

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -MAY 6, 2014- -6:00 P.M.

Mayor Gilmore convened the meeting at 6:03 p.m.

Roll Call – Present: Councilmembers Chen, Daysog, Ezzy Ashcraft, Tam and Mayor Gilmore – 5.

[Note: Councilmember Daysog arrived at 6:04 p.m.]

Absent: None.

The meeting was adjourned to Closed Session to consider:

(14-156) Public Employees Performance Evaluations; Pursuant to Government Code §54957; Positions Evaluated: City Attorney - Janet Kern and City Manager - John Russo

Mayor Gilmore called a recess at 7:05 p.m. and reconvened the meeting at 12:45 a.m.

Following the closed session, the meeting was reconvened and Mayor Gilmore announced no action was taken.

Adjournment

There being no further business, Mayor Gilmore adjourned the meeting at 1:30 a.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -MAY 6, 2014- -7:00 P.M.

Mayor Gilmore convened the meeting at 7:11 p.m. Councilmember Chen led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Chen, Daysog, Ezzy Ashcraft, Tam and Mayor Gilmore – 5.

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY & ANNOUNCEMENTS

(14-157) Proclamation Declaring May 5 to May 9, 2014 as Saint Joseph Notre Dame High School Pilots Cross Country Week.

Mayor Gilmore read and presented the proclamation to Simon Chiu, Chis Pondok, Tony Fong and the Cross Country Team from Saint Joseph Notre Dame High School.

(14-158) Proclamation Declaring May 8, 2014 as Bike-to-Work Day.

Mayor Gilmore read and presented the proclamation to Patty St. Louis and Jeff Cambra, Bike Walk Alameda.

Ms. St. Louis made brief comments.

In response to Vice Mayor Ezzy Ashcraft's inquiry, Ms. St. Louis announced the five locations.

(14-159) Proclamation Declaring May 9 to May 18, 2014 as the 18th Annual East Bay Affordable Housing Week: "East Bay Housing Organization (EBHO) at 30: Built to Last."

Mayor Gilmore read and presented the proclamation to Darin Lounds and Liz Barella, EBHO, and Dian Lichtenstein and Patricia Young, Alameda Home Team.

Ms. Lichtenstein submitted information; made brief comments.

Ms. Young made brief comments.

Mr. Lounds submitted information; made brief comments.

(14-160) Alameda Museum Annual Report on the Meyers House and Garden.

Judith Lynch, Alameda Museum President, gave a Power Point presentation and submitted information.

(14-161) Greenway Golf 2014 Annual Report for the Chuck Corica Golf Complex.

George Kelley and Marc Logan, Greenway Golf, gave a Power Point presentation.

Mayor Gilmore stated the feedback from the golf community has been positive; inquired about work on the slough.

Mr. Logn responded only preliminary work has been done.

Vice Mayor Ezzy Ashcraft stated that she volunteered at the 87th Commuters tournament; the Golf Course is a wonderful resource.

Councilmember Tam commended Greenway for the design innovations that have resulted in using almost 100% recycled water and a 40% reduction in water use; inquired whether there are any challenges that require the City's assistance.

Mr. Logan responded City staff has been responsive whenever anything arises; Greenway believes the next phase will be completed without any hiccups.

(14-162) The City Attorney introduced the newly hired Assistant City Attorney.

ORAL COMMUNICATIONS, NON-AGENDA

(14-163) Peter Fletcher, Harbor Bay Neighbors, submitted information; expressed opposition to Harbor Bay Isle Associates plans to build a new club.

(14-164) Bob Shannon, Harbor Bay Club Member and Alameda resident, spoke in support of relocating the Harbor Bay Club.

(14-165) Catherine Veerwidth, Harbor Bay Club Member and Alameda resident, discussed changes at the Harbor Bay Club; stated the space has been outgrown and needs to be updated.

(14-166) Kathy Moehring, Harbor Bay Group of Companies, read from a letter Harbor Bay's Legal Counsel wrote dated April 24, 2014 discussing the Harbor Bay Isle Project.

CONSENT CALENDAR

Mayor Gilmore announced that the Resolution regarding Island City Landscaping and Lighting District [paragraph no. 14-170]; the Resolution regarding Leydecker Park [paragraph no. 14-173]; and the Ordinance [paragraph no. 14-174] were removed from

the Consent Calendar for discussion.

