dignity, David Bonaccorsi – Fremont for Everyone, Leadership Team, Liz Varela – Executive Director, Building Futures, Aaron Horner – AMH Services, James Vann – Co-founder, Oakland Tenants Union/Homeless Advocacy Working Group, Armando Solorzano, Julia Garismenko – Housing Policy Manager, Transform, Omar Rivera – Developer, EBALDC, Laurie Flores – Homeless Services Manager, City of Fremont, Sharon Christen – Mercy Housing California, Vivian Wan – CEO, Abode Services, Archimedes Caldera – Human Services Director, City of Fremont, Michael Payantak – Oakland resident, architect, John Janosko – Wood Street Commons, Arlene Hippien – Oakland resident, Sheila Gay – St. Mary’s Center, Larry Davis – St. Mary’s Center, Kay Wine – President, Council of Elders, St. Mary’s Center, Mo Wright – Co-chair, Alameda County Oakland-Berkeley Continuum of Care, Janelle Chan – CEO, EBALDC, Sharon Cornu, St. Mary’s Center, Tunisia Owens – Policy & Advocacy Manager, Family Violence Law Center, Sandra Moore – Fremont for Everyone, Pam Glassoff – Senior Manager, 211 Alameda County, Helen Ayala, – Chief Program Officer, Restorative Pathways (formerly Ruby’s Place), Omawale Fowles – Housing Director, Telegraph Community Ministry Center; Poor Magazine/Homefulness and Tesla Mikaro – Executive Director, Supportive Housing Community Land Alliance; EBHO board member commented on the Housing and Homelessness System Performance and Needs Update.

Purpose:

- ☐ Report progress
- ☒ **Advocacy or Education**
- ☐ Request Joint Social Services & Health Committee Recommendation or Position
- ☐ Other:

Recommendation from Joint Committee: Staff to integrate public and Committee feedback.; bring recommendations on Measure W allocations to the full Board in July, separate from the FY 25–26 budget.

IV. INFORMATIONAL ITEM: Alameda County Emergency Shelter Bed-Night Rate Assessment and Options for Consideration

[Attachment](#)

Andrea Ford, Director, Social Services Agency and Shane Rogge, Program Services Coordinator, Department of Workforce and Benefits Administration, Social Services Agency, presented a PowerPoint presentation on the Alameda County Emergency Shelter Bed-Night Rate Assessment and Options for Consideration.

The emergency shelter bed night rate has remained at \$36.42 per night since 2019 and was originally designed to cover only space costs, not full operations. The county currently funds 645 shelter beds, soon to increase to 674, spread across family, single adult, domestic violence, and youth programs.

The Social Services Agency proposes raising the rate to \$48.43, based on updated single-room occupancy rents, which would increase annual costs from about \$9 million to nearly \$12 million.

Actual operating costs are much higher—averaging \$87–\$98 per night for most shelters and \$243 for youth shelters—meaning the county’s funding currently covers only 15–42% of real costs.

Speakers

Juan, Liz Varela – Executive Director of Building Futures, Jennifer Ellis – Representing La Familia, Sean Sullivan – Covenant House, Interim Residential Services Director, Hayward, Sandra M and Reshma Inamdar commented on Alameda County Emergency Shelter Bed-Night Rate Assessment and Options for Consideration.

Purpose:

- ☐ Report progress
- ☒ **Advocacy or Education**
- ☐ Request Joint Social Services & Health Committee Recommendation or Position
- ☐ Other:

This item was informational only and required no Committee action.

PUBLIC COMMENT

None.

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