

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -NOVEMBER 16, 2021- -5:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:03 p.m.

Roll Call – Present: Councilmembers Daysog, Knox White, Oddie, Vella and Mayor Ezzy Ashcraft – 5. [Note: Vice Mayor Vella arrived at 5:18 p.m. The meeting was held via Zoom.]

Absent: None.

(21-721) Councilmember Knox White announced that the certain section of Lincoln Park is within 120 feet of his house and he will need to recuse himself; inquired whether the matter can be placed at the end of the agenda.

Councilmember Daysog moved approval of hearing the Lincoln Park property negotiations [paragraph no. 21-727] at the end of the agenda.

Councilmember Herrera Spencer seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. [Absent: Vice Mayor Vella – 1.]

Councilmember Daysog moved approval of the Consent Calendar.

Mayor Ezzy Ashcraft seconded the motion.

Under discussion, Mayor Ezzy Ashcraft inquired whether the Consent Calendar matter could be heard later.

The City Attorney responded that Mayor Ezzy Ashcraft may call the item at a later time; stated Council will need to come back to open session to conduct the Consent Calendar vote.

The meeting was adjourned to Closed Session to consider:

(21-722) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: Grandview Pavilion; City Negotiators: Eric Levitt, City Manager; Nanette Mocanu, Assistant Community Development Director; and Amy Wooldridge, Recreation and Parks Director; Negotiating Parties: City of Alameda and Alameda County and Greenway Golf; Under Negotiation: Price and Terms

(21-723) Conference with Labor Negotiators (Government Code Section 54957.6); City Negotiators: Eric Levitt, City Manager; Gerry Beaudin, Assistant City Manager; and Nancy Bronstein, Human Resources Director; Employee Organization: Alameda Police Officers Association (APOA), Alameda Police Managers Association (APMA) and

Alameda Fire Chief's Association (AFCA); Under Negotiation: Salaries, Employee Benefits and Terms of Employment

(21-724) Conference with Legal Counsel – Existing Litigation; Request for the City to Participate in Proposed Multistate Settlements (Pursuant to Government Code § 54956.9); Case Name: In Re: National Prescription Opiate Litigation; Court: United States District Court Northern District of Ohio Eastern Division; Case Number: MDL 2804 Case No. 1:17-md 2804

(21-725) Conference with Legal Counsel – Existing Litigation (Pursuant to Government Code § 54956.9); Case Name: Mali Watkins v. City of Alameda, et al.; Court: United States District Court, Northern District of California; Case Number: 4:21-cv-06080-KAW

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding the Mali Watkins v. City of Alameda, the lawsuit filed by plaintiff Mali Watkins against the City of Alameda and various Alameda Police Department (APD) Officers alleges: 1) unlawful detention, 2) unlawful seizure, 3) excessive force, 4) violation of Civil Rights under California Civil Code Section 52.1, 5) battery, 6) assault, 7) negligence, and 8) intentional infliction of emotional distress; the claims generally relate to APD Officers' detention and interactions with Mr. Watkins on May 23, 2020; in order to avoid the expense and uncertainty of litigation, the City Council ratified/authorized the City Attorney to settle the matter, with no admission of liability by the City or its Officers, with Mr. Watkins in an amount not to exceed \$110,000, by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; and Mayor Ezzy Ashcraft: Aye; Ayes: 4; [Absent: Vice Mayor Vella – 1]; regarding the Opiate Litigation, the case involves litigation against prescription opioid manufacturers and distributors; nationwide settlements have been reached to resolve the cases brought by States and local political subdivisions against three largest pharmaceutical distributors: McKesson, Cardinal Health and AmerisourceBergen and manufacturer Janssen Pharmaceuticals, Inc. and its parent company Johnson & Johnson; the settlements provide that in return for a release of claims against the defendants, the States and local political subdivisions shall receive up to a combined total of \$26 billion; the City of Alameda is eligible to participate in the settlements although it is not a named plaintiff in the litigation; the City's share of the settlement funds could be up to \$1,062,000 over 18 years; the Council authorized the City Attorney to resolve the litigation on behalf of the City by consenting and participating in the settlements; after electing to consent/participate in the settlements, the City may later choose to receive its share of the settlement funds to be used to designated opioid abatement purposes, or can instead allow its share of the funds to be directed to the County of Alameda; the Council approved doing so by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Absent; and Mayor Ezzy Ashcraft: Aye; Ayes: 4; Absent: 1; regarding Grandview Pavilion, staff provided information and Council provided direction with no vote taken; regarding Labor Negotiators, staff provided information and Council provided direction first by the following roll call vote: Councilmembers Daysog: No; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye; Ayes: 3; Noes: 2, and by

the following second roll call vote: Councilmembers Daysog: No; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye; Ayes: 3; Noes: 2.

Consent Calendar

Councilmember Knox White recused himself and left the meeting.

Councilmember Daysog moved approval of the Consent Calendar.

Vice Mayor Vella seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 3. Noes: 1. [Absent: Councilmember Knox White – 1]. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*21-726) Recommendation to Approve Eric Levitt, City Manager, Amy Wooldridge, Recreation and Parks Director and Elizabeth Mackenzie, Chief Assistant City Attorney, as Real Property Negotiators for the Potential Grant of a Revocable License for a Certain Section of Lincoln Park at 1450 High Street in Alameda. Accepted.