Councilmember Tam moved approval of the remainder of the Consent Calendar.

Vice Mayor Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote – 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*14-167) Minutes of the Special and Regular Council Meeting of April 1, 2014. Approved.

(*14-168) Ratified bills in the amount of \$3,219,345.36.

(*14-169) Recommendation to Authorize Call for Bids for Legal Advertising for the Fiscal Year Ending June 30, 2015. Approved.

(*14-170) Resolution No. 14914, “Preliminarily Approving the Annual Report Declaring the City’s Intention to Order the Levy and Collection of Assessments, and Providing for Notice of Public Hearing on June 17, 2014 - Island City Landscaping and Lighting District 84-2.” Adopted.

The City Clerk announced a random drawing was done since three Councilmembers have a conflict and Councilmember Chen was chosen to participate.

Mayor Gilmore and Councilmember Daysog recused themselves and left the dais.

The Public Works Administrative Services Manager gave a brief presentation.

Councilmember Chen inquired how long the City has been levying the assessment, to which the Public Works Administrative Services Manager responded 30 years.

Councilmember Chen inquired whether the levy will be passed on to tenants, to which the Public Works Administrative Services Manager responded in the affirmative.

In response to Councilmember Chen’s inquiry, the Public Works Administrative Services Manager stated the three maintenance areas are sidewalk cleaning, litter cans, and landscape.

Councilmember Chen inquired whether the City gives the business association the assessment funds.

The Public Works Administrative Services Manager responded the assessment revenue is in a segregated account separated by seven zones which funds a maintenance services contract.

Councilmember Tam moved adoption of the resolution.

Councilmember Chen seconded the motion, which carried by unanimous voice vote – 3.
[Absent: Councilmember Daysog and Mayor Gilmore – 2.]

(*14-171) Resolution No. 14915, “Preliminarily Approving the Annual Report Declaring the City’s Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 17, 2014 - Maintenance Assessment District 01-01 (Marina Cove).” Adopted.

(*14-172) Resolution No. 14916, “Authorizing the City Manager to Sign a Cooperative Agreement with the Alameda-Contra Costa Transit District Concerning Improvements for the Line 51 Corridor.” Adopted.

(*14-173) Resolution No. 14917, “Authorize the Under Armour Logo and Stephen Curry Signature on the Leydecker Park Outdoor Basketball Court. Adopted.

The Recreation and Parks Director gave a Power Point presentation.

Vice Mayor Ezzy Ashcraft inquired whether funds for other Alameda parks can be obtained.

The Recreation and Parks Director responded the Under Armour grant funds are allotted one per City; stated obtaining grant funds from another sponsor is possible; cell tower revenues are available for one-time park projects; Washington Park may be next project.

Councilmember Tam moved adoption of the resolution.

Vice Mayor Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote – 5.

(*14-174) Summary: Adopt an Ordinance Amending the Alameda Municipal Code by Revising the Webster Street Business Improvement Area (BIA) Boundaries and Setting a new Surcharge for Large, Single Stand Alone Retail Stores within the BIA Boundaries and Determining that Adoption of the Ordinance is not a "Project" under California Environmental Quality Act (CEQA).

Ordinance No. 3095, “Amending Alameda Municipal Code Chapter VI, Sections 6-7.2(a), 6-7.2(b), and 6-7.5(j), and Adding Sections 6-7.5(a)6 and 6-7.5(e) to Revise the Webster Street Business Improvement Area (BIA) Boundaries and Setting a New BIA Surcharge Fee for Large, Single, Stand-Alone Retail Stores; Action is not a Project Under CEQA because it is Organizational or Administrative Activities of Government that will not Result in Direct or Indirect Physical Changes to the Environment.” Finally passed.

Councilmembers Chen and Daysog recused themselves and left the dais.

Vice Mayor Ezzy Ashcraft moved final passage of the ordinance.

Councilmember Tam seconded the motion, which carried by unanimous voice vote – 3.
[Absent: Councilmembers Chen and Daysog – 2.]

Councilmember Tam left the dais at 8:35 p.m. and returned at 8:37 p.m.

