

**From:** [Ashley Gregory](#)  
**To:** [City Clerk](#)  
**Subject:** [EXTERNAL] Support for Agenda Items  
**Date:** Tuesday, July 20, 2021 4:36:33 PM

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Good afternoon,

I am writing in support of agenda item 6-A and agenda item 6-C. Addressing the fundamental issues of housing, economic stability, climate vulnerability and mental health ultimately benefits everyone in Alameda.

As a mental health professional residing and operating in Alameda, it is clear to me how getting to the root causes of stress leads to an increase in overall wellbeing for all.

Thank you very much!

Sincerely,

Ashley Gregory

**Ashley Gregory, LMFT #110299**

*she/her/hers*

Phone: 510-892-3524

[ashleygregorytherapy.com](http://ashleygregorytherapy.com)

*on unceded [Lisjan \(Ohlone\)](#) land, territory of Huchiun*

[Return Indigenous Land to Indigenous People](#)

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**From:** [Jeanne Nader](#)  
**To:** [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [John Knox White](#); [Trish Spencer](#)  
**Cc:** [Manager Manager](#); [City Clerk](#)  
**Subject:** [EXTERNAL] Items 6A, 6B and 6C on City Council Meeting Agenda - Support for More Housing  
**Date:** Tuesday, July 20, 2021 4:22:14 PM

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Dear Mayor, Vice Mayor and City Council Members,

I am writing to voice my support for the staff recommendation to repurpose Marina Hotel to permanent housing, in item 6A. I think the staff recommendations for the other sites are well intentioned, but feel that placing mini-homes in random locations without nearby support effectively segregates houseless Alamedans and doesn't connect them with the existing community.

There are some organizations actively working in Alameda County to create communities as part of mini-homes (both transitional and permanent). Goodness Village is working with the city of Livermore and Alameda County to provide permanent mini-homes but also offer social services, classes and land for residents to grow food and potentially start up businesses. <https://gvlivermore.org/>

Firm Foundation Community Housing works with the faith community to provide mini-homes in collaboration with the host church - which again allows for residents to access services but also feel connected and not isolated. <https://www.ffchousing.org/>

I also strongly support item 6B.

Lastly, I urge you consider the following for 6C and the Federal Relief Funds -

1. more funding allocated towards emergency housing, protecting renters and creating a fund for more stable housing, e.g., working with a local land trust that can purchase existing multi-family housing and work with the existing tenants.
2. aligned with housing needs - more funds for social and mental health services as it is not only houseless Alamedans who need support during this stressful time. Allocating funding to pilot a UBI program
3. in response to climate emergencies and providing needed resources to Alamedans through trusted community organizations - provide funding for more than one Resilience Hub on the island. Alameda Makers Farm is the only Resilience Hub in Alameda and there's room for more decentralized hubs where residents can access food, emergency supplies, energy sources.

With your support on these items, we have an opportunity to keep our neighbors and fellow Alameda residents on the island and have a foundation of resiliency. Too many people have had to leave Alameda - folks who have raised their kids here, grown up here, volunteered with Scouts, Little League, in our schools. Please don't miss this chance to keep our community together.

Thanks for your consideration.

Sincerely,

Jeanne Nader

305 Spruce St., Alameda  
510-928-0357

**From:** [Amanda Cooper](#)  
**To:** [City Clerk](#)  
**Subject:** [EXTERNAL] support of the Transform Alameda ARPA plan  
**Date:** Tuesday, July 20, 2021 2:29:58 PM

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Hello-

What an amazing opportunity we have with these recovery funds! I am writing to offer my support for the proposal submitted by Transform Alameda for how to use them. These funds and this plan can help us build a safer, more equitable and more sustainable community. I urge the council and mayor to adopt them.

-Amanda

Amanda Cooper  
Senior Partner  
[LightBox](#) Collaborative  
she/her  
@MandaCoop  
917-930-7552

**From:** [Savanna Cheer](#)  
**To:** [John Knox White](#); [Trish Spencer](#); [Tony Daysog](#); [Malia Vella](#); [Marilyn Ezzy Ashcraft](#); [Eric Levitt](#); [Manager Manager](#)  
**Cc:** [City Clerk](#)  
**Subject:** [EXTERNAL] Public comment for ARPA agenda item  
**Date:** Tuesday, July 20, 2021 12:16:23 PM

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Hi All:

I'm writing to support the combined efforts of Transform Alameda, AJA and Renewed Hope and their proposal for how to spend ARPA money. Their proposed programming and services prioritize a just recovery from the global pandemic and seek to appropriately use ARPA funding to support our most vulnerable neighbors.