The meeting was adjourned to Closed Session to consider:

(21-727) Conference With Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: Certain Section of Lincoln Park at 1450 High Street (between ballfield and 9 residences located on Central Avenue); City Negotiator: Eric Levitt, City Manager; Amy Wooldridge, Recreation and Parks Director; and Elizabeth Mackenzie, Chief Assistant City Attorney; Negotiating Parties: City of Alameda and Property Owners at 3283, 3281, 3275, 3273, 3271, 3267, 3265, 3261 and 3257 Central Avenue; Under Negotiation: Price and Terms of Revocable License

Following the Consent Calendar vote, the Closed Session reconvened and the City Clerk announced that regarding Lincoln Park, staff provided information and Council provided direction with no vote taken.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 7:13 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE SPECIAL JOINT MEETING OF THE CITY COUNCIL AND
SUCCESSOR AGENCY TO THE
COMMUNITY IMPROVEMENT COMMISSION (SACIC)
TUESDAY- -NOVEMBER 16, 2021- -6:59 P.M.

Mayor/Chair Ezzy Ashcraft convened the meeting at 7:39 p.m. Councilmember Herrera Spencer led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers/Commissioners Daysog, Herrera Spencer, Knox White, Vella and Mayor/Chair Ezzy Ashcraft – 5. [Note: The meeting was held via Zoom.]

Absent: None.

CONSENT CALENDAR

Councilmember/Commissioner Herrera Spencer moved approval of the Consent Calendar.

Councilmember/Commissioner Knox White seconded the motion, which carried by the following roll call vote: Councilmembers/Commissioners Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor/Chair Ezzy Ashcraft: Aye. Ayes: 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*21-728 CC/21-21SACIC) Minutes of the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting Held on November 2, 2021. Approved.

AGENDA ITEM

(21-729 CC/21-22 SACIC) Recommendation to Authorize the City Manager to Execute a Memorandum of Understanding between DignityMoves, Five Keys Schools and Programs, Successor Agency to the Community Improvement Commission and the City of Alameda to Participate in the State of California Homekey Program to Develop the Bottle Parcel Located at 2350 5th Street, Alameda, California; and

(21-729A CC) Resolution No. 15834, “of The Governing Body of City of Alameda, A Municipal Corporation Authorizing Joint Application to and Participation in the Homekey Program.” Adopted; and

(21-22A SACIC) Resolution No. 21-13, “of the Governing Body of the Successor Agency to the Community Improvement Commission of the City of Alameda, A Public Body Corporate and Politic Authorizing Joint Application to and Participation in the Homekey Program.” Adopted; and

(21-729B CC) Resolution No. 15835, “to Increase Expenditure Appropriations in the American Rescue Plan 2021 Project (C99300) in the Capital Projects Fund (310) by \$4,640,000 and to Encumber \$1,200,000 in General Funds (10061833) to Operate Interim Supportive Homeless Housing at the Bottle Parcel Located at 2350 5th Street, Alameda, California, for Fiscal Years 2021-22 through 2027-28”. Adopted.

The Community Development Director gave a Power Point presentation.

Elizabeth Funk, DignityMoves, and Steve Good, Five Key, gave a brief presentation.

(21-730) Councilmember/Commissioner Herrera Spencer moved approval of allowing an extra 5 minutes for the presentation.

Councilmember/Commissioner Knox White seconded the motion, which carried by the following roll call vote: Councilmembers/Commissioners Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor/Chair Ezzy Ashcraft: Aye. Ayes: 5.

Mr. Good completed the presentation.

Councilmember/Commissioner Herrera Spencer inquired whether the population being served will be all unhoused Alamedans.

The Community Development Director responded staff will attempt to give an Alameda preference; stated there is potential County funds and the Coordinated Entry process will be used.

In response to Mayor Ezzy Ashcraft’s request for clarification of Coordinated Entry, the Community Development Director stated Coordinated Entry is the County system where each individual is registered; once registered, individuals are prioritized based on need; needs are based on medical, age and different vulnerabilities; individuals are prioritized for housing based on need; there is possibility for Alameda to receive individuals from outside of the City but still within Alameda County.

Mr. Good stated that he spoke with the Alameda County Director of Services; the City can prioritize services for Alamedans; anyone living in Alameda would be the first priority; if the services are for permanent supportive housing, the prioritization for Alamedans would not be possible; since the program being is interim housing, Alameda can prioritize for Alamedans; if there are not enough eligible participants, the City can look outside of Alameda for participants.

Councilmember/Commissioner Herrera Spencer inquired whether outreach will be provided to ensure all of the unsheltered would be eligible for the Continuum of Care program.

The Community Development Director responded in the affirmative; stated staff will reach out to the unhoused community members and will often try to have members move into the housing opportunity; the program is low-barrier and has minimal qualifications, with the exception of being a registered sex offender.

Mr. Good stated that he will work with the Continuum of Care system and the Coordinated Entry system; Five Key will work to do everything possible to fulfil the obligation to address encampments and unsheltered individuals, including working with non-profits and other City agencies.

Councilmember/Commissioner Herrera Spencer inquired about the general response to the program and what percentage agree to be on the list to be housed.