REGULAR AGENDA ITEMS

(14-175) Receive an Update on the City of Alameda's Disaster Preparedness Program and the Community Emergency Response Team's (CERT) Activities.

The Deputy Fire Chief and Assistant Fire Marshall for Disaster Preparedness and Fire Prevention gave a Power Point presentation.

Vice Mayor Ezzy Ashcraft inquired how citizens would subscribe to Nixel 360.

The Assistant City Manager responded the City will launch a campaign to get residents to sign up.

Councilmember Tam inquired what types of unified response would be planned in the future.

The Deputy Fire Chief responded an Incident Action Plan can be used for day-to-day events; stated table-top exercises are conducted to create incidents in a controlled environment and to discuss efficient operation and communication plans.

Councilmember Tam inquired whether CERT volunteers can handle bilingual issues during a disaster.

The Assistant Fire Marshall responded interpreters can be hired with grant funds; stated the website has bilingual links and volunteers are vetted for their bilingual skills during training.

Councilmember Daysog inquired if there are youth volunteers, to which the Deputy Fire Chief responded in the affirmative; stated the youngest volunteers can be trained at 14 with an accompanying adult; youths from the Boys and Girls Club and Scouting are involved.

Councilmember Chen stated his son has signed up for the next CERT training; inquired how the City's 1,400 volunteers are coordinated during a disaster.

The City Manager clarified 1,400 citizens have been trained to know what to do in the

event of a disaster; there are only 114 CERT trained citizens; stated the goal is to have 1,000 CERT trained volunteers in five years.

In response to Councilmember Tam's inquiry, Jerry Jarhala, Alameda CERT Executive Committee (ACEC), stated ACEC provides advice and structure for volunteers; team leaders teach 15 to 20 classes per year in disaster preparedness; team exercises are also conducted throughout the year.

Mayor Gilmore recognized and thanked the volunteers for their time and effort; including the HAM radio operators.

Vice Mayor Ezzy Ashcraft left the dais at 9:04 p.m. and returned at 9:07 p.m.

(14-176) Public Hearing to Consider Adoption of the Fiscal Year 2014-15 Community Development Block Grant/HOME Partnership Investment Program Action Plan and Authorize the City Manager to Negotiate and Execute Related Documents, Agreements, and Modifications.

The Housing and Community Development Director gave a Power Point presentation.

Stated seniors found Alameda Family Services; case management services are being applied to a new population; discussed funding: Irene Couracas, Alameda Family Services.

Vice Mayor Ezzy Ashcraft

Vice Mayor Ezzy Ashcraft inquired if Legal Assistance for Seniors has a service cap of 45, to which Ms. Dandrea responded in the negative; stated Legal Assistance for Seniors always exceeds goals; clients are screened by age, not by income; the number of clients is based on an average within a year.

Vice Mayor Ezzy Ashcraft inquired if the agency is based in Alameda, to which Ms. Dandrea responded in the negative; stated Legal Assistance for Seniors is based in Oakland but is a County Agency and provides service to all cities in Alameda County.

Vice Mayor Ezzy Ashcraft inquired whether citizens have to go to Oakland for legal services, to which Ms. Dandrea responded in the negative; stated the agency provides home-visit services.

Vice Mayor Ezzy Ashcraft inquired whether the agency has made a presentation at Mastick Senior Center, to which Ms. Dandrea responded in the affirmative; stated an attorney provides private client meetings once a month at Mastick; the agency provides community education wherever asked.

Councilmember Daysog inquired whether the Alameda Food Bank sacrificed funds to allow other crucial safety-net providers better access to funding.

The Housing and Community Development Director responded the Food Bank received a substantial cash donation from another source and is not cash strapped this year; stated staff met with the Food Bank and determined the smaller award would not compromise service levels.

Councilmember Tam stated the fund allocation for the Food Bank was cut by 84%; that she appreciates their generosity in requesting a lesser amount; inquired how increasing needs can be addressed with the reallocation of funds to other programs.

Steve Sokil, Food Bank volunteer, responded other associations need more funding; that he is not privy to specific details of the allocations.

Councilmember Tam inquired whether Alameda Family Services (AFS) overlap with other service programs.

The Housing and Community Development Director responded AFS's proposal is to provide social work case management services; stated there is some overlap of legal service needs, but AFS provides more individual case management.