I would like to encourage staff and council to commit to a set of values that deliver equitable recovery to our community. In setting these values, recognize the disproportionate impact the COVID-19 crisis has on Black, Brown, Indigenous, unhoused, and/or poor folks in Alameda. If the projects and efforts you decide on don't serve the most impacted people - maybe they're not good uses of ARPA funding.

Please take this once in a generation chance to deliver on a set of values that will create a more just and healthy Alameda.

Thank you,  
Savanna Cheer

**From:** [Transform Alameda](#)  
**To:** [Marilyn Ezzy Ashcraft](#); [Manager Manager](#); [Trish Spencer](#); [Tony Daysog](#); [Malia Vella](#); [John Knox White](#); [City Clerk](#)  
**Subject:** [EXTERNAL] Transform Alameda Letter Re: ARPA Funds  
**Date:** Monday, July 19, 2021 10:08:24 PM  
**Attachments:** [We sent you safe versions of your files.msg](#)  
[ARPA Proposal Letter.pdf](#)

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Hello Mayor, Vice Mayor, City Council Members, and City Manager,

Please find attached our letter advocating that the City use its ARPA funds to directly address our community's interconnected needs and struggles in the areas of housing, mental health, economic security, and climate vulnerability.

Sincerely,



[Web](#) | [Twitter](#) | [Instagram](#) | [Facebook](#)

# TRANSFORM ALAMEDA

Dear Mayor, Vice-Mayor, and City Councilmembers,

Transform Alameda believes that the City of Alameda has a once-in-a-generation opportunity to use its American Rescue Plan Act funds to establish comprehensive, integrated public services that are fundamental for a safe, healthy and thriving community.

ARPA was created in response to the worst public health and economic crisis in a century; a crisis that disproportionately impacted the poor and marginalized. The goal of ARPA is to lift up those members of our community in a way that supports and sustains well-being, and this unprecedented infusion of federal funds should be used by the City of Alameda in that spirit.

We are excited to share the following proposal for the city's ARPA funds that we have developed through conversations with community organizations, including ARC, Alameda Progressives, Renewed Hope, and others:

## Transform Alameda's Proposal:

Transform Alameda proposes that the City use ARPA funds to directly address our community's interconnected needs and struggles in the areas of **housing, mental health, economic security, and climate vulnerability**. In doing so, we believe Alameda can address root causes of community harm and unsafety, the symptoms of which we currently address primarily through policing.

In this proposal, we outline a set of specific programs that address these core needs proactively, in an integrated and effective way. Rather than moving a list of individual projects forward, we suggest that the City use the ARPA funds to advance a comprehensive vision of community-based public safety.

## **Housing: Supportive Transitional and Permanent Housing**

**Program Description:** AJA strongly supports staff's housing-focused proposal. ARPA is clearly designed to help our community's most vulnerable, including those experiencing homelessness. AJA commends City staff for recognizing this and proposing resources dedicated to not just sheltering Alamedans, but supporting them with services aimed at ending their homelessness and achieving self-sufficiency. AJA appreciates the City's thoughtful approach to setup and operation of supportive transitional housing, and we further support the acquisition and operation of the hotel to provide permanent housing with on-going wrap-around support. Once-in-a-generation funding should be used for big, bold, once-in-a-generation initiatives, and the hotel purchase meets this standard.



**ARPA Eligibility:** “Eligible services include: Building stronger neighborhoods and communities, including: supportive housing and other services for individuals experiencing homelessness, development of affordable housing, and housing vouchers and assistance relocating to neighborhoods with higher levels of economic opportunity;”

**Estimated Cost:** \$33 million

**Other housing proposal(s):** The City could fund a community land trust or create an AB 1079 fund pool that would allow rental tenants and non-profit entities such as land-trusts to purchase foreclosed homes by matching the highest offer, stabilizing tenants and preserving housing that is in the hand of communities, not outside investors. In addition, the City could establish a pool of housing funds to facilitate the right-of-return for displaced families and their descendants displaced from AHA's and AMP's past racist policies that removed homes without adequate compensation and displaced tenants, the majority of whom were low- and median income Black and Asian American residents, from the Island. This could be one part of a broader program of repair/reparations that the City should engage in more broadly.

### **Mental Health: Mental Health Clinic**

**Program Description:** The City could create a pilot mental health services program to support Alamedans grappling with the emotional and mental strain of the pandemic. In addition, the program could also house the social worker from the City's proposed mental health crisis response program. ARPA funds could also be used to continue the social worker's contract beyond the first year of the crisis response program. This program could potentially be housed in a clinic at the Alameda Hospital. This clinic could be modeled loosely off of the [White Bird Clinic](#) run by CAHOOTS in Eugene, Oregon, while taking into account the needs of our diverse population by consulting with local crisis response groups such as MHFirst in Oakland.

