



The Oakland Observer [@Oak\\_Observer](#)

Jul 22 · [107 tweets](#)

On to the special meeting at ALCO BOS focused on Measure W expenditures and planning.

ALCO BOS County Administrator is presenting the report, there will be an overview of the framework; and a review of the Home Together Plan

Staff giving overview in time of funding uncertainty under Trump, job loss in region; inflation is gradually increasing; home sales volumes are down, median home price is high.

County Admin Muranishi noting that the taxes have been collected in escrow due to litigation since 2021, but County eventually successful. In 2024, BOS approved 395MM initial expenditure on homelessness.

For some reason, the Zoom stream went dead and kicked everyone off...now waiting for it to come on line again.

ok, they are back.

Steps on Measure W to date

## BOS Direction to Date

December 17, 2024: One-time \$394.5M designated for Homelessness & Housing Services, upon release of Measure W funds	Fiscal Year 25/26 Budget direction \$6.5M	Priority areas indicated during BOS and Committee meetings in 2025
<ul style="list-style-type: none"><li>• \$4.5M one-time funding to support staffing ramp-up</li><li>• \$10M to seed a Housing Subsidy Flex Pool</li><li>• \$30M to bring online 250 new interim units (RFI issued)</li><li>• \$350M to launch Capital Acquisition Fund</li></ul>	<ul style="list-style-type: none"><li>• \$4M for food procurement, meal prep, and delivery</li><li>• \$0.5M for food recovery</li><li>• \$2M for senior services (AAA Providers)</li></ul>	<ul style="list-style-type: none"><li>• Unincorporated areas</li><li>• Homelessness</li><li>• Affordable housing</li><li>• Older adults</li><li>• Federal and State policy and budget impacts<ul style="list-style-type: none"><li>○ Immigrants and LGBTQ+ communities</li><li>○ Behavioral health prevention</li><li>○ Safety net programs</li></ul></li><li>• Food security</li><li>• Shelter bed rate</li></ul>

## The proposed framework/guiding principles

### Measure W Guiding Principles

<b>Equity at the Center</b>	<ul style="list-style-type: none"><li>Put communities most affected by homelessness, poverty, and structural inequity first</li><li>Use an equity lens in funding decisions to close racial, economic, and geographic gaps</li><li>Ensure affected community members are at the table from planning through accountability</li></ul>
<b>Advance Vision 2036 &amp; Countywide Plans</b>	<ul style="list-style-type: none"><li>Ensure homelessness investments advance Home Together Plan</li><li>Encourage cities to adopt local implementation plans aligned with countywide strategies</li></ul>
<b>Invest in What Works</b>	<ul style="list-style-type: none"><li>Fund strategies backed by data, proven programs, or strong theories of change</li><li>Deploy through existing County infrastructure and in accordance with BOS procurement policies</li></ul>
<b>Reduce Silos &amp; Leverage Existing Infrastructure</b>	<ul style="list-style-type: none"><li>Foster partnerships across County agencies, cities, service providers, housing authorities, etc.</li><li>Support integrated approaches across housing, health, social services, and justice systems</li><li>Invest in data infrastructure to plan, coordinate, learn, improve, and stay transparent</li></ul>
<b>Support Results Based Accountability &amp; Transparency</b>	<ul style="list-style-type: none"><li>Set clear goals and performance metrics for contracts, consistent with County's Vision 2036 and RBA framework</li><li>Leverage the Measure A/C Citizens Oversight Committee to comply with ordinance "lookback" requirements</li><li>Publish dashboards, reports on outcomes, and regularly report to BOS</li></ul>
<b>Leverage Every Dollar</b>	<ul style="list-style-type: none"><li>Fill gaps rather than fund first; exhaust other eligible sources before Measure W; utilize most restrictive source first</li><li>Prioritize proposals that bring federal, state, city, philanthropic, or private co-funding</li><li>Use Measure W as a catalyst to unlock or match other funds</li></ul>
<b>Responsible Fiscal</b>	<ul style="list-style-type: none"><li>Maintain a prudent reserve for economic swings and service continuity</li></ul>

## Proposed Priorities:

### Proposed Priorities

#### ■ Home Together Fund

- To advance Home Together Plan, adopted by your Board in May of 2022 and endorsed by the Continuum of Care and cities within the County
- Administered by AC Health, Housing & Homelessness

#### ■ Essential County Services Fund

- To advance other essential Alameda County program and services priorities identified by the Board
- Administered by the corresponding County agency/department

#### ■ Prudent Reserve

- Designate one-time funds to offset potential revenue shortfalls due to economic and legislative uncertainty or other unforeseen events.