Vice Mayor Ezzy Ashcraft commended the Food Bank and Alameda community for their generosity; stated she supports the \$5,000 recommendation for the Food Bank.

Councilmember Chen inquired whether the scoring matrix was created in collaboration with the SSHRB and the needs assessment.

The Housing and Community Development Director responded in the affirmative, stated the matrix was presented as part of the application, which was circulated to the SSHRB and agreed to as format.

Councilmember Chen inquired how staff determined AFS would not receive additional funding.

The Housing and Community Development Director responded the scores were generally in the 34 to 35 range with a maximum of 38; stated AFS scored 28; staff made the decision to fund all of the higher scoring applicants with the objective to be impartial.

Councilmember Chen inquired why staff did not follow the SSRHB recommendation.

The Housing and Community Development Director responded staff developed the recommendation independently and forwarded the information to the SSRHB; when the SSHRB presented alternative scoring, staff felt that changing the recommendation would compromise the process and undermine the intent to use the scoring matrix as an objective measure; staff and SSHRB recommendations are equally valid and Council

can decide to allocate funds.

Councilmember Chen stated that he did not see ECHO funded through the public service portion of CDBG in any prior years.

The Housing and Community Development Director responded the Fair Housing Program is a Housing and Urban Development (HUD) requirement; stated Fair Housing was funded from the CDBG Administration line item until last year; in prior years, staff was funded using other city resources, primarily the redevelopment agency; the end of redevelopment, and greater administration costs, leave no room to pay for service programs from administration.

Councilmember Chen inquired whether there is another source of revenue to supplement the \$25,000 shortfall if Council selects the SSHRB recommendation.

The Housing and Community Development Director responded she is not aware of any other funding source.

In response to Councilmember Chen's inquiry, the Housing and Community Development Director stated HUD requires a fair housing provider within every city; it is customary for the funding source to come from general funds, CDBG, and other funding sources, including the County.

Councilmember Chen inquired what would happen if the HUD mandate to provide fair housing is not maintained.

Mayor Gilmore responded electing the SSHRB recommendation would satisfy the HUD requirement for fair housing, but it will not fund tenant-landlord services; funding for ECHO Landlord/Tenant Services was supplemented by the administrative fund and remained consistent until FY11/12 through 12/14; the staff recommendation seeks program funding instead of from the administrative funds; the SSHRB recommendation is consistent with the level of funding for last ten years.

Councilmember Chen inquired what services would be compromised if Council selects the SSHRB recommendation.

The Housing and Community Development Director responded HUD requires reports to track performance, stated all applicants are required to state the number of households they intend to serve; reduced funding means reduced commitment.

Councilmember Chen inquired how program services would be sustained if the Food Bank applies for an increased amount next year.

The Housing and Community Development Director responded the primary reason the AFS scored lower is because they did not have a past funding, nor a clear future funding source; staff is seeking to apply the dollars in a way where it is most clear that

the performance would be strong based on past performance and based on outside sources.

Outlined Alameda Family Services (AFS) case management services, including expansion to seniors; provided an example: Ebony Brown, AFS.

Mayor Gilmore inquired how many seniors were served through the AFS program, to which Ms. Brown responded approximately 60 seniors.

Mayor Gilmore inquired whether AFS's requested funding is just for the senior component, to which Ms. Brown responded in the affirmative; stated the funding would extend the existing program to include a dedicated case manager just for seniors.

Vice Mayor Ezzy Ashcraft inquired how many hours per week would the case worker provide, to which Ms. Brown responded 20 hours: 16 hours for case management services and four hours for outreach.

In response to Vice Mayor Ezzy Ashcraft's inquiry, Ms. Brown stated the case worker would not be a licensed social worker.

Councilmember Daysog stated AFS seems to be youth-focused, inquired whether AFS has experience assisting the elderly.

Ms. Brown responded providing direct service to the elderly is a new focus for AFS; stated AFS developed a partnership with Mastick Senior Center after learning about seniors' needs.

Councilmember Chen inquired whether other agencies can help seniors apply for the services AFS provides.

Ms. Brown responded that she is not aware of any other agency providing the in-home support services in Alameda.

Councilmember Chen inquired without similar services, the case manager is much needed; inquired what would happen if AFS loses income next year.