Mr. Good responded there are reasons why people do not wish to be housed; stated the same situation exists in San Francisco; it helps if the City provides a place that is clean, welcoming, treats people as guests, not numbers, and where safety is paramount; the program is unique in that people get what they want, including their own individual space; the program is a great opportunity and will show an immediately significant difference.

Councilmember/Commissioner Herrera Spencer stated the report shows insufficient funds for the program, which will need General Fund money in year five; the contract is for 15 to 20 years; the City will be the backstop for future years; inquired the estimate for the backstop amount per year.

Mayor Ezzy Ashcraft inquired whether there are any additional funding sources aside from the General Fund.

The Community Development Director responded staff does not currently have the funding identified after year five; stated there is a requirement to identify funding through year five in order to apply; it will be important for staff to begin pursuing other grant opportunities and funding sources once the application is submitted; staff will be diligent in efforts to pursue funding opportunities.

Councilmember/Commissioner Herrera Spencer inquired whether there is an estimate of the annual operating budget for the program for years five through fifteen or twenty; stated the annual operating budget is the maximum amount the City would be forced to backstop.

The Community Development responded the cost is roughly \$1.5 million per year.

Mr. Good stated that he has already applied for State grant funding and other funding opportunities; the program is a commitment to get people off the street; paying for the program now is cheaper than other services in the long-run.

Expressed support for the needed project; stated the bottle parcel is an odd site, which is difficult to develop; the program is a great use of the parcel; the project Homekey grants have weird timelines; modular construction makes sense; the program is necessary for Alameda to try to help with the homeless crisis; the units are able to be counted toward the Regional Housing Needs Allocation (RHNA): Zac Bowling, Alameda.

Expressed support for the project; stated that he would like to see the project go in so that people can be moved into housing and away from the business district: Steven Chabre, Alameda.

Expressed support for the project; stated the parcel should not be vacant when people can be housed; people will have their own space, a roof over their head, their own bathroom and access to services; he is sympathetic to others' suffering and wants people to be in their own space: Josh Geyer, Alameda.

Stated the opportunity to build projects like this is a moral imperative; many crises are dealt with every day; no single project can build the housing needed for homeless neighbors; the projects should be moved forward as quickly as possible; the matter is urgent; the project is special and does many things right, including using modular construction and strong innovation; each member of the team is a proven entity: Nicholas Nagle, Housing Action Coalition.

Stated that he has been tracking housing in Alameda since the 1990s; the program takes a needed housing first approach; the wraparound services will reduce the amount of money spent; the project is encouraging; expressed concern about sea-level rise and permanent housing; stated modular housing is a good investment: William Smith, Alameda.

Stated it is a struggle to be homeless in Alameda; people do not take the time to understand that everyone is one Alameda; expressed support for available programs and providers; stated that he has been sleeping near the Alameda Police Station for one year and nine months; he is deeply affected by being homeless and is supported by Village of Love: Kareem Williams, Alameda.

Stated that she previously worked with the community based organizations; housing is the solution; expressed support for the project: Ana Bagtas, Alameda.

Expressed support for the project; stated there has been an emphasis on prioritizing Alamedans; expressed support for also helping people from outside Alameda: Jenice Anderson, Alameda.

Expressed support for the program; stated housing is a human right; Alameda needs to do something to support those who are unhoused and provide a safe space for people

to care for themselves: Laura Cutrona, Alameda.

Councilmember/Commissioner Herrera Spencer inquired whether the units will count toward the RHNA numbers.

The Community Development Director responded staff is not positive the units would count towards RHNA; staff will advocate for the units to be counted; there is a State level discussion to make the determination.

Mayor/Chair Ezzy Ashcraft stated the potential for allocating units towards RHNA numbers would be new information; she visited the DignityMoves and Five Keys Mountain View site; the funding timeline is fast.

Councilmember/Commissioner Herrera Spencer stated that she has raised the question of how the City will be paying for the program; noted the program will use General Fund monies; the City's last five year forecast shows a negative or near-negative balance; inquired how staff anticipates being able to pay the additional \$1.5 million each year moving forward; stated that she would like more information about the plan to pay for the program; questioned whether Council will be asked to cut funding somewhere in order to make funding available or whether a tax will be passed in order to pay for commitments.

The Community Development Director responded staff has had discussions about an affordable housing bond; stated staff has discussed pursuing grant funding, General Fund and private funding sources.

Councilmember/Commissioner Herrera Spencer inquired whether the program will need new monies in order to meet the expenditures moving forward and whether the City has sufficient funds within the budget.

The City Manager responded future deficits are mostly caused by increases to pension costs; stated staff has been concentrating on ways to level out future pension costs; housing and homelessness are two City Council priorities; staff is looking at ways the General Fund can assist the priorities; the program will have grant funding and other types of funding.

Councilmember/Commissioner Herrera Spencer stated that she has concerns about the money moving forward; she does not think it is appropriate for Council to continually go back to community members and ask for more money; it is important for Council to acknowledge that the City cannot continue to pay for everything; it is important that the project be for Alamedans; she would like annual updates provided to Council in order to see who is being housed; Alameda is not a big city and has limited funds; Alameda has the expense of trying to house the currently unhoused; the City is not in the position to house the County or State unhoused population; expressed support for the project; stated the team presenting is stellar; she trusts that the staff will help the City get grant

funding as much as possible to help in the later years; the location is good and is close to services; noted the location is close to College of Alameda; stated there are unhoused college students; participants of the program might be able to take advantage of courses offered by the College of Alameda; the location is also close to public transportation; noted that she will not support any tax efforts for program funding.