## On to the Home Together Fund:

## Advancement of Home Together Plan with Measure W



### The Home Together 2026 Community Plan:

Developed to guide **new and existing local funds** to appropriately scale a countywide homelessness response

**Adopted by the County, Cities, and the Continuum of Care** in 2021 and 2022



Future of once-reliable **federal and state funding** for homelessness uncertain

**55% of current operations funding is one-time/non-renewable**; much of the “renewable” funding is now-threatened HUD support

Pending **cuts threaten ability to maintain progress**, and to expand what works—both of which are critical to reducing homelessness



**Dedicated Measure W funding** necessary for:

1) Addressing pending **federal and state funding gaps** (e.g. HUD CoC, HRSA, SAMHSA, HHAP, and ERF grants) that currently support homelessness response in Alameda County; and

2) Launching **new inventory and interventions** to help people exit homelessness, including scaling existing programs

OF ALA

"a little more than half of our federal and state funding that we've had as reliable in past is no longer reliable...a little more than half funding is one time or non renewable"...

Home Together is ALCO's long-term homelessness plan

## Home Together 2026/2030 Community Plan



**Prevent Homelessness**



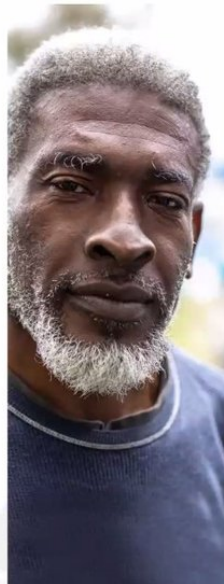
**Expand Shelter**



**Increase Housing**



**Access and Coordinate**



Without addressing the impact of racism in our society, homelessness will continue to disproportionately impact African Americans and other people of color. Creating a mix of housing and services in order to reduce these enormous racial disparities is a major focus of this Plan.

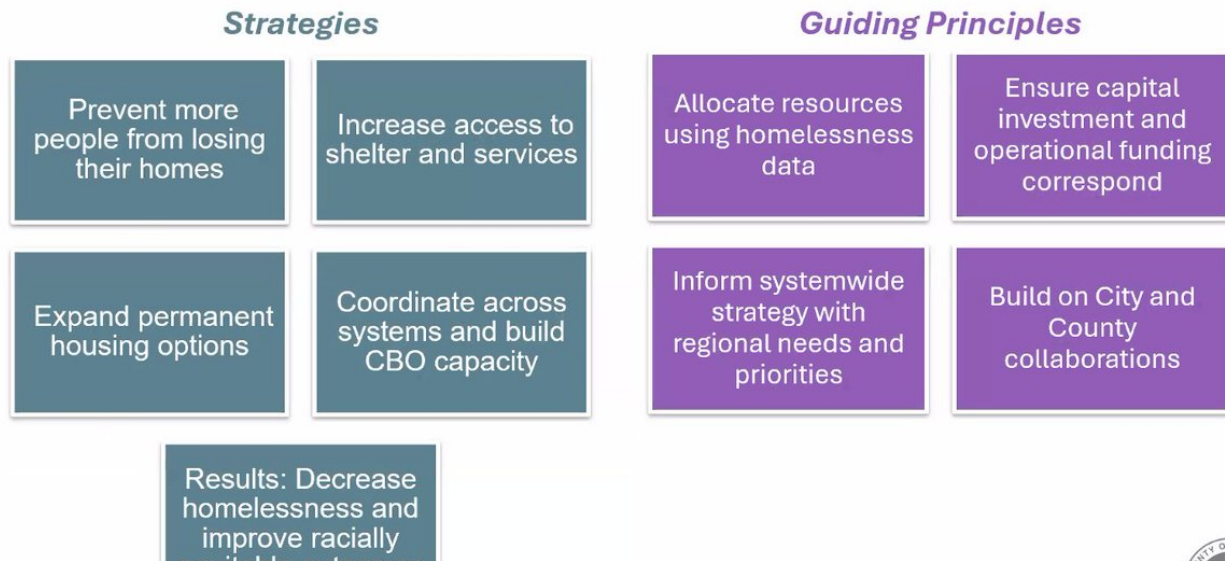


OF ALA



investing Measure W where the data shows its effective and necessary:

## Advancing the Home Together Plan with Measure W



The investment areas: prevention, shelter, housing, access/coordinate, one-time capital

## Home Together Fund Investment Areas

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

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the intersections with existing programs

## Home Together Fund Intersections

Home Together Strategy	Homelessness Intervention	Supported County Initiatives
 <b>Prevent Homelessness</b>	Shallow subsidies Emergency rental assistance Housing stabilization services	CARE Court CDA: AC Housing Secure Care First Jails Last Cities: Keep People Housed SSA: Countywide Plan for Older Adults Public Health prevention
 <b>Access &amp; Coordinate</b>	Housing Navigation Access Points Street Health and Outreach	Encampment Response Care First Jails Last Probation/Re-entry Countywide Plan for Older Adults Behavioral Health and crisis response
 <b>Expand Shelter</b>	New interim housing Enhanced support for existing shelter	Encampment Response Care First Jails Last SSA Shelter Bed-Night Rate Probation/Re-entry supports
	Flexible Housing Subsidy Pool Rental subsidies	CDA: AC Housing Plan Care First Jails Last