Ms. Brown responded sustainability is an on-going issue; AFS is always looking for funding streams; even if AFS only provides the service for one year, seniors can connect to the family support center.

Councilmember Chen inquired whether AFS would lose the family support center if there is no funding.

Ms. Brown responded in the negative; stated AFS has provided services in Alameda for 34 years; if the new senior case management program is not funded, AFS still has other programs.

Vice Mayor Ezzy Ashcraft inquired how AFS plans to market their services.

Ms. Brown responded AFS will provide community teach-ins, maximize relationships with other organizations and community groups including Mastick Senior Center, churches, Food Bank, medical centers, and the adult schools; AFS has an open door policy; people know how to access AFS.

Councilmember Tam inquired how other communities provide similar services and what are their funding sources.

Ms. Brown responded senior programs are always first to have funding cut; stated the City of Oakland has very few senior services and certain limitations to access services; Alameda would be unique in prioritizing case management services for the senior population.

In response to Councilmember Tam's inquiry, Ms. Brown stated resources for seniors are often less than those allocated for youth; there are not many services that provide a similar type of case management.

Stated AFS is not looking to change its mission; AFS did not seek out the senior population; seniors found AFS because there were no other resources; AFS was not aware of the scoring matrix; clarification on how proposals are reviewed would have been helpful for agencies; sustainability is an issue for all agencies; getting funding without a track record is more difficult: Irene Kudarauskus, AFS Executive Director,

Vice Mayor Ezzy Ashcraft inquired whether AFS tried referring seniors to other agencies, to which Ms. Kudarauskus responded in the affirmative; stated AFS would not be asking for funding if there were other agencies providing the services.

Stated Alameda Family Services is a trusted organization which would like to help seniors: Kathy Moehring, AFS.

Stated Legal Assistance for Seniors (LAS) does not provide case management services; LAS is a County agency but is not fully funded by the County; outlined funding; discussed potential service impacts: Francel Dandrea, LAS.

Vice Mayor Ezzy Ashcraft inquired whether LAS refers clients to other agencies, to which Ms. Dandrea responded in the affirmative; stated LAS has a huge referral base for when they are unable to assist with cases.

Outlined the needs statement; discussed ratings and proposals: Doug Biggs, Social Service Human Relations Board (SSHRB).

Vice Mayor Ezzy Ashcraft inquired whether cases are documented, to which Mr. Biggs responded in the affirmative; stated as a CDBG agency, AFS is required to document.

In response to Councilmember Chen's inquiry, Mr. Biggs stated other agencies also feel the loss of redevelopment agency funds; the SSHRB chose to fund the agencies identified as having the most critical needs and housing counseling is not a critical need.

(14-177) Councilmember Daysog moved approval of considering the Park Street Business Improvement Area Report [paragraph no. 14-179] after 10:30 p.m.

Councilmember Chen seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Chen, Daysog, Ezzy Ashcraft and Mayor Gilmore – 4. Noes: Councilmember Tam – 1.

Stated ECHO would be facing a 32% cut in fair housing and no funding for Tenant/Landlord Services if the SSHRB recommendation is adopted; discussed services: Mary Anne Reno and Angie Hajjem, ECHO.

In response to Mayor Gilmore's inquiry, Ms. Hajjem stated ECHO served 190 tenants, 13 of which were resolved successfully.

Councilmember Tam inquired how many seniors did ECHO serve, to which Ms. Hajjem responded she does not have an exact number at the moment but would provide the information later.

Councilmember Tam inquired whether ECHO has seen a large increase in seniors needing services, to which Ms. Hajjem responded in the affirmative; stated there is an increase in the number of seniors who have lived in Alameda for a long time.

In response to Councilmember Tam's inquiry, Ms. Hajjem stated ECHO provides services to help seniors reach stability, including rent increase mediation and referrals to the Rent Review Advisory Commission (RRAC).

Councilmember Chen inquired why ECHO does not just refer seniors to the RRAC, to which Ms. Hajjem responded the RRAC only handles rent increases; stated the RRAC does not deal with habitability issues, lease violations, unlawful entry or harassment, all of which ECHO does.

Vice Mayor Ezzy Ashcraft inquired what was the outcome of the remainder 177 tenants served.

