

**City of Alameda, California
SOCIAL SERVICE HUMAN RELATIONS
BOARD THURSDAY, FEBRUARY 26, 2026
DRAFT MINUTES**

1. CALL TO ORDER

President Scott Means called the meeting to order at 7:04 p.m.

ROLL CALL

Present: President Scott Means; Vice President Samantha Green; Board Members Robbie Kreitz, Chantel Carter, and Gerald Bryant. [Board Member Wolf arrived late but was present from 7:10pm onward.]

City staff: From the Housing and Human Services (HHS) Division, Program Manager Grecia Mannah-Ayon, Engagement Specialist Supervisor Raul Cedeno III, Administrative Specialist Shelbey Neil, and Division Manager C'Mone Falls (attending virtually).

2. NON-AGENDA PUBLIC COMMENTS

Public Comment: None.

3. APPROVAL OF MINUTES

3-A Review and Approve January 15, 2026 Minutes

[It was decided to vote to approve the minutes later in the meeting after Board Member Wolf arrived.]

4. AGENDA ITEMS

4-A Presentation on Mental Health and Outreach by Raul Cedeno III, Housing and Human Services Engagement Specialist Supervisor

Public Comment: None.

President Means explained that the Engagement Specialist team, also commonly referred to as the outreach team, provide engagement services across the island supporting residents who are homeless and at risk of becoming homeless.

Engagement Specialist Supervisor Raul Cedeno presented on the importance of mental health for both clients and outreach workers. He, Program Manager Mannah-Ayon, and Division Manager Falls answered the Board's questions about different services and resources that are available for people experiencing homelessness or housing insecurity in Alameda. Supervisor Cedeno spoke to the process of building trust over time with individuals in need.

4-B Presentation on the Final Report on The Road Home: A 5-Year Plan to Prevent and Respond to Homelessness in Alameda

Public Comment: None

Division Manager C'Mone Falls presented the final report on the City of Alameda's five-year plan to prevent and respond to homelessness in Alameda called *The Road Home*. This report was presented by Division Manager Falls to the City Council on January 6, 2026, at which meeting City Council voted to approve it. The three goals identified by *The Road Home* were 1) Secure a housing future for all Alamedans, 2) Increase access to homeless emergency response services, and 3) Mobilize citywide response to homelessness.

Division Manager Falls answered the Board's questions about specific data points and programming. Program Manager Mannah-Ayon answered questions about the role the SSHRB will play in the future housing plan, including in the strategic planning process.

4-C Review of Age-Friendly Cities Survey Draft

Public Comment: None

As part of the Social Service Human Relations Board's efforts to improve social services in the Alameda Community, the Road Home Workgroup created a survey to disseminate into the community. This survey is designed to collect data related to creating a livable community for people of all ages, especially seniors 55+, which will inform the Road Home Workgroup's future work. This survey asks questions about social activities, daily living, awareness of services, and more. The SSHRB discussed the draft survey on aspects of formatting, syntax, and dissemination.

4-D Discuss and Review Social Service Human Relations Board Workgroup Report Outs

Public Comment: None

- Domestic Violence Workgroup (Wolf)
 - Board member Wolf reported on the Domestic Violence Task Force meeting that occurred on February 2, 2026, and was attended by Mayor Ashcraft and Assistant City Manager Amy Wooldridge.
- Alamedans Together Against Hate (Bryant)
 - Board Member Bryant reported on the [upcoming Open Mic Night](#) that is occurring on March 25, 2026, in celebration of the Season for Nonviolence. The contest is open to participants of all ages.
- The Road Home/People Experiencing Homelessness (Means, Green, Buchholz)
 - President Means and Vice President Green reported on the stakeholder session that they attended in conjunction with the needs assessment that will inform the Housing & Human Services Division's new five-year strategic plan.

Subcommittee placements for Board Members Robbie Kreitz and Board Member Chantel Carter were discussed.

5. STAFF COMMUNICATIONS

5-A Status Report on the City of Alameda's Housing and Human Services

Public Comment: None

Program Manager Grecia Mannah-Ayon reported the following:

- The City of Alameda's Housing and Human Services Division is currently seeking feedback from citizens to inform its next round of strategic planning. All Alamedans are invited [to complete our Community Needs Assessment survey](#). Your anonymous feedback will help us better understand community priorities and ensure programs and resources reflect the needs of Alameda residents.
- Below Market Rate (BMR) housing: As of February 2026, BMR rental guidelines were updated to increase clarity around when a resident's income changes.
- On January 20, HHS released the Community Development Block Grant (CDBG) Notice of Funding Availability (NOFA) and a request for proposals (RFP) for economic development and public service activities. The application was open for one month and HHS received 3 applications. Next steps include reviewing the applications, selecting finalists, and taking the applications to City Council for approval in May of 2026.
- On January 22, the Point-in-Time (PIT) Count was held to collect data regarding the unhoused population in Alameda. Program Manager Mannah-Ayon read a thank-you letter from Program Manager Camille Rodriguez, who led the event.

Division Manager C'Mone Falls added that HHS has contracted with new service providers for some of its programs:

- Restorative Pathways will be overseeing the Emergency Supportive Housing program, a transitional housing program with on-site services, private rooms, and longer stays
- Urban Alchemy will be administering the Day Center and Safe Parking programs, which are low-barrier, immediate services

[At this time the Board resumed reviewing and approving the minutes from the January 15, 2026 meeting.]

A motion to approve the January 15, 2026, minutes was made by President Means and seconded by Board Member Bryant. Ayes: President Means, Vice President Green, Board Member Bryant, and Board Member Wolf. Nays: None. Abstained: Board Members Carter and Kreitz. Motion passed 4-0-2.

6. BOARD COMMUNICATIONS, NON-AGENDA

President Means shared that he is mentoring a group of Public Health students at UC Berkeley for their Program Design, Implementation, and Evaluation course. The project will focus on intergenerational volunteering.

Board Member Bryant reported that plans to build a respite center and senior housing in Crab Cove have completed the initial phase of construction and inspection, and are on track to hold their grand opening in the second half of the year.

Board Member Bryant shared that the Guaranteed Income (GI) program piloted by the City of Alameda has moved into the evaluation phase.

Board Member Bryant shared that the City of Alameda hosted a film screening of the documentary *The Apology*.

7. ADJOURNMENT

President Means adjourned the meeting at 9:04pm.