Vice Mayor/Commissioner Vella stated housing and lack of housing is a problem for all, regardless of location; costs continues to escalate; everyone pays the price when people need social services and assistance due to not being provided with routine and basic human necessities; the first basic human necessity is shelter; there have been concerns and comments related to interference with college students; many of her students face housing insecurity; housing insecurity creates adverse effects in many different ways; society pays a high price for housing insecurity; the program is a step in the right direction; expressed support for more similar projects; stated the State will have discussions about whether or not the project will count towards the Housing Element; the program is the right thing to do; Council should find funding for the program; the future cost to the General Fund is trivial in order to see the project through; expressed support for compassion through actions; stated compassion is where the biggest difference can be made; the City depends on the network of County services for the overall social welfare of the community; the City needs to do its part; expressed support for the City's ability to move quickly and seeing the program come to fruition.

Councilmember/Commissioner Daysog stated the City needs to seize the opportunity to do something bold; the project will potentially put 46 to 60 individuals back onto a path of stability; the program will significantly reduce the homeless population numbers; expressed support for American Rescue Plan Act (ARPA) funds; stated City staff will be creative in future years if General Fund monies are needed; the project is exciting due to the modular characteristics and ability to be quickly implemented; expressed support for the project.

Councilmember/Commissioner Knox White expressed support for the project; stated that he would like to provide direction to staff to work with providers to ensure housing is maximized over parking; providing parking is needed to run a successful program; expressed support for 48 to 49 units on the parcel and extending the ability to provide services and support and for engaging with the neighborhood Homeowners Associations ; stated concerns and questions are arising; the earlier discussions occur, the better and more successful the program will be.

Mayor/Chair Ezzy Ashcraft discussed a center in Berkeley and a facility in Mountain View; stated results are possible and within the City's grasp; the housing is modular and can be stood up quickly; inquired whether the Mountain View project contains more housing than what is proposed for Alameda, to which Mr. Good responded in the affirmative.

Mayor/Chair Ezzy Ashcraft stated the Mountain View project has multiple wings with a common area and was put up within six months; the fast timeline is promising and encouraging; ARPA funds are available; the direct allocation of funding is exciting; however, the funding is one-time, not for operating and ongoing expenses; State Homeless Emergency Aid Program (HEAP) funds and Homekey funds are going to be utilized; the City will pay for the program one way or another; there is a cost to having someone sleep in a business's doorway; the program is a way for the City to help people with dignity; the housing is transitional; some participants of the program will move onto a more permanent housing situation; the wrap-around services will help; the work being done is life-changing; the City has not yet had a place where an unsheltered individual could go at any time; the Friends of the Alameda Animal Shelter (FAAS) developed a mobile unit which provides veterinary care for homeless individual's pets; the FAAS mobile unit will come to the bottle parcel as well; she understands the desire to help Alameda residents; however, if there are openings, the City will reach out to the County to fill the spaces; many times the County has provided help for people to get vouchers to go elsewhere; the City will have to abide by the regulations which govern the funding received; the City will likely be starting with many, if not all, Alameda residents for the program.

Councilmember/Commissioner Knox White moved approval of the staff recommendation [including adoption of the resolutions].

Vice Mayor/Commissioner Vella seconded the motion.

Under discussion, Councilmember/Commissioner Herrera Spencer stated a Memorandum of Understanding and two other documents are being recommended for Council approval; requested clarification for the true ask of the matter.

The City Clerk stated the motion is understood as approving all of the actions, including adoption of the three resolutions and approval of the two MOUs; noted the staff recommendation is to approve all matters.

Councilmember/Commissioner Knox White stated that his understanding of the motion is the same.

Councilmember/Commissioner Herrera Spencer stated that she would like confirmation that the program will be prioritizing Alamedans.

Mayor Ezzy Ashcraft stated that she and Mr. Good have confirmed Alamedans will be prioritized.

On the call for the question, the motion carried by the following roll call vote: Councilmembers/Commissioners Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor/Chair Ezzy Ashcraft: Aye. Ayes: 5.

ADJOURNMENT

There being no further business, Mayor/Chair Ezzy Ashcraft adjourned the meeting at 8:43 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, SACIC

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

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -NOVEMBER 16, 2021- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:31 p.m.

ROLL CALL - Present: Councilmembers Daysog, Herrera Spencer, Knox White, Vella, and Mayor Ezzy Ashcraft – 5. [Note: Vice Mayor Vella arrived at 7:35 p.m. and the meeting was conducted via Zoom]

Absent: None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(21-731) Mayor Ezzy Ashcraft read a proclamation honoring Wilma Chan.

Mayor Ezzy Ashcraft called a recess 7:39 p.m. and reconvened the meeting at 8:43 p.m.

AGENDA CHANGES

(21-732) The City Clerk announced items Recreation Fees [paragraph no. 21-759] and meeting schedules [paragraph no. 21-760] could move to December 7, 2021.

Councilmember Daysog moved approval of hearing the license plate reader referral [paragraph no. 21-762] first.