**ARPA Eligibility:** “Recognizing that the pandemic exacerbated mental health and substance use disorder needs in many communities, eligible public health services include mental health and other behavioral health services, which are a critical component of a holistic public safety approach.”

**Estimated Cost:** 2.65 million (loosely based off of the White Bird Clinic's operating expenses)

### **Economic Security: Guaranteed Income/Universal Basic Income Program**

**Program Description:** One of the best investments the City can make is in our residents themselves. Our proposed Universal Basic Income (UBI) pilot program would do just that by providing lower-income Alamedans with the financial stability they need as they emerge from the economic devastation of the pandemic. The UBI pilot program would issue \$500-750 in monthly stipends to 100-200 households in Alameda for a period of one to two years. The monthly stipend would be unconditional, meaning there will be no



strings attached and no work requirement. We believe that the City's ARPA funds are better spent on a UBI program than on grants for nonprofits and small businesses, as federal, state, and private initiatives have already provided significant grants and loans to nonprofits and small businesses. Meanwhile, the federal and state government have not provided significant direct income support to low-income individuals, despite the need for such support.

The program would be very similar to Stockton's recent UBI experiment, which reduced participants' income volatility, enabled them to find full-time employment, and increased their overall physical and emotional well-being. Eligibility requirements to apply for the UBI pilot:

1. Roughly following Stockton's model, recipients must be a) at least 18 years old; b) reside in Alameda; and c) live in a neighborhood with a median income at or below \$52,000 (which is half the median income of households in Alameda). Participants would then be randomly selected.
2. Following Oakland's model, recipients must be a) living in certain specified census tracts; with an income at or below 50% of the area's median income, which was \$61,650 per year for a family of three in Oakland; b) have at least one child under 18; and c) do not have to have legal immigration status. While Oakland's program focused on aiding BIPOC communities, families of any racial background were allowed to apply. Participants were selected via a randomized lottery.

**ARPA Eligibility:** "Eligible uses...include assistance to households; small businesses and nonprofits; and aid to impacted industries. Assistance to households includes, but is not limited to: food assistance; rent, mortgage, or utility assistance; counseling and legal aid to prevent eviction or homelessness; *cash assistance*;" (emphasis added).

**Estimated Cost:** \$600,000 to \$3.6 million, (depending on amount of stipend, number of families served, and length of program) + administrative costs

### **Climate Vulnerability: Resilience Hub**

**Program Description:** The city could use ARPA funds to establish a second resilience hub in Alameda. One already exists in West Alameda but residents would benefit from a second hub located in a more central location. Resilience hubs "are neighborhood centers that are designed to coordinate culturally sensitive, multilingual services to better meet the needs of diverse groups of community members. In addition to the day-to-day benefits, hubs can provide a safe place for temporary shelter and relief during days of extreme heat, or operate as centers for distributing necessities such as food and multilingual information after disaster events such as floods. Year-round, they can offer space and programming for community-building efforts that increase resilience when emergencies occur."

The proposed resilience hub would serve people experiencing homelessness or at high risk for homelessness. The hub would offer them access to mental health services and support, food, hygiene supplies, showers, laundry, computers, phone charging, and

assistance in applying for public benefits and other community resources. The hub would also function as a cooling center during heat waves and as a clean-air respite center during wildfire season.

**ARPA Eligibility:** “Eligible services include: Addressing health disparities and the social determinants of health, including: community health workers, public benefits navigators, remediation of lead paint or other lead hazards, and community violence intervention programs[.]”

**Estimated Cost:** \$500,000

We look forward to working with you to adopt these proposals and build the safer, more supportive, and more equitable Alameda we know is possible.

Sincerely,

Transform Alameda

**From:** [Grover Wehman-Brown](#)  
**To:** [City Clerk](#)  
**Cc:** [John Knox White](#); [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [Trish Spencer](#)  
**Subject:** [EXTERNAL] Please use ARPA Funds to house unhoused residents, address critical needs  
**Date:** Monday, July 19, 2021 3:01:57 PM

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Dear Mayor Ezzy Ashcraft, Vice Mayor, and City Councilmembers Daysog, Spencer, and Knox White,

Funds from the American Rescue Plan Act of 2021 are intended to support community members through the hard years ahead as people recover from long-term illness, job and wage loss, and the associated housing and economic insecurity. ARPA funds also provide an opportunity to put a dent into the profound inequity between the lives of those that have our basic needs met, and those that did not have their basic needs for food, shelter, water, and care before the pandemic hit.