interaction with cities/jurisdictions

## City-County Collaboration Framework

- **Continued alignment** through Home Together Plan/Refresh and Regional Planning frameworks
  - City-County Technical Working Group to support strategic alignment, operational collaboration, and recommendations to elected bodies
- Services and funding distribution **proportionate to homelessness** and centered on **equity**
  - **Data-driven** approach (PIT and HMIS)
  - Partnership **precedent** (2021 City-County Partnership Framework, HHAP)
  - **County administers funds; investments in cities made in partnership with cities**
- Leverage existing **regional coordination** partnerships to reach goals and impact homelessness

### North County

Berkeley, Albany, Emeryville

### Oakland/Piedmont

Oakland, Piedmont

### Mid-County

Alameda, Hayward, San Leandro, Unincorporated

### South County

Fremont, Newark, Union City

### East County

Livermore, Dublin, Pleasanton



just to be consistent adding this slide, tho its pretty obvious

## City/County Coordination Channels



its spoken and unspoken that most homelessness funding would be spent in Oakland

ALCO would be instituting homelessness prevention programs, where it hasn't in past.

## Home Together Fund Homelessness Prevention Framework



### H&H to develop countywide Homelessness Prevention Hub

- Consistent with 2023 Countywide Homelessness Prevention Framework
- Aligned with CoC, Bay Area, and local city efforts
- County to procure nonprofit Lead Agency/Partnership to deploy resources
- County agencies (AC Health, CDA, Probation, SSA) to regularly convene

### Eligible services

- Centralized application, triage, and assessment
- Housing stabilization/problem solving support
- One-time flexible financial assistance
- Legal services/eviction defense (AC Housing Secure)
- Shallow subsidies modeled on Home Together 2026/2030 strategy





## Home Together Fund Capital Investments



- **One-time investment to quickly expand shelter and housing capacity**
- **Eligible Project Types**
  - Interim, Permanent, and Interim to Permanent (conversion) Housing
  - Acquisition/rehab of existing units
  - Gap financing (last mile) for near 'shovel ready' new construction
- **Jointly administered by H&H & County HCD**
  - City/regional allocations proportionate to homelessness (PIT Count)
  - Allocations not applied for within 15 months available countywide
  - Eligibility/prioritization aligned across Home Together and 10-Yr Housing Plan
  - Cities support and propose projects (local match, site control, community engagement)
  - **County reviews and funds projects directly**
  - Cities and County work together to ensure success of projects



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County Admin is also proposing an essential services fund with Measure W, complimentary to homelessness funding.

## Essential County Services Fund



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Two funds for priority investments for Measure W; Home Together and Essential County Services Fund. Muranishi says that the first 4 years from 2021 to 2025 will be 810 MM;

then next 6 FYs, 170MM, for a total of 1.8 billion over the ten year life of the tax.

Muranishi: recommend that 395 million that the board approved in December of 2024 for the home together plan, be taken out of 810 million; six and a half million that board approved for food security and seniors be funded through this accrued revenue.

"recommending a prudent reserve be established at a level of \$170 million that's 571.5 that would be committed of the 810 leaving a balance of 238.5 million of approved measure W revenue available for allocation. A range from 70-30 to 90-10

One of the recommendations is a \$170 MM reserve from the current accrued revenue since 2021.

The big question is how to split homelessness and essential services, 70 to 30 or 90 to 10

Giving 1.5 hours for public comment.

Oakland Mayor Barabara Lee is the first speaker, of several Oakland electeds. "voters chose to support Measure W because they wanted real solutions to very real problems in community..."





Lee: "Oakland is 26% of ALCO. We account for 58% of all county's unhoused population, 74% of its black unhoused population. Numbers reflect long historic histories of displacement disinvestment and systemic inequities that continue to shape the lives of too many of our neighbors"

Lee asks: "that the vast majority, if not the entirety of Measure W, be devoted toward homeless housing and services in Oakland"

Jenkins and Houston both requested that the funds be spent on Oakland primarily, but Houston couldn't resist "it's not a crime to be homeless, but it's a crime to do crime when you're homeless"

Mrs Cecilia Cunningham who is a frequent commenter at Oakland City Council, "I along with EBHO and coalition of housing and homelessness service providers advocating 90% of MW funds to be allocated...[to Oakland]"



An awkward moment for Wang who pushed an initial MW project out of Chinatown, now says that the money should be given to purchase small "seedy hotels that are a hotbed of crime...make sure its not overburdening communities already struggling". Not much support from audience



Valerie Batchelder also asked for 90% for Oakland.

