

**MEETING MINUTES
REGULAR MEETING OF THE
SOCIAL SERVICE HUMAN RELATIONS BOARD
THURSDAY, APRIL 26, 2018**

- 1. CALL TO ORDER:** The meeting was called to order at 7:08 p.m.

ROLL CALL: Present: Audrey Hyman (Chair), Kale Jenks, Jennifer Hastings, Claudia Medina, Mark Sorensen, Sherice Youngblood

Absent: Christine Chilcott

2. MINUTES

The Board approved the March 22, 2018 minutes 6-0.

Chair Hyman welcomed comments from the members of the public. The following comments were made:

- Grant Eshoo of the Alameda Housing Authority Rent Program introduced himself and provided information on future workshops and events. Eshoo encouraged members of the public to visit www.alamedarentprogram.org for more information.

3. AGENDA ITEMS

- 3-A Presentation regarding Alameda Medical Respite and Wellness Center (McKay Avenue Project):

Doug Biggs, Executive Director of the Alameda Point Collaborative (APC) commended SSHRB for the completion of the Community Needs Assessment and the due diligence and analysis that went into the report. He noted that some of the findings in the report are informative of his presentation. Biggs said that the Alameda Medical Respite and Wellness Center on McKay Avenue aims to address the health and housing needs of the growing aging and homeless population in Alameda County. It will be a medically-enriched campus with trauma-informed recovery care and responsive programming, along with supportive housing for those most in need and are homeless in Alameda. Biggs said that APC acquired the McKay property through the Homeless Accommodation legislation. He provided background information on the law created under the Stewart McKinney Homeless Act, which allows nonprofits and public agencies concerned with providing assistance to the homeless, to acquire Federal property through permit, lease, or deed. APC will acquire ownership of the

McKay Avenue property through deed. He described the proposed use of the site to build an 80-90 unit assisted living facility to address the health and housing needs of homeless older adults, defined as persons age 50 and above, as well as a 50-bed medical respite center for rehabilitative care.

A Federally Qualified Health Center satellite behavioral and medical health care clinic and a Resource and Drop-In Center will also be built on the site. The Resource and Drop-In Center will target those at-risk of homelessness or are newly homeless, serving approximately 7-10 people a day with limited hours offering employment resources, case management, benefit counseling, and housing navigation, among other services. Highly vulnerable and chronically homeless individuals will be referred to the County of Alameda programs. Biggs talked about the project's timeline, conditions of approval, and zoning. APC has three years to get the project going or else pay a penalty fee. The McKay Avenue site is zoned Administrative Professional, allowing it to be used as a healthcare facility. He went over the anticipated benefits of the project, including improving the health and wellbeing of clients, reducing healthcare costs, and addressing a critical service need for the City and County of Alameda. Biggs provided data on the return on investment on embarking on such a project and shared the success of other jurisdictions.

The Board heard the following comments from the members of the public in response to the Alameda Medical Respite and Wellness Center project presentation:

- Robert Todd—He introduced himself as once a well-respected member of the community and is now homeless. The sooner the project can be done, the better. He needs hospice care. He dispelled myths about the homeless.
- Robert Frank—concerned of the proposed center's proximity to Crab Cove, making it less children-friendly and its impact on local businesses. He mentioned the Alameda FAQs and petition in the Greater Alameda Business Association website.
- Sherry Stoll—has seen the homeless in her neighborhood for over 25 years. She said she is solidly in favor of the project in order to have more control and options to solve the problem. She talked about the need for the issues of homelessness, addiction, and mental health to be de-conflated.
- Don Gibson—questioned how the center could be safely and securely integrated into the community. While the end goal is very positive, the way it will be facilitated is a concern. The Resource and Drop-In Center can potentially lead to people camping out during the night or lining up early in the morning to get services, which has negative consequences.
- Diane Broch—there are few parks in Alameda and the proposed location is a very small area. If the City of Alameda is taking on the project on

behalf of Alameda County, do it where there is open space, not in a little area where there is a park and three schools.

- Liza Gabato Morse—this is about the will of the voters as passed in Measure WW by Alameda. Crab Cove is the people's land. The Board should research Measure WW to understand how the project is violating the voter-approved measure.
- Angela Fawcett—represents Friends of Crab Cove. The project is not about the homeless, it is about enforcing the will of the people and keeping Crab Cove an open space.
- Eduardo Vargas—worked as a professional providing psychosocial case management. Unless the issue of chronic homelessness is addressed, providing 180 beds is not going to solve the problem. The services proposed by APC already exist in Alameda County. He questioned APC's ability to provide the service.
- Rosalinda Fortuna Corvi—putting a large project in a small area where visitors, ambulances, and staff are going in and out of a small street will create traffic and make the area unsafe for the children. The property should be kept an open space until the issue is resolved in the November ballot to allow the people to decide before any more money is spent on the project.
- Karen Miller—moved in the area because of the passing of Measure WW. The property could best be used for museum expansion, science education, and history of Alameda.
- Doug deHaan—the proposed site is a satellite location and should really be located at the Alameda Point. The need is there, but there are legal considerations that need further discussion.

3-B Recommendation to accept the SSHRB Community Needs Assessment Final Report

Board Members Kale Jenks and Jennifer Hastings, the lead authors of the SSHRB Community Needs Assessment Report, presented highlights of the study. Jenks provided background on SSHRB's responsibility to conduct periodic community needs assessments, explained the goals of the survey, and discussed use of the assessment for Community Development Block Grant funding purposes. Jenks and Hastings explained the methodology utilized to collect survey responses and how the data was analyzed. Hastings went over the demographic and geographic breakdown of the respondents, household characteristics, definition of "need," and disability. Jenks and Hastings highlighted the top needs identified by the respondents, including, but not limited to, mental health, transportation, senior services, affordable housing, homeless services, and services for people with disabilities. The speakers discussed the limitations of the data. Presenting the data to the City Council is the next step.

Board Member Youngblood made the motion to accept the SSHRB

Community Needs Assessment final report. Board Member Sorensen seconded. The Board accepted the SSHRB Community Needs Assessment Final Report unanimously.

3-C Workgroup Progress Reports

- Human Relations Workgroup—Chilcott/Sorensen/Medina: Hyman reminded everyone of the upcoming “In the Mix” event scheduled on Saturday, April 28. Registration is due this Friday, and walk-ins will be accepted. Hyman encouraged the Board to volunteer for the event.
- Assessment and Awareness Workgroup—Hastings/Jenks: see item 3B
- Homeless Action Plan Workgroup—Youngblood/Hyman: no report

4. STAFF COMMUNICATIONS

Ana Bagtas, City of Alameda Community Development Analyst, reported that a meeting to debrief and brainstorm on the Season for Nonviolence Speech Contest is being scheduled. Youngblood, who served as a judge in this year’s competition spoke of the caliber of the candidates and talked about the need to find ways to increase participation in the event.

5. ORAL COMMUNICATIONS

Eric Fonstein, City of Alameda Development Manager, announced the Alameda Services Collaborative Luncheon to be held on Thursday, June 21 at the Main Library. He distributed last year’s agenda and sought the Board’s suggestions for this year’s program. Possible program items recommended include reporting on “In the Mix,” providing highlights of the Community Needs Survey, and providing updates on the Homeless Action Plan, Jane Sweeney Park, and the AUSD Diversity, Equity, and Inclusion Council.

6. ADJOURNMENT: the meeting adjourned at 8:48 p.m.