Councilmember Herrera Spencer seconded the motion, which failed by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: No; Vella: No; and Mayor Ezzy Ashcraft: No. Ayes: 2. Noes: 3.

Councilmember Knox White moved approval of continuing the Recreation fees and the meeting schedules matters to December the 7th Council meeting under the Continued Items agenda section.

Vice Mayor Vella seconded the motion.

Under discussion, Councilmember Herrera Spencer made a friendly amendment to include the parking management program [paragraph no. 21-757] under the Continued Items agenda section of the December 7th Council meeting.

Mayor Ezzy Ashcraft stated that she would prefer to keep the original motion as-is and move the parking management program if needed.

Councilmember Herrera Spencer inquired whether staff is waiting for the parking management program matter to be heard.

Councilmember Knox White responded the same staff is presenting for the General Plan [paragraph no. 21-756] matter.

The friendly amendment was not approved.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

ORAL COMMUNICATIONS, NON-AGENDA

(21-733) Zac Bowling, Alameda, announced the annual Alameda Peeps turkey drive; stated donations for the drive can be made at alamedapeeps.com in an effort to help the Alameda Food Bank.

(21-734) Denyse Trepanier, BikeWalk Alameda, discussed the death of Supervisor Wilma Chan; stated the death is one of over 40,000; announced a BikeWalk Alameda safe streets rally and memorial bike ride as part of the World Day of Remembrance for traffic victims; stated the rally will also honor first responders; expressed support for City staff and event coordination; stated that she is commenting as someone who has been traumatized by the shocking increase in traffic violence; many proven remedies can be implemented at the City level; urged Council think about the topic as budgets are prioritized.

(21-735) Josh Altieri, Alameda Housing Authority (AHA), discussed affordable housing solution projects being brought to the City; stated May 2021 57 emergency housing vouchers were provided for individuals experiencing homelessness or attempting to flee a domestic violence situation; noted vouchers have been issued as an effort between AHA, Alameda County and the Oakland Housing Authority; announced 50% of an upcoming project is complete; stated the project is on track for housing individuals starting summer of 2022; pre-application for prospective tenants will open November 30th via the AHA website; discussed the 2615 Eagle Avenue property project; stated affordable housing projects are expanding supportive services to program participants and tenants; announced a partnership with the Alameda Fire Department for a toy drive.

(21-736) Jay Garfinkle, Alameda, suggested future reports from the Housing Authority to be presented as an agendized presentation; discussed Senate Bill (SB) 9; stated SB 9 allows single family lots to be split in two, divided in such a way that allows many housing units on an individual family lot; a resolution is circulating which allows cities to adopt specific criteria and control permitting; a draft resolution has been presented to the Planning, Building and Transportation Director and has a deadline of December 31st.

(21-737) Jenice Anderson, Alameda, stated that she is interested in getting Councilmembers paid; noted many potential candidates do not run for office due to the financial burden; stated anyone wishing to help volunteer with the effort can contact her via Alameda Peeps and Twitter; she is opposed to license plate readers in the City due to privacy issues and the possibility of misuse in domestic violence situations.

CONSENT CALENDAR

Stated that he would like the findings to allow City meetings [paragraph no. 21-760] to be discussed; noted the vast majority of the emergency is gone; although infections are seen, the pandemic is not an emergency; urged looking at all matters adopted by Council in the past year which no longer deserve an emergency exception: Jay Garfinkle, Alameda.

Stated the Open Government Commission (OGC) has sent a letter to Council discussing permanent Zoom and remote meeting options; expressed support for continuing accessibility with government: Zac Bowling, Alameda.

Councilmember Herrera Spencer requested the agreement with Terris Barnes Walters Boigon Heath Lester, Inc. [paragraph no. 21-746] and the findings to allow City meetings [paragraph no. 21-747] be removed from the Consent Calendar for discussion; noted a no vote on final passage of the parking ordinance [paragraph no. 21-750].

Councilmember Daysog noted a no vote on the ordinance as well.

Mayor Ezzy Ashcraft inquired whether the agreement with Terris Barnes Walters Boigon Heath Lester, Inc. can be continued to a future meeting date without repercussions, to which the Assistant City Manager responded in the affirmative.

(21-738) Mayor Ezzy Ashcraft moved approval of hearing the findings to allow City meetings, and continuing the agreement with Terris Barnes Walters Boigon Heath Lester, Inc. to the end of the agenda.

Councilmember Knox White seconded the motion, and provided a friendly amendment to the motion to continue the agreement with Terris Barnes Walters Boigon Heath Lester, Inc. to the Continued Agenda Items section of the December 7th Council meeting agenda.

Mayor Ezzy Ashcraft accepted the friendly amendment.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

Councilmember Knox White moved approval of the remainder of the Consent Calendar.

Vice Mayor Vella seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*21-739) Minutes of the Special and Regular City Council Meetings Held on October 19, 2021. Approved.

(*21-740) Ratified bills in the amount of \$744,756.89.

(*21-741) Recommendation to Authorize the City Manager to Execute an Agreement with NBC Construction and Engineering, Inc. for the Harbor Bay Isle Lagoon Improvement Project, No. P.W. 07-21-28, in a Total Amount Not to Exceed \$344,683. Accepted.