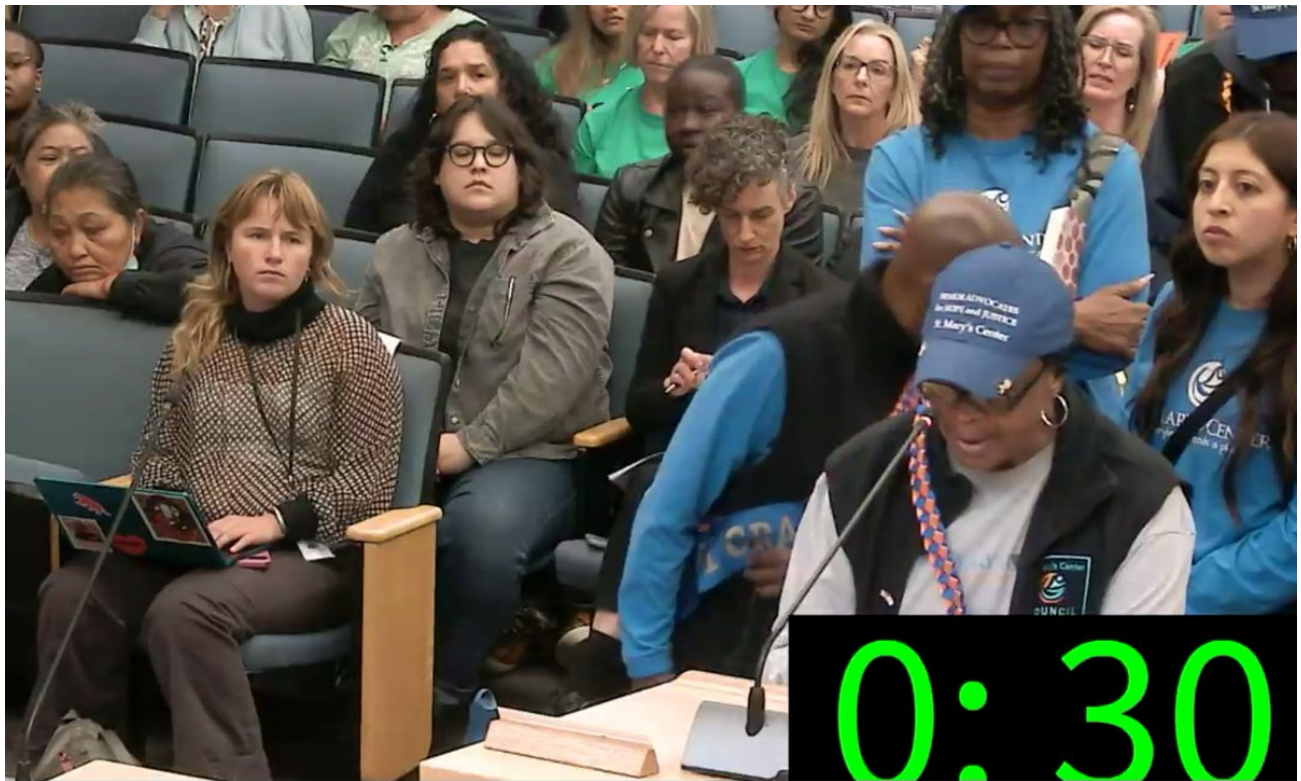
Berkeley Mayor Ishii is on line: "says 100% of the funds should be spent on homelessness, but not specifying location"

To be clear, the Oakland ask is 90-100% on homelessness, 100% of that in Oakland.

Brown, and Ramachandran and Unger's staffer also spoke in favor of Oakland-centric funding

Speaker with St. Mary's: "was once homeless, sleeping along railroad tracks in Oakland. I had support at every step & I've now been housed for 15 years...urging you to direct 90% of W's fun to real solutions like prevention, intervention, permanent housing & services"





East Bay Grey Panthers rep: "homelessness is a tip of the iceberg, the rents are too high, and pay is too low..."





"We want to see more voices of homelessness, and 10% of funds go to innovative pilot projects rather than usual suspects"

Shelter resident: started to live in shelter due to loss of income, then housing; wants 90% to be spent homelessness



Lots of homeless speakers tonight asking for 90% of MW be spent on homelessness



Heidi Wong of Family Bridges, operated Oak St Community Cabins until it closed last year. Asks 90% of MW be spent on homelessness

Several speakers have reminded BOS that the county sold Measure W as a homelessness solution



I don't think there's anyone who's spoken out against spending the majority of the funds on homelessness, and most have asked it be spent on Oakland

Going forward I'll note the number of speakers and comments that verge from the majority or otherwise notable. So far the comments have been pretty similar, most are homeless or orgs servicing homeless.

Speaker is with All of Us or None, was formerly incarcerated, wants some of the funds to be used for formerly incarcerated, would be homeless if Oakland and Berkeley had not passed laws banning discrimination based on incarcerated status





Speaker on LGBTQ issues, says LGBTQ suffer more during homeless



speaker says she is a small landlord, some of the funds should be used to compensate

landlords for lost rental income during Covid, would not stop talking after call time is up. No support in audience. Look on woman's face behind her says it all.