Ms. Hajjem responded the other 177 tenants were either referred to other agencies or they just needed questions answered.

Safety net services for seniors has been identified as a need; outlined the review process: Michael Radding, SSHRB.

Stated the Midway Shelter has the highest outcomes in the County; outlined program activities and funding; stated the San Leandro shelter would be closing due to State funding cuts: Liz Varela, Building Futures for Women and Children.

Stated that she submitted a letter in support of ECHO; discussed rental issues; urged approval of the staff recommendation: Laura Thomas, Renewed Hope.

Explained the past Countywide process used to establish the funds allocated to Eden I&R; discussed the services provided by Eden I & R: Alison DeJung, Eden I&R and 211.

(14-178) Vice Mayor Ezzy Ashcraft moved approval of continuing the meeting past 11:00 p.m.

Councilmember Chen seconded the motion, which carried by the following voice vote: Ayes: Councilmember Chen, Daysog, Ezzy Ashcraft and Mayor Gilmore – 4. Councilmember Tam – 1.

Councilmember Tam stated a comment from a speaker made an impression; there is so much discussion over \$25,000 out of a \$2 million budget; that she supports the SSHRB recommendation and recommends finding the \$25,000 shortfall from the Housing Authority (HA) budget to restore the funding cut from Eden I&R and ECHO.

Councilmember Chen concurred with Councilmember Tam; stated AFS has not proven a need for a part time case manager; AFS needs a track record in a year or two that shows the need; supports the SSRHB recommendation but suggested AFS funding be reduced to \$20,000 and \$5,000 should go to ECHO, and the HA should match the \$5,000 for a total of \$10,000 to ECHO.

Vice Mayor Ezzy Ashcraft stated the AFS proposal is new and more broadbased; the duplication of services could be resolved with more effective referrals; she cannot vote to take money away from ECHO or Eden I&R; that she supports the staff recommendation and checking to see if there is money from the HA for AFS.

Councilmember Daysog stated his approach to the CDBG process is to look at gap funding for organizations that have an existing history with other funding streams, not funding new programs; the City has an affirmative obligation to fair housing; that he supports the staff recommendation.

Mayor Gilmore stated that she would like the scoring process clarified, made transparent to applicants, and be a collaboration between the HA and SSHRB; there was no close collaboration between staff and SSHRB to arrive at a single recommendation; inquired whether the Council can direct the HA to find funds to fill the gap.

The City Attorney responded in the negative; stated the HA is a separate entity and the City Council cannot direct the HA to find additional funding; in the staffing services agreement, the HA agreed to administer and implement programs formerly done by the City, including CDBG program funds; the administrative fees category in the CDBG budget may allow flexibility; Council makes final decisions about how CDBG allocations are made.

Mayor Gilmore inquired whether Council has authority to collaborate with the SSHRB; to which the City Attorney responded in the affirmative.

The Housing Authority Executive Director concurred with the City Attorney; stated the services agreement with the City is to operate the CDBG; the HA makes recommendations and the City Council makes decisions; CDBG is City funds, not HA funds; other funding sources need to be reviewed and evaluated to determine whether they can be reallocated; the sources include Affordable Housing Funds and In-lieu fees the City receives for development.

Mayor Gilmore stated the timeframe is very tight; if the HA does not have the information tonight, it needs to be brought back.

Vice Mayor Ezzy Ashcraft stated additional CDBG funds are not available any more than last year.

The Housing Authority Executive Director concurred; stated the end of redevelopment was the reason for funds diminishing this year; hard decisions have to be made.

Councilmember Tam inquired whether there is flexibility this year to fund the \$25,000 from the CDBG administrative fund.

The Housing Authority Executive Director responded there are not any savings in this year's fund because the FY starts July 1, 2014; stated if money from other program funds can supplant the administrative fund, then the administrative fund could be allocated to the public services.

Councilmember Chen stated the City is mandated by HUD to fund fair housing; inquired whether the HA is compliant if ECHO is not completely funded.

The City Attorney responded the City must fund fair housing as a recipient of CDBG funds; the landlord/tenant portion of ECHO's program is not mandated.

Councilmember Tam inquired whether the fair housing requirement can come out of the administrative fund and the landlord/tenant portion come out of a different pool.