(*21-742) Recommendation to Authorize the City Manager to Execute an Agreement with G & G Builders, Inc. for Maintenance Service Center Interior Improvements, No. P.W. 02-21-10, in a Not to Exceed Amount of \$402,962, Including a Ten Percent Contingency. Accepted.

(*21-743) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Nute Engineering for Engineering Design Services for Cyclic Sewer Rehabilitation Project, Phase 19, in a Total Amount Not to Exceed \$2,388,446. Accepted.

(*21-744) Recommendation to Authorize the City Manager to Execute a Water Line Easement to East Bay Municipal Utility District Across City-Owned Property and Any and All Ancillary Documents and Direct the Recording of the Grant of Easement for Installation of the Oakland Inner Harbor Pipeline Crossing. Accepted.

(*21-745) Recommendation to Authorize the City Manager to Negotiate and Execute a Thirty-Two Month Agreement with All City Management Services Inc. for School Crossing Guard Services in a Total Amount Not to Exceed \$1,083,456; and a Memorandum of Understanding with the Alameda Unified School District for Partial Reimbursement of the City's Fiscal Year 2021-22 Costs in an Amount Not to Exceed \$90,000. Accepted.

(21-746) Recommendation to Authorize the City Manager, or Designee, to: 1) Execute an Agreement with Terris Barnes Walters Boigon Heath Lester, Inc. (TBWBH) in an Amount Not to Exceed \$132,000 for Strategic Support, Research, Ballot Measure Development, Informational Outreach and Other Steps Necessary to Prepare a Potential Revenue Measure for the November 2022 Ballot; and Execute an Agreement with Fairbank, Maslin, Maullin, Metz & Associates (FM3) in an Amount Not to Exceed \$37,000 for Survey Development, Implementation, and Associated Analysis Related to a Potential Revenue Measure for the November 2022 Ballot; and

(21-746 A) Adoption of Amending the Fiscal Year 2021-22 Budget by Increasing Appropriations in the City Manager's Office by \$169,000 to Enter Into Agreements With Terris Barnes Walters Boigon Heath Lester, Inc. (TBWBH) and Fairbank, Maslin, Metz & Associates (FM3) for Services Related to a Potential Revenue Measure for the November 2022 Ballot. Continued to December 7, 2021.

(21-747) Recommendation to Approve Findings to Allow City Meetings to be Conducted via Teleconference.

Councilmember Herrera Spencer inquired the required findings needed from Council in order to continue allowing City meetings to be conducted via teleconference.

The City Attorney responded stated the findings to be made by the Council are contained in the staff report; Council must find that the City is still in a state of emergency as declared by State of California and the Governor, which remains true; Council must also find that local officials continue to recommend measures to promote social distancing.

Councilmember Herrera Spencer stated some people have a different opinion of whether meetings should be in person; noted the City of Hayward is providing a hybrid meeting option where members can participate in person and via Zoom; stated Hayward requires proof of vaccination in order to be in person; City of Vallejo has resumed in person meetings as of November 16th with the requirement of masking while inside; she has heard a preference from

other people that in person meetings are preferred over Zoom; expressed support for the City providing a hybrid meeting option; questioned the requirements for hybrid meetings; stated many Councilmembers and City staff are in City Hall during the Council meetings; questioned whether members participating remotely could use a room within City Hall to participate in the meetings; she will vote no on the matter and would like more information provided about other cities the next time the matter is before Council; some people do not have the means and do not feel comfortable attending Council meetings online via Zoom; some people have no or poor internet service and are denied the opportunity to participate in the meetings; some people are not comfortable calling into the meeting; it is important to include all members of the public in meetings; the City needs to ensure all members of the public can participate; stated that she looks forward to staff providing accommodations to all members of the public.

Councilmember Knox White moved approval of the staff recommendation with direction that the matter remains on the Consent Calendar moving forward for the remainder of the year.

Vice Mayor Vella seconded the motion.

Under discussion, Councilmember Daysog stated that he will support the matter; noted the point Councilmember Herrera Spencer has brought forth is right-on and the City should be moving toward a hybrid meeting model to the extent of safety of all.

Mayor Ezzy Ashcraft stated this may not be the time to rush into more indoor gatherings based on reports from public health officials; COVID-19 cases have been surging and the holidays are approaching; the COVID-19 cases and vaccination rate for the City are better than cities that have switched to a hybrid or all in-person meeting model; public safety comes first and Council will weigh all options; Boards and Commissions are waiting the matter out until the end of the year and will reconsider in January.

Vice Mayor Vella stated the California Department of Public Health continues to raise the fact that the COVID-19 surge of the year prior happened around the holiday season; cases began to spike around Thanksgiving; noted America's surges are different from the rest of the world while coinciding with the holidays; stated now is not the time to say that the pandemic is over; the case rates are increasing; the Governor has issued more emergency declarations while requesting out of State health official aid; expressed support for the staff recommendation while taking into account the comments about how the City will function in a post COVID-19 world.

Councilmember Herrera Spencer stated that she has not stated the pandemic is over; many people do not stay in their home 24 hours, 7 days a week; open government needs to be supported; a hybrid model is a good compromise being conducted by other cities; the pandemic is not over.

Councilmember Daysog stated that he hopes the vaccine counts for something so that the upcoming holiday season and going forward is different from the holiday cases of 2020; he is putting faith in science; noted Congress is holding committee meetings with a lot of space; expressed support for the City figuring out an option; stated that he thinks residents would like to see a path forward.