Second landlord who wants money MW because tenants didn't pay rent during covid moratorium





The landlords appear to have been organized by BAHN, the south bay organization that did a lot of advocacy during covid moratorium meetings across region, including in areas where none of their members lived. [patreon.com/posts/oakland-...](https://patreon.com/posts/oakland-...)





According to the [Oaklandside](#), two other groups were involved in the action: the [Business and Housing Network \[BHN\]](#) headquartered in Cupertino, and a “community” group that appears to exist only online, In It Together. [In It Together](#) lists no principals, organizers or members on its website.

BHN was also involved in a [high-profile series of protests](#) against the Alameda County eviction moratorium but before February does not seem to have been involved in County or City of Oakland affairs. BHN was incorporated under the name Bay Area Homeowners Network [BAHN] in 2016, according to state records, before the organization's principals changed the organization's name in 2021. The principals of the organization remain the same.

### ***BHN Fights "Communist" Rent Protections***

Under the former name, the organization became well-known in the South Bay as an anti-tenant lobbying organization and was [accused of illegally lobbying](#) San Jose officials in opposition to tenant protection measures. BHN has staged “[landlord protests](#)” against tenant protection laws in San Jose and San Francisco. The group has claimed that rent-control and its advocates are “[communist](#)”.

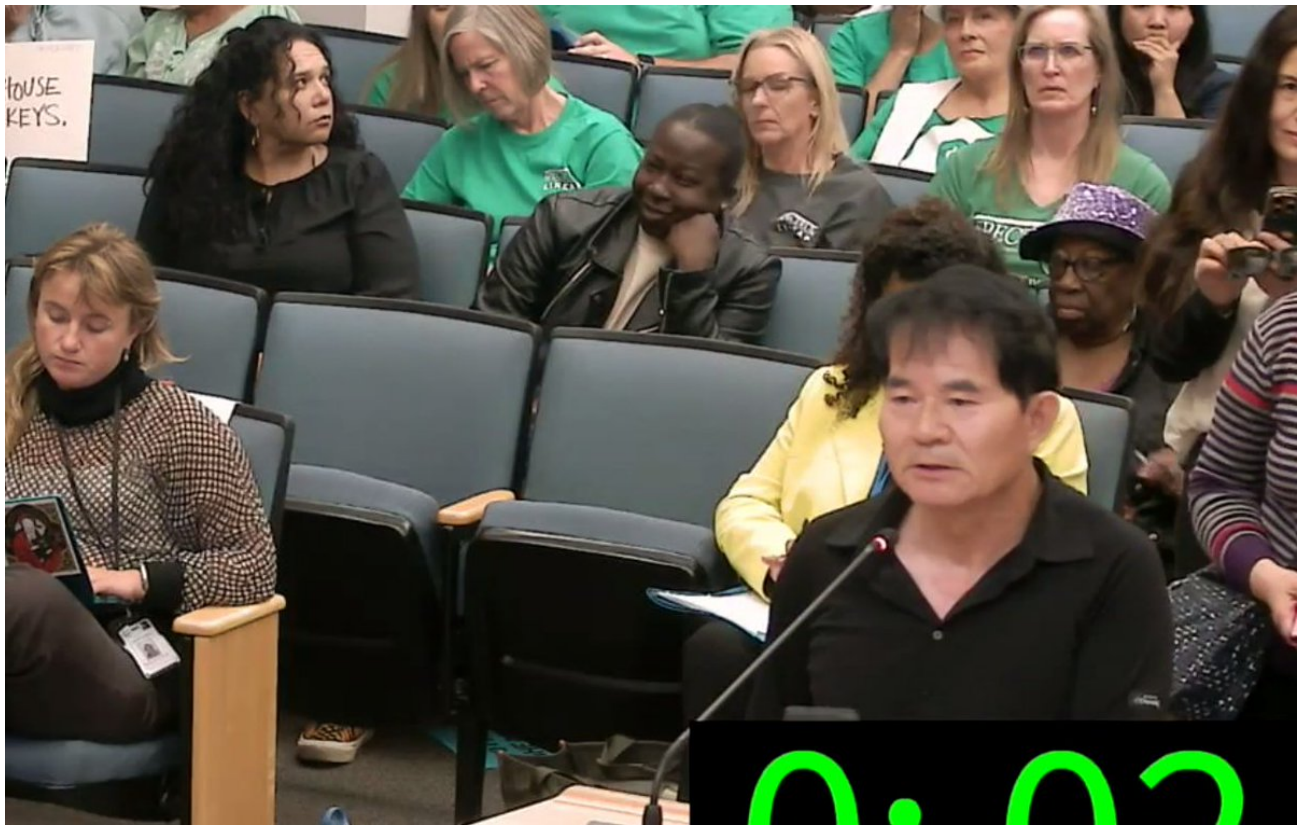
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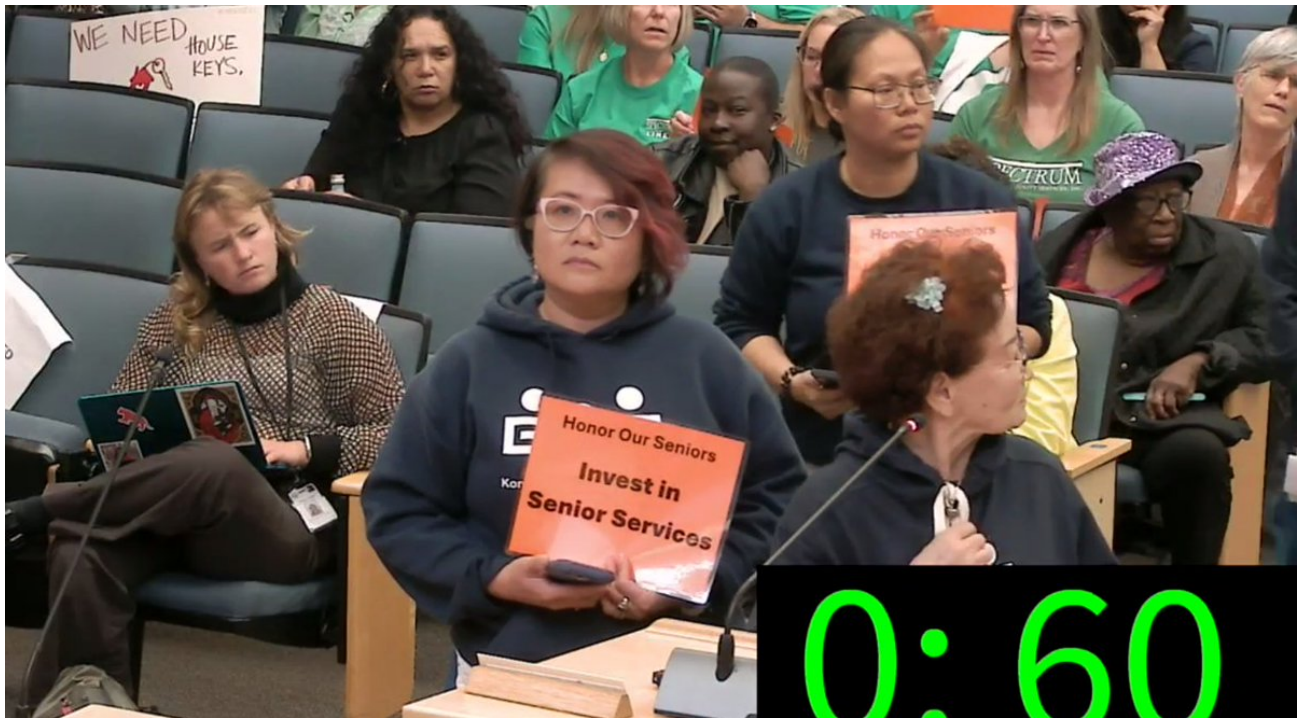
The organization's three principals live in San Francisco, Cupertino and San Jose, according to state incorporation documents—it's not clear how many attendees of Tuesday's event were brought by this organization or from which jurisdictions. Though several dozen individuals appeared to come with the protest, only about two dozen people representing the protest spoke during public comment.