The City Attorney responded in the affirmative; stated administrative fund cuts could impact the HA's ability to implement the CDBG program.

The Housing Authority Executive Director stated \$170,000 of the \$250,000 in the administrative fund is for staff and the balance is for operating costs; shifting administrative costs to other programs may be possible.

Councilmember Chen inquired how much of the administrative costs can be spared without impacting the HA's level of service, to which the Housing Authority Executive Director responded he cannot answer.

The City Manager inquired whether there are any staff vacancy savings that can be applied to FY14/15 appropriations, to which the Housing and Community Development Director responded in the negative; stated the HA is overextended and there are no surplus funds; the HA needs direction on how to amend the action.

The Housing Authority Executive Director stated Council can adopt either recommendation or a hybrid of both and the HA will make it work.

Councilmember Chen inquired whether the HA would add \$5,000 for ECHO.

The City Attorney responded Council cannot ask the HA to come up with funds.

Vice Mayor Ezzy Ashcraft inquired what would the HA do if the Food Bank requests \$31,500 next year.

The Housing Authority Executive Director responded the issue would be addressed next year; stated there will be less money next year; an additional \$31,000 request would mean something else will get cut; the HA would fulfill the direction from the City Council.

The City Manager added the HA will follow Council's direction without increasing the total allocation of \$191,058.

In response to Councilmember Chen's comment, the City Manager stated if the door to the General Fund is opened, there will be no end; the solution is more aggressive partnership between public agencies and the private sector for fund raising.

Vice Mayor Ezzy Ashcraft moved approval of following the staff recommendation with the proviso that if the HA locates any additional funding within their organization this year, it can go toward the AFS proposal; added funding next year is not a guarantee.

Mayor Gilmore stated the motion would not be within the \$191,000 allocation; it would be \$191,000 plus additional funding.

The City Manager concurred, stated any additional funds found by the HA would not be CDBG funds.

The Housing Authority Executive Director clarified the Affordable Housing Funds and In

Lieu funds would be used, which are mostly for development.

In response to Mayor Gilmore's inquiry, the Housing Authority Executive Director stated Target is an example of in lieu funds; Target pays an in-lieu fee for affordable housing.

Councilmember Daysog inquired whether money would be taken from funds that would go toward purchasing an asset to provide for services' to which the Housing Authority Executive Director responded in the affirmative; stated it may or may not be allowable.

The City Attorney added there could be legal restrictions.

Mayor Gilmore stated using other funding sources would need Council approval.

The City Manager stated one motion would take care of the HUD requirement; another motion is needed to direct the City Manager to work with the HA to find funds for the SSHRB recommendation.

Vice Mayor Ezzy Ashcraft moved approval of the staff recommendation.

Councilmember Daysog seconded the motion, which FAILED by the following voice vote: Ayes: Councilmembers Daysog and Ezzy Ashcraft – 2. Noes: Councilmembers Chen, Tam and Mayor Gilmore – 3.

Councilmember Tam left the dais at 12:01 p.m. returned at 12:03 and Councilmember Daysog left the dais at 12:02 and returned at 12:03 p.m.

Councilmember Chen suggested ECHO and AFS share the burden; stated the risk is the same for both agencies if the HA can come up with remaining balance.

Councilmember Daysog stated that he would not support Councilmember Chen's recommendation; the obligation is for fair housing and he does not want to shift the allocation.

Councilmember Tam stated that she supports Councilmember Chen's recommendation; the mandated programs should come out of the agency's budget, not from a pool where other services are competing,.

Councilmember Chen moved approval of the SSHRB recommendation with modifications: 1) reducing AFS to \$12,711, 2) increasing ECHO to \$30,028, and 3) waiting for the HA to find the remaining \$12,000 for AFS.

Mayor Gilmore stated the areas that differ significantly between the two recommendations are AFS, Eden I&R, Legal Assistance for Seniors, and ECHO.

Vice Mayor Ezzy Ashcraft stated there will be negative implications if Eden I&R is cut further.

Councilmember Daysog stated that he is concerned about making budget numbers on the fly independent of the organizational capacity to achieve the social safety net; the staff recommendation is anchored to a certain level of service.

Vice Mayor Ezzy Ashcraft stated cutting important services that address different needs is a shame, inquired what the Mayor's objections are to the staff recommendation.