Councilmember Knox White stated the matter would be a great discussion for a Council workshop.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

(*21-748) Recommendation to Authorize the City Manager to Execute an Agreement with Alameda County to Accept \$60,000 in Funding for the Local Winter Warming Services Program; and Authorize the City Manager to Execute a First Amendment to the Agreement with Building Futures with Women and Children to Provide Winter Warming Services For \$60,000, Resulting in a Total Contract Amount of \$113,000; and

(*21-748A) Resolution No. 15836, "Amending the Budget to Increase Revenue and Expenditure Appropriations in the Homelessness Program by \$60,000." Adopted.

(*21-749) Resolution No. 15837, "Authorizing Fiscal Year-End Budget Amendments to Facilitate Closing Fiscal Year (FY) 2020-21." Adopted.

(*21-750) Ordinance No. 3309, "Amending Alameda Municipal Code Chapter XXX to Comprehensively Update Citywide Off-Street Parking and Loading Space Regulations and Make Conforming Changes to Other Zoning Code Sections, as Recommended by the Planning Board." Finally passed.

[Note: Councilmembers Daysog and Herrera Spencer recorded a no vote, so the ordinance was finally passed by the following vote: Councilmembers Daysog: No; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 3. Noes: 2.

(*21-751) Ordinance No. 3310, "Amending the Alameda Municipal Code by Amending Chapter 21 (Solid Waste and Recycling) to Comply with Senate Bill 1383, Conform with Franchise Agreement, and Implement Strategy Four of Alameda's Zero Waste Implementation Plan Update." Finally passed.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(21-752) Recommendation to Authorize the City Manager to Execute an Agreement in an Amount not to Exceed \$2,536,047 with Bay Area Community Services (BACS) for Emergency Homeless Housing Services for Up to Two Years; and Recommendation to Authorize the City Manager to Negotiate and Execute an Agreement with Alameda County in an Amount Ranging from \$30,000 to \$45,000 in Homeless Emergency Aid Program Interest Funds to Assist with Remodel/Repair of City-Owned Housing for Use as Emergency Homeless Housing; and

(21-752 A) Resolution No. 15838, "Establishing a Budget to Appropriate \$2,836,047 in 2021 American Rescue Plan Act Funds (C99300) to Receive Contractual Services from Bay Area Community Services and Funds to Remodel/Repair and Provide Fixtures, Furniture, Equipment, a Vehicle, and Supplies for the Emergency Housing." Adopted.

The Economic Development Manager gave a brief presentation.

Stated that he is a residential tenant of Alameda Point; he supports assistance for unhoused

individuals; however, other neighborhoods in Alameda should bear some of the risks and externalities of the City's plan to combat homelessness and housing insecurity; questioned why the efforts are concentrated almost entirely at Alameda Point; stated there is a large uptick in crime and quality of life issues as a result of the City concentrating homeless outreach around Alameda Point; the proposed emergency shelters cause concern for himself and other neighbors; urged the City house families in the units instead; discussed his affordable housing work; urged the decision be delayed until stakeholder input is received; stated reduced rent in exchange for taking on the additional risks would be fair: Curtis Thomas, Alameda.

Stated that she supports the matter; any and all options of housing are good for Alameda in order to address the issue of homelessness in the City; the deliberation of the matter is long overdue; urged Council to support the matter; stated Council should consider hiring more staff to run the City's social and homeless services programs; having one staff person handle the various projects is not sustainable; expressed support for Community Development Department staff; other cities with similar programs dedicate entire divisions to homelessness; the solution is temporary; the City will need to continue to work on permanent housing solutions for the unhoused; discussed government spending on unhoused individuals; urged Council continue the priority of ending homelessness in Alameda: Ana Bagtas, Alameda.

Stated that she is a resident of Alameda Point; expressed concern about the project being clustered housing; stated Alameda Point is mixed housing community with more than 200 units of permanent supportive housing managed by the Alameda Point Collaborative; Alameda Point has domestic violence shelter, transitional housing trailers and traditional family housing; Alameda Point has become disproportionately burdened; expressed concern about Alameda Point being the focus on the need for housing and increased foot traffic due to encampments; expressed concern about the lack of community input and involvement; urged Council delay the vote on the matter: Stephanie Chenard, Alameda.

Expressed support for providing housing; stated housing and dignity are human rights; she is a resident of Alameda Point; expressed concern about 11 people living in one single family home; stated the amount of people does not seem to be set for success; expressed support for considering housing insecure families in the units; stated families would be a great fit for the area; expressed support for the bottle parcel project and considering the Bay Farm area: Dede Lewis, Alameda.

Stated that she is a resident of Alameda Point; noted the neighborhood is family-oriented; stated many children riding around the neighborhood; expressed concern about rotating people in the neighborhood not joining the community and not having the same sense of safety or well-being; stated family and refugee housing would be welcome; Alameda Point has a strong community; discussed the bottle parcel; stated the proposed program does not feel as put together; urged Council to delay the vote on the matter until further discussion is held: Amy Benjamin, Alameda.

Stated that he is a developer and advisor; discussed projects; stated that he does not support the matter; the proposed district is within a historical district; the area should be preserved according to policy; there is a segregation of services at Alameda Point; expressed support for seeing transitional services being provided throughout the City; stated that he would like to see geospatial mapping; expressed concern over a lack of transparency; stated 11 people living in a single space is not realistic: Craig Miott, Alameda.