Landlords asking for the Measure W money have excavated a deep mine of reaction memes from audience members in the background



There are many seniors here tonight asking that there be investment in food insecurity funds; but none have really set a figure, it's likely not a break in the percentage most are supporting





Homeless advocate is with Homefulness, says 98% of funding should go to homeless, also says people should "wear red for those women and children and journalists who have been murdered or disappeared"

Haubert added a half hour to allotted time to 7pm, still noting not everyone will get a chance to speak.

Speaker from Fruitvale: "many took our time to prepare what we wanted to say, and then we kind of get presentation that nobody had access to before and has a bunch of information about reserves and things like that. We need to be informed so we can make decisions"



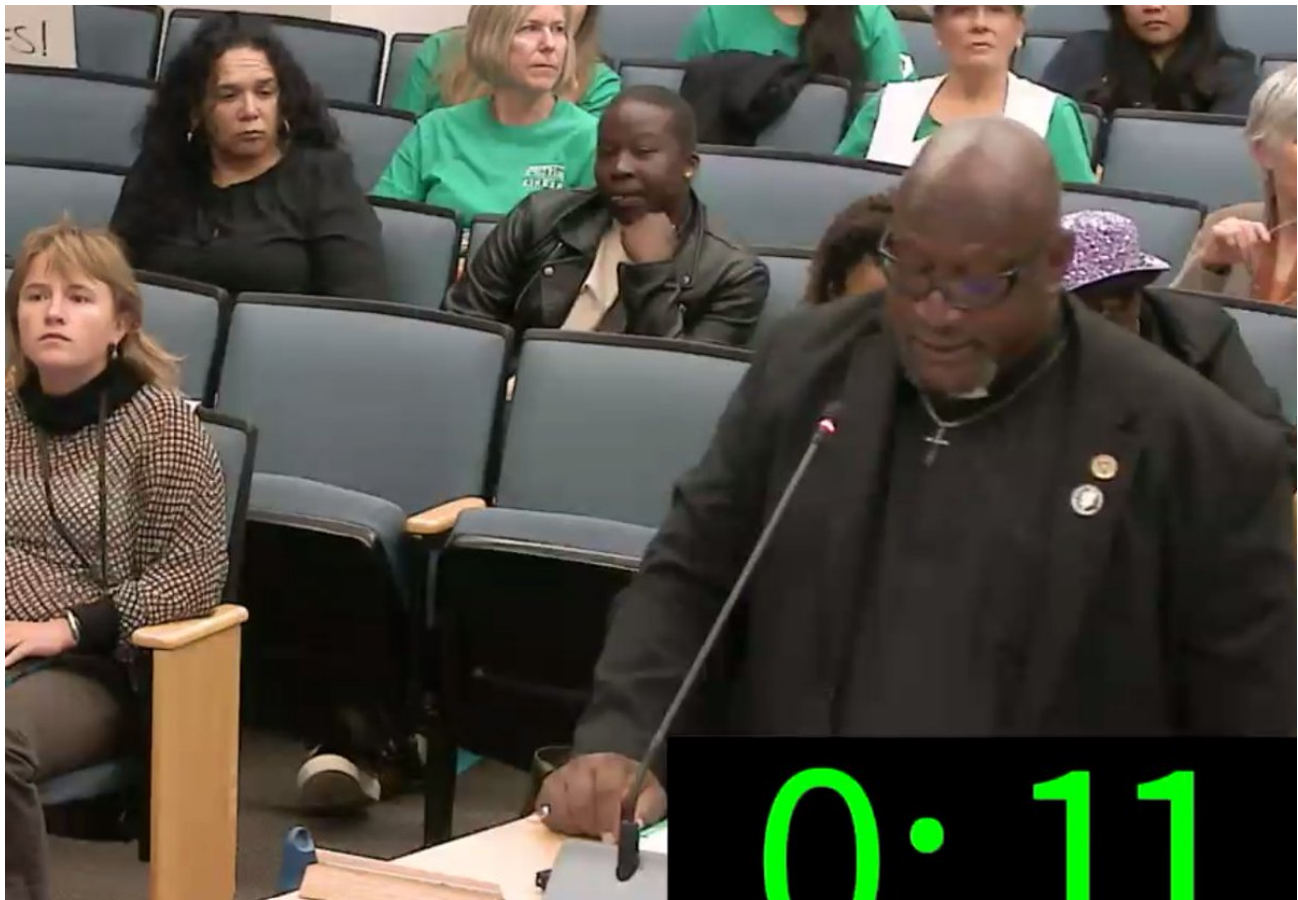
Cathy Eberhart who was helped from EBALDC programs, getting her rehoused and fixing credit, saving money. EBALDC should be at top of list to receive funds



Another speaker is a landlord who is with EBRHA and is a regular speaker at meetings, though he does not identify himself as an EBRHA member.

Speaker is formerly incarcerated with Faith and Action East Bay "when you get out of jail...all the baggage comes with you, and that baggage creates trauma, there are triggers...different codes..." supports MW used 100% for homeless





Nicole Dean from C4C, group has knocked on thousands of doors, "homelessness and stable quality housing in Oakland becoming something that only rich people can afford are consistently the top two issues that we hear"

Dean said she was disgusted that homeless people came to speak, and that landlords took up their time speaking.

Haubert called an end to public comment after extension of about half an hour

Tam had to sign off.

Clarifying questions from BOS to staff.

Miley has been asking questions all this time.

Miley throwing out 80% split

Bas asking how racial equity would be taken into account in funding distribution

Staffer notes that structural racism is a big function of who experiences homelessness...he says that they would focus on geographic areas where there's the most inequity [presumably Oakland]

Bas: 'the Home Together bucket is the one I'm overwhelmingly interested in' notes that conference of Mayors supports 100% for homelessness, so many orgs do...but "as investment goes down, the investments in prevention and one time capital are greatly impacted"

Staffer says that they would need 2.5 Billion over 5 years to bend curve...massive investment needed in Prevention, Shelter, Housing and Coordination. He says even at the highest proportion, they are still making hard decisions.

Staffer: "even at 90% there's a loss in capital investment, because the other three can't go without funding..."

"In 90% would have roughly 23 million a year set aside for a county wide homelessness prevention framework that we estimate could serve or prevent the homelessness of about 3000 people per year, and a one time capital set aside of \$205 million..."