Mayor Gilmore responded not all agencies competing for funds had equal footing; stated two agencies providing mandated service were put in the same pool and should have been taken off the top instead.

Vice Mayor Ezzy Ashcraft stated that she agrees with the Mayor about clarifying the scoring, but the people who would pay for the misstep are the end users who would benefit from the service.

Mayor Gilmore stated there are not enough funds and it is a struggle for everyone.

Councilmember Chen moved approval of the staff recommendation, with reducing ECHO to \$17,173, allocating \$13,877 to AFS, and waiting for the HA to come up with available funds to fill the gap.

Vice Mayor Ezzy Ashcraft inquired whether ECHO could be restored to \$31,050 if the HA finds available funding.

Councilmember Tam seconded the motion.

In response to Vice Mayor Ezzy Ashcraft's inquiry, Councilmember Tam stated Council is not arguing the merits of the services; the discussion is about allocation and directing staff to seek out \$25,711 to allocate between ECHO and AFS.

Vice Mayor Ezzy Ashcraft stated that she would rather the cut to ECHO not be so drastic; it sends the wrong message.

Councilmember Daysog made a substitute motion to approve the staff recommendation for all public services except AFS and ECHO.

Vice Mayor Ezzy Ashcraft seconded the substitute motion, which carried by unanimous voice vote – 5.

Councilmember Chen moved approval of \$13,877 being allocated to AFS and \$17,173 being allocated to ECHO.

Councilmember Tam seconded the motion.

Under discussion, Vice Mayor Ezzy Ashcraft inquired whether the \$17,173 for ECHO was for the fair housing portion, to which the City Attorney responded in the affirmative.

Councilmember Chen clarified his motion is approval of \$13,877 being allocated to AFS and \$17,173 being allocated to ECHO for fair housing.

Councilmember Tam seconded the motion which carried by the following voice vote: Ayes: Councilmembers Chen, Tam and Mayor Gilmore – 3. Noes: Councilmembers Daysog and Ezzy Ashcraft.

Councilmember Tam moved approval of directing the City Manager to work with the Housing Authority and staff to seek \$25,711 in funding sources and return with a proposal to the Council on how to distribute the funds between ECHO and AFS.

Councilmember Chen seconded the motion, which carried by unanimous voice vote – 5.

Councilmember Daysog moved approval of the staff recommendation for the remaining funds.

Councilmember Tam seconded the motion, which carried by unanimous voice vote – 5.

Mayor Gilmore called a recess at 12:23 a.m. and reconvened the meeting at 12:30 a.m.

(14-179) Public Hearing to Consider Resolution No. 14918, “Confirming the Park Street Business Improvement Area (BIA) Report for FY2014-15 and Levying an Annual Assessment on the Park Street BIA.” Adopted.

Councilmember Chen recused himself and left the dais.

The Economic Development Manager gave a brief presentation.

Vice Mayor Ezzy Ashcraft inquired why the Park Street Landing mall is not part of the BIA.

The Economic Development Manager responded the mall would have to go through a process similar to the WABA BIA amendment.

Stated PSBA is reviewing the matter and would be making a recommendation: Donna Layburn, PSBA President

Vice Mayor Ezzy Ashcraft moved approval of the staff recommendation.

Councilmember Daysog seconded the motion, which carried by unanimous voice vote –

4. [Absent: Councilmember Chen – 1.]

CITY MANAGER COMMUNICATIONS

(14-180) The City Manager provided a flyer and announced the upcoming broker event.

ORAL COMMUNICATIONS, NON-AGENDA

(14-181) Irma Garcia, Alameda, discussed the transport of hazardous material in the Tube.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(14-182) Consideration of Mayor's Nomination for Appointment to the Golf Commission.

Mayor Gilmore nominated Cheryl Saxton for appointment to the Golf Commission.

(14-183) Vice Mayor Ezzy Ashcraft stated that she attended the Association of Bay Area Governments Assembly; suggested that Alameda submit Jack Capon Villa for an award next year.

(14-184) Councilmember Tam stated that she attended the League of California Cities Advocacy Days; the League is seeking support regarding massage parlors.

ADJOURNMENT

There being no further business, Mayor Gilmore adjourned the meeting at 12:41 a.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.