**I support the proposed use of ARPA funds to address critical needs of people experiencing homelessness including:**

- + the **acquisition of a hotel for transitional housing**
- + funds for the **supportive operation of transitional housing**
- + funds for the Housing Authority to distribute as **housing vouchers**

I echo the requests from the Alameda Justice Alliance and Transform Alameda to use the remaining ARPA funding to:

- + **Establish a Universal Basic Income pilot program** that puts cash into the pockets of low-income residents of Alameda
- + **Create a resilience hub in the center of the island** that could be used flexibly over the course of two years to support residents through climate crisis (for example, as a cooling and wildfire smoke-relief center) as a touch-point drop in for services such as referral to rent relief or tenant legal support for unpaid rent during the pandemic, food support, and other critical needs.
- + **Create a mental-health drop-in clinic.**
- + Use funds for **increased, culturally resonant outreach to renters** who may be eligible for state rent relief.
- + **Create a seed fund to support the time-sensitive purchase of foreclosed properties** by tenants and community organizations using the [recently passed AB 1079](#) provision, enabling existing residents to stay in their homes while keeping ownership of Alameda's homes in the hands of community members and organizations.

The eviction moratoriums have, for the most part, shielded the stably housed, income-earning general public from seeing just how profoundly at risk hundreds of thousands of our neighbors in the Bay Area and this city are to homelessness. These

funds are a unique opportunity to address suffering in our city in a very short time frame, and I ask you to direct these funds for these high-impact projects today.

Sincerely,

Grover Wehman-Brown

**From:** [Eric Levitt](#)  
**To:** [CityCouncil-List](#)  
**Cc:** [Eric Levitt](#); [Lara Weisiger](#); [Annie To](#); [Yibin Shen](#); [Gerry Beaudin](#)  
**Subject:** FW: [EXTERNAL] Our \$28 Million  
**Date:** Sunday, July 18, 2021 12:02:35 PM  
**Attachments:** [We sent you safe versions of your files.msg](#)  
[Alameda - How to spend \\$28 Million.pdf](#)

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Mayor Ezzy Ashcraft & City Council:

I received the above correspondence and suggestions regarding the ARPA funds and am forwarding to you for Tuesday night.

Thanks

Eric Levitt  
City Manager

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**From:** Pat Potter [mailto:pttr\_pt@yahoo.com]  
**Sent:** Friday, July 16, 2021 1:42 PM  
**To:** Eric Levitt <elevitt@alamedaca.gov>  
**Subject:** [EXTERNAL] Our \$28 Million

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Hi Eric,  
We spoke at the Seaplane Lagoon grand opening. I'm attaching my idea of how the city should spend the \$28 million we will be receiving. I am anxious to hear what some of the other ideas are. When will you be making a presentation?  
Thanks a lot,  
Pat Potter  
650-278-5103

## How Alameda Should Spend \$28,000,000

- Concentrate on addressing climate change.
- **46%** of Alameda's GHG emissions come from Building Energy Use (CARP p. 18).
- City's GHG reduction goal is 50% below 2005 levels by 2030 (9 years). (CARP p. 18)
- City to establish and pay for a team of weatherization specialists to inspect all homes over 5 years old.
- City to pay a portion of the cost of weatherization upgrades.
- City to provide rebates for replacing gas furnace with heat pump, gas water heater with heat pump water heater, insulation installation, low flow toilets, double pane windows, etc.
- City to provide low interest loans for remainder of the weatherization upgrades needed to pass inspection.

City to set up program for all Alamedans modeled after PG&E's home weatherization program for low income home owners (CARP p. 33) as well as the City's Rental and Housing Rehabilitation Program ([\\*\\*\\*\\*\\*.alamedaca.gov/Departments/Community-Development/Community-Housing-Resources](http://*****.alamedaca.gov/Departments/Community-Development/Community-Housing-Resources)).

City to establish and fund a team of weatherization specialists to inspect all homes over 5 years old. Provide the home owner with a list of licensed weatherization specialists\* for the home owner to choose from to get the work done. Require work be completed within 18 months. Require a certificate showing proof of work completed. This certificate is good for 5 years. At the end of 5 years an audit and inspection will be performed. The audit will show the amount of energy saved from the weatherization upgrade, and the inspection will show where further repairs and upgrades are needed.

Weatherization specialists to issue a list of all necessary and suggested upgrades to home, including:

Primary:

Insulation

Furnace and duct inspection/repair/upgrade to heat pump

Weather stripping

Chimney flue sealing

Double pane windows installation and sealing

Low flow toilets

Low flow showers

Low flow faucets

Hot water heater upgrade to heat pump water heater

Clothes dryer upgrade to electric

Gas stove upgrade to electric

Secondary:

Determine and address obstacles to the upgrades listed above, e.g., sewer lateral inspection if low flow toilet is not adequate for proper flushing.

The positive outcomes from this weatherization program include:

Reduced GHG emissions from natural gas leakage

Reduced PG&E bills

\*Green jobs development

Increased comfort in home

Educating and engaging the public in the need to reduce GHG emissions to combat climate change and drought disasters.