

From: [Amanda Gehrke](#)
To: [Annie Cox](#)
Cc: [Veronika Cole](#); [Danielle Sullivan](#)
Subject: FW: Feedback on the Homeless Strategic Plan
Date: Tuesday, September 21, 2021 10:50:06 AM
Attachments: [Feedback on Homeless strategic plan_AHA_210921.docx](#)

Hi Annie,
Please include these comments as SSHRB correspondence.

Thanks,
Amanda

From: Sylvia Martinez [mailto:smartinez@alamedahsg.org]
Sent: Tuesday, September 21, 2021 9:24 AM
To: Amanda Gehrke <AGehrke@alamedaca.gov>
Cc: Vanessa Cooper <vcooper@alamedahsg.org>
Subject: Feedback on the Homeless Strategic Plan

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Hello, Amanda,

The Group has done a great job on the report, and it touches on many needed. Our staff has reviewed and has some comments that we hope will be useful to you as you continue to refine the plan. Please let us know if we can be helpful on some of the data points or clarifications.

Thank you for this opportunity to participate in this important process.

Sylvia Martinez
Director of Housing Development
Housing Authority of the City of Alameda
(510) 747-4343

My pronouns are she/her/hers.

PLEASE NOTE: To help curb transmission of the novel coronavirus (COVID-19), the Housing Authority of the City of Alameda (AHA) is requiring masks to be worn when visiting our offices. Also, offices are only open a limited number of hours and appointments are required before entering the office.

Our main offices are open Monday through Thursday 8:30 a.m. to 11:30 a.m. by appointment only with masks required.

AHA will provide reasonable accommodations upon request.

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Feedback on Homeless strategic plan – general feedback from AHA staff

- The plan should be aligned with resources available, including ARPA, CDBG, County and other funds. This includes priorities and schedule.
 - Example, when County funding comes available, it would be helpful for the City release/commit funding before the County applications are due to ensure max funds are leveraged.
 - Coordination is not just timing and the need for local leverage. It is also alignment to State goals for ‘housing friendly policies.’ Alameda prohibitions on multifamily development put Alameda PSH developments at disadvantages for State funding. State funding is necessary for nearly all project, so this is a critical issue.
- There is a lot of emphasis on creating permanent housing in this report, but not as much on the specific onsite, wraparound supportive services (and the costs) needed to sustain permanent housing for individuals facing challenges to their housing stability. There is some discussion of services on pages 32-33, but it seems very minimal, and the list is missing some key services. What about case management? Substance abuse counseling? Life skills training? Mental health counseling? Vocational training?
- How do we ensure that services are culturally and age appropriate to accommodate our local homeless demographics?
- Is there an emphasis on centralizing services at a “one stop, all access” site. In SF, they found this to be a key component of the successful “Navigation Center” model.
- Recently, AHA and the City discussed the possibility of launching a Universal Basic Income (UBI) program w/ a housing voucher component, could this be somehow incorporated into the plan?
- What is the solution to the lack of emergency shelter beds for male adults? Perhaps we should talk about establishing some sort of limited, year-round, short-term, congregate shelter model to serve as temporary, emergency housing for homeless male clients who need to stabilize before transitioning to permanent housing.
- What is the plan for the maintaining and upgrading Women’s Shelter?
- Gender non-conforming & trans folks seeking shelter have documented difficulties in admission into shelters, but this isn’t mentioned specifically in the plan.
- What kind of outreach will we be providing for homeless residents? Is there a comprehensive outreach plan?
- How will current temporary services – warming shelter, safe parking, trailers etc. be funded going forward? There is mention that the City cannot fund everything—which agencies will be responsible for raising/expending funds?
 - Does the City have the ability to convene funders/agencies/organizations to seek additional sources from foundations/tech/etc.?
- Has the report fully captured the permanent supportive housing pipeline for Alameda (e.g. North Housing, ReSHAP, Crab Cove)?
- Can the City explore sponsoring a vote to fund more housing (e.g. Oakland Measure KK)?
- Who is ensuring that landlords are not discriminating against Section 8 voucher holders?
 - I recently did a search on Craig’s List and saw that there are some ads that still say “No Section 8” even though it is technically prohibited in CA.

- The resident engagement/education could be more specific and address situations such as the complaints with the Roomkey project. We suggest a single point person for neighbor communication, site visits (really learn about what is happening at the site and gain confidence in the policies and procedures).
- There is also mention of the City looking into streamlining for development. Sometimes neighbors impact the City's ability to address the housing shortage through density.
- Has the City done a comparison of its funding for homeless services and housing versus other Alameda County cities and jurisdictions?
- Homelessness prevention – a short term emergencies fund that will allow households to stay housed by tiding them over short term budget issues, or to help pay a deposit, etc., to get them re-housed quickly.