

**From:** [Eric Levitt](#)  
**To:** [CityCouncil-List](#)  
**Cc:** [Gerry Beaudin](#); [Yibin Shen](#); [Lara Weisiger](#); [Eric Levitt](#)  
**Subject:** Request for more information on staff reports.  
**Date:** Tuesday, July 20, 2021 8:22:19 AM

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Mayor Ezzy Ashcraft & City Council:

We received questions regarding the agenda items. Below are responses.

Thanks

Eric Levitt  
City Manager

The below was put together.

#### Housing Site Options – Item 6-A

Housing site options were a challenge – some of the publically-owned sites were too small to be viable, so the sites in the report are the viable sites that staff is able to put forward for Council's consideration at this time. Staff looked for opportunity sites that are:

- Publically-owned (allowing the City to use existing resources, and move expeditiously)
- Adequately sized for a the housing project/types considered
  - Staff has been working with the cities of Oakland, San Jose, Mountain View, and Alameda County, as well as organizations (affordable housing developers and providers of supportive services) that have successfully completed these projects elsewhere, to determine the necessary site characteristics
- Geographically dispersed in an attempt to have options in different parts of the city (wanted to provide options that go beyond Alameda Point)

Funding for Housing Project:

- It depends – General Fund, ARPA, County, State are all funding options, depending on the type of project we pursue. For some projects, such as a ground up build, particular financing options, such as tax increment deals, may be available. Staff and the affordable housing developer may also be able to pursue grants.

#### ARPA – Item 6-C

On use of ARPA funding for Alameda Housing Authority projects, a few thoughts:

- Council can prioritize Housing Authority projects
  - The July 20<sup>th</sup> report is a recommendation at this point in time
  - The report was designed based on prior input from Council

- We have time – this is an effort to begin to program the funds, consistent with Council’s intent and direction
- Transparency and local accountability are a key elements to the success of the ARPA program
  - We’re open to partnerships; however, sending funding to other entities leaves us with less direct oversight and all of the accountability
- The HA has not provided any additional detail or followed-up on the list included below, even though staff has reached out
  - We would need to understand “the ask,” scope, and schedule for projects
  - It would be good if the projects are explained and prioritized (so that Council understands the ranking)
- Regarding available/remaining funding – the staff recommendation leaves about \$15.5 million still to program:
  - \$7 million in ARPA funding to be programmed at a future date, and
  - An additional \$8.5 million would come into the General Fund Revenue Loss top-up

When Will Council Consider Housing Authority Requests (2-A, 4-B, 6-A, 6-B, and 6-C)

- Staff recommends raising the issue for Council discussion with respect to Item 6-C regarding funding for the housing projects. ARPA eligibility for City received funds would depend on the eligibility of the type of housing. If the Council wants to place this as a priority we can focus on specific projects with the Housing Authority.

Thanks

Eric Levitt  
City Manager