Stated emergency housing, which is not permanent, is being discussed; if the program does not

work out at the proposed location, the location can be revoked; emergency housing is needed for people now which calls for less consideration of other factors; concentration of services at Alameda Point is a problem; the proposed site is only three units; housing must be provided for single people, not just families; urged Council to move forward with the sites and provide adequate staffing: William Smith, Alameda.

Stated the Island needs to share in the responsibility to help the unhoused population; all of Alameda is a family neighborhood; concerns were raised about bringing in crime and unsafety; people are part of the community when they receive services and care; expressed concern over the comments: Jenice Anderson, Alameda.

Expressed support for comments provided by speakers Smith and Anderson; stated that he is sympathetic to people who live at Alameda Point where services are being concentrated; people either have inherent value and the right to dignity or not; the determination of value is not dependent on being a member of a family or not; people have value and deserve dignity: Josh Geyer, Alameda.

Mayor Ezzy Ashcraft called a recess 9:42 p.m. and reconvened the meeting at 9:58 p.m.

(21-753) Councilmember Herrera Spencer moved approval of allowing 5 minutes for Jonathan Russell, BACS, to give a presentation.

Councilmember Knox White seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. [Absent: Vice Mayor Vella – 1.]

Mr. Russell gave a brief presentation.

Mayor Ezzy Ashcraft stated concerns from residents have related to a lack of communication for the project; inquired how BACS will work with neighbors to communicate, and the anticipated communication model.

The Community Development Director responded staff has scheduled a community meeting on November 29th to share ideas and answer questions; stated the information is posted on the City website; the meeting will be the initial opportunity for staff to engage with the community; staff can provide an additional community meetings if needed; if the program moves forward, community members will have easy access and a continued line to communicate concerns with BACS.

Mayor Ezzy Ashcraft inquired when the meeting was scheduled, to which the Community Development Director responded staff just put the meeting together in order to address concerns.

Mr. Russell stated BACS believes the program is a community conversation and needs

to have community investment; the community will contribute value to the program process and BACS will be available on an ongoing basis; 24 hour services for emergencies and residents are available; however, the line might not be available at all hours for neighbor concerns.

Mayor Ezzy Ashcraft stated that she understands a staff person will be on-site at all hours; inquired whether a concerned neighbor perceiving an emergency could access a BACS staff member to relay the concern; questioned who the neighbors should call in the event of a serious concern.

Mr. Russell responded BACS will have staff on-site 24 hours; stated in order for BACS a meeting for neighbors to discuss concerns will need to schedule during business hours.

The Economic Development Manager stated a BACS staff person will be on-site at each location 24 hours each day if an immediate emergency arises.

Mayor Ezzy Ashcraft inquired whether there will be a phone number for neighbors, to which the Community Development Director responded phone numbers will be available and can be shared.

Councilmember Daysog stated providing the contract has been helpful; the Program Non-Compliance Protocols section includes bases for discharge from the facility; possession of weapons, assault, behavior, theft and destruction of property are listed as bases for discharge; inquired the definition of assault, theft, and destruction of property in terms of the list; questioned whether the actions must be proven in a court of law; inquired how the bases are taken into account if the assault or theft is not targeted at other residents of the program, but neighbors instead.

Mr. Russell responded the non-compliance protocol process is relative to events that are internal to the program; BACS staff will manage the investigation; a discharge plan would be developed for any determination of non-compliance; incidents do not have to be defined in a court of law; the same standard would be held for incidents outside the program site; however, the determination of the incidents would need to involve local authorities.

Councilmember Herrera Spencer inquired whether Alameda's unhoused population would solely be housed at the sites, to which the Economic Development Manager responded in the affirmative.

The Community Development Director stated the program is allowed to house Alameda residents only due to the use of American Rescue Plan Act (ARPA) funding; the funds do not come with an obligation to go through the Alameda County system or house individuals from outside the City; staff's priority and focus will be on Alameda's unhoused population.

Councilmember Herrera Spencer inquired whether any General Fund money will be

used for the program, to which the Economic Development Manager responded in the negative.

Councilmember Herrera Spencer stated that she appreciates the organization has been around since 1953 and is community-based; inquired why a meeting with the neighbors has not been conducted.

The Community Development Director responded staff was unsure a program was in place to discuss with neighbors; stated staff wanted to ensure Council buy-in; noted a meeting is scheduled for November 29th.

Councilmember Herrera Spencer expressed concern over the meeting occurring after the Council vote; stated that she is unsure of the point in reaching out to neighbors after the fact; she understands Council is currently being asked to approve the program.

The Community Development Director stated staff is recommending Council approve the program; modifications can be considered following receipt of the input.

Councilmember Herrera Spencer stated members of the community expressed concern about having 11 individuals in one unit; inquired whether the amount of people is 11 per home.

The Community Development Director responded in the affirmative; stated there will be 10 to 11 individuals per home; staff talked to two different service providers; both came up with the same amount of individuals per home; rooms will be shared; the housing is not considered dormitory style; BACS observes protocols for COVID-19 safety; the homes are large and the layout will be dependent on the size of the rooms; BACS intends to use the living room