"those change dramatically in the 80 and 70% scenario. So in the 80% scenario we would have just 100 million in capital, so \$105 million reduction of one time capital, and about 16 million a year for prevention, which would serve closer to 1800 individuals or 2000 individuals."

"And then in the 70% scenario, it would be just six 6 million a year, set aside for homelessness prevention and just \$25 million of capital"

Bas asks about the recommended reserve; the admin is recommending taking out of the accumulated total. It's less than 10% of the total 1.8 billion

Marquez noting that there may not have been enough lead time with the information to really consider everything, seems to be focused on prevention and preservation

Staffer: "to be candid, there's a very realistic scenario where even with a healthy

proportion of funding each year toward homelessness, we could easily spend all the money just to keep inventory" given the "fiscal cliffs" most cities are facing in their own shelter funding

Marquez says she's at 85% range...

Worth noting staff has basically said even 90% is actually low, and the difference in percentage becomes very high with each increment

Mortality rate for those experiencing homelessness is 5.8 x greater than housed, per staff

Staffer: "if we were to say solar panels don't work because they haven't affected climate change, we would all know its the scale they've been used...very similar...housing with services, in nimble ways, is the most effective, cost-effective solution"

Staffer echoing the statement from another staff member that spending this much money is the something they've never done before.

Also suggested that building permitted encampments can be expensive. Haubert says that building new units is something that he doesn't support.

Haubert: "we could buy apartment buildings at much lower than market rate..." and house people there. Sounds like govt subsidized housing, actually.

Basically, saying that these already exist...[Oakland just did this].

Haubert giving attention to the ten landlords that came to speak. "where in our plan is the opportunity to pay housing providers 'rent that has been taken from them' "

Haubert basically asking for an update on existing lawsuits from landlords, "some of those claimaints are large property owners". Ziegler says motion to dismiss was in ALCO's favor; plaintiffs have option to amend. If we are successful, as we expect to be, plaintiffs will appeal"

Ziegler basically saying County is likely to prevail, but in appeals there is an open question, & how far it will go is an open question. Ziegler says there's at least 55 property owners,



and some of those owned multiple w/multiple units and County has no insurance that covers

Haubert noting that they're not at real decision yet, they may have a special meeting next week or after break.

Haubert again mentioned giving Measure W monies to landlords [not sure how this would be proposed, as doing this is not in any of the descriptions of how the money would be spent]

They are going over the framework that the County Admin proposed

Bas says they need to provide a 10 year plan, with 3 year contracts for service providers this is more the county's vibe, but Haubert and Miley are basically saying they want something closer FY to FY

Staffer "if you can imagine building infra without funding its maintenance every year...perpetual one time scenario would not allow us to commit money to projects"...

BOS are deliberating on the "three buckets", getting caught up on amount of 'prudent reserves': uses and timeline, immediate with already collected monies, or over years. County's rec is to do it with what's already been collected. They've asked county to come back with scenarios

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I have to say is that the individual BOS have not done a lot of independent thinking about this. Lots of thinking and projecting on feet.

Bas says she's still on the fence about the amount of the reserve...

Now on to confirming the continuation of direction to date, including for \$4 MM for food procurement at food banks.

## BOS Direction to Date

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On Home Together vs Essential Services, BOS are at this currently. Bas making plea for it go to at least 85%, clarifying County says even 100% of the 1.8 B total is still short, and they need over 2 B

Miley: 80 to 20

Marquez: 85 to 15

Bas: 90 to 10

Tam: 80 to 20

Haubert: 80 to 20

To clarify, Bas is saying they should go at least to 85%, but prefers 90. Miley keeps saying the same thing despite it being the opposite of what county is saying; Miley says if you can't do it at 1.4 B you can't do it at all, but county says, you need almost double that actually

The compromise offered by Miley/Haubert is that funds over the projected amounts go to Home Together yearly.

Now on the few specific allocations that they are doing tonight, they are getting Spectrum 15 MM; 4 MM to Ah providers. Haubert is again suggesting giving money to landlords claiming that they are on the verge of foreclosure. Miley is like to who? Needing a third party

Per Tam: EBRHA sent a letter signed by Derek Barnes for an allocation of 25% of Measure W funds for small rental housing/legacy providers, they want \$175 MM. Wild.

Hard to believe that a landlord group is getting front listed in this discussion by Haubert and Tam to get \$175 MM of taxpayer funds based on a letter and ten landlord statements made without verification.

Long convo just to have staff come back with list of recs on where monies need to be allocated based on anticipated shortfalls due to federal cuts.

Haubert brought up landlords for the 9th time tonight. Incredible.

Bas noted that the public didn't have time to digest so much information without advanced notice, asking info for next week's meeting be put up well in advance. I posted most of the sides in this thread



Meeting adjourns.

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Source: [https://x.com/Oak\\_Observer/status/1947881881246306551](https://x.com/Oak_Observer/status/1947881881246306551)

Thread: <https://twitter-thread.com/t/1947881881246306551>