

From: [Eric Levitt](#)
To: [CityCouncil-List](#)
Cc: [Gerry Beaudin](#); [Yibin Shen](#); [Lara Weisiger](#); [Eric Levitt](#); "[Vanessa Cooper](#)"
Subject: RE: Request for more information on staff reports.
Date: Tuesday, July 20, 2021 1:53:16 PM

Mayor Ezzy Ashcraft & City Council:

The Housing Authority provided some further helpful information this morning that add to the below response.

Thanks

Eric Levitt
City Manager

Just to give you a summary of voucher costs. The average Housing Assistance portion is currently of \$1906 per month per family plus monthly administrative costs or approx. \$24k per family per year. The family pays 1/3rd of their income for rent and the voucher pays the rest. \$500,000 would house up to 20 families for 12 months.

Thanks

Eric Levitt
City Manager

From: Eric Levitt
Sent: Tuesday, July 20, 2021 8:39 AM
To: CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>
Cc: Gerry Beaudin <gbeaudin@alamedaca.gov>; Yibin Shen <yshen@alamedacityattorney.org>; Lara Weisiger <LWEISIGER@alamedaca.gov>
Subject: RE: Request for more information on staff reports.

Mayor Ezzy Ashcraft & City Council:

One other clarification. The staff recommendation option 1 includes \$500,000 for the HA (it's in Attachment 2 – Staff Recommendation → Item 2e in the table says "Alameda Housing Authority Vouchers". It speaks to vouchers but could be used for an ARPA eligible project.

Finally, the report and recommendations were attempting to identify potential ARPA funding opportunities based on the previous Council discussion on ARPA.

Thanks

Eric Levitt

City Manager

From: Eric Levitt

Sent: Tuesday, July 20, 2021 8:22 AM

To: CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>

Cc: Gerry Beaudin <gbeaudin@alamedaca.gov>; Yibin Shen <yshen@alamedacityattorney.org>; Lara Weisiger <lweisiger@alamedaca.gov>; Eric Levitt <elevitt@alamedaca.gov>

Subject: Request for more information on staff reports.

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 20th 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

From: [Eric Levitt](#)
To: [CityCouncil-List](#)
Cc: [Gerry Beaudin](#); [Yibin Shen](#); [Lara Weisiger](#); ["Vanessa Cooper"](#); [Eric Levitt](#)
Subject: RE: Request for more information on staff reports.
Date: Tuesday, July 20, 2021 10:59:10 AM

Mayor Ezzy Ashcraft & City Council:

I spoke with Vanessa Cooper this morning and we believe that there has possibly been miscommunication in what was asked for at staff level.

I believe the Housing Authority has been responsive on requests. Based on direction tonight, if the Council wants a part of the funds to be used in partnership with the Housing Authority, we would work with them on project priorities.

I have been asked about funding that the Housing Authority received. My understanding is that it has received funding through ARPA specifically for emergency vouchers for the region.

Thanks

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City Manager

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Eric Levitt
City Manager

From: [Gerry Beaudin](#)
To: [CityCouncil-List](#)
Cc: [Eric Levitt](#); [Lara Weisiger](#)
Subject: Re. Item 6-C (ARPA Spending) on July 20th Agenda
Date: Monday, July 19, 2021 3:42:30 PM
Attachments: [May 25 - CC Agenda - 2D \(ARPA Report\).pdf](#)
[image001.png](#)

Mayor Ezzy Ashcraft and Councilmembers –

I understand there have been questions about the Housing Authority's (HA) request related to ARPA funding.

During the May 25, 2021 City Council agenda (Item 2-D in the attached agenda), staff presented the HA's request, which at the time was related to a voucher program (no dollar value was assigned/known at that time). Here is a link to Exhibit A from that report (the first item in the list is the voucher program):

<file:///C:/Users/gbeaudin/AppData/Local/Temp/Exhibit%201%20-%20ARPA%20Summary%20Report-1.pdf>

When the City Council provided direction to staff on topics to consider for ARPA funding, housing was a key theme. The July 20th report focuses on transitional housing and other City-led housing solutions and does not include HA's voucher program or other ideas.

In March, prior to clearer guidance from Treasury, the HA has also circulated a list of permanent housing projects that could use funding – staff has not discussed these projects with the HA at this time. If the City Council would like staff to seek additional information, that could certainly be done – though staff will want to discuss any HA proposals with Treasury to ensure they are eligible and that spending and reporting requirements could be met before bringing a recommendation to the City Council.

Thank you,
Gerry

Gerry Beaudin | Assistant City Manager
Pronouns: he/him
Direct: 510.872.2128 | Office: 510.747.4700
2263 Santa Clara Avenue, Suite 300, Alameda, CA 94501





City of Alameda

Meeting Agenda

City Council

Thursday, May 20, 2021

6:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda CA 94501

The agenda was revised on May 12, 2021 at 5:00 p.m. to remove Item 2-A

Due to Governor Executive Order N-29-20, Councilmembers can attend the meeting via teleconference. The City allows public participation via Zoom.

***For information to assist with Zoom participation, please click:
<https://www.alamedaca.gov/zoom>***

***For Zoom registration, please click:
https://alamedaca-gov.zoom.us/webinar/register/WN_fTRglFeKRJ-UntGBp5t0KQ***

***For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 811 2439 4887***

Any requests for reasonable accommodations should be made by contacting the City Clerk's office: clerk@alamedaca.gov or 510-747-4800.

City Hall will be NOT be open to the public during the meeting.

The Council may take action on any item listed in the agenda.

SPECIAL CITY COUNCIL MEETING - 6:00 P.M.

Pledge of Allegiance

- 1** Roll Call - City Council
- 2** Agenda Items - 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes
- 2-B** [2021-897](https://www.alamedaca.gov/zoom) Budget Workshop for Fiscal Years 2021-22 and 2022-23 to Provide Direction that will be Incorporated into Budget Adoption Hearing Materials for City Council Consideration in June 2021. (Finance 2410)

Attachments: [Exhibit 1 - Budget Summary](#)
[Exhibit 1 REVISED - Budget Summary](#)
[Exhibit 1 2nd REVISED - Budget Summary REV 050621](#)
[Exhibit 2 - Operating Budget Requests](#)
[Exhibit 2 REVISED - Operating Budget Requests](#)
[Exhibit 3 - CalPERS Summary](#)
[Exhibit 4 - Workforce Change Requests](#)
[Exhibit 4 REVISED - Workforce Change Requests](#)
[Presentation](#)
[REVISED Presentation](#)
[2nd REVISED Presentation](#)
[3rd REVISED Presentation](#)
[Supplemental Memo](#)
[Supplemental Memo #2](#)
[Correspondence from City Manager](#)
[Supplemental Memo #3 with Exhibits 1, 2 and 3](#)
[Correspondence - Updated 5/24](#)
[Slides - Short and Long Bases](#)

2-C [2021-901](#) Budget Workshop for Fiscal Years 2021-22 and 2022-23 to Provide Direction on Capital Improvement Program Budget. (Public Works 4205)

Attachments: [Exhibit 1 - Proposed Capital Improvement Program Budget Summary](#)
[Presentation](#)
[Correspondence from City Manager](#)
[Supplemental Memo](#)
[Correspondence - Updated 5/24](#)

2-D [2021-824](#) Recommendation to Provide Direction to Staff Regarding the Allocation of an Anticipated \$28.95 Million of Funding from the Federal Government through the American Rescue Plan Act (ARPA) of 2021 to Assist with Recovery from the Impacts of the COVID-19 Pandemic. (City Manager 2110/Finance 2410) [Not heard on April 20, 2021 or May 11, 2021]

Attachments: [Exhibit 1 - ARPA Summary Report](#)
[Presentation](#)
[REVISED Presentation](#)
[Supplemental Memo](#)
[Correspondence - Updated 5/20](#)

3 Oral Communications, Non-Agenda (Public Comment) - Members of the public may speak for up to 2 minutes regarding any matter not on the agenda

4 Adjournment - City Council

- Please contact the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting to any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- Meeting Rules of Order are available at:
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-2>
- Translators and sign language interpreters will be available on request. Please contact the City Clerk at 510-747-4800 at least 72 hours prior to the meeting to request a translator or interpreter.
- Minutes of the meeting available in enlarged print.
- The meeting will be broadcast live on the City's website:
<https://www.alamedaca.gov/GOVERNMENT/Agendas-Minutes-Announcements>
- Sign up to receive agendas here: <https://alameda.legistar.com/Calendar.aspx>
- KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE: Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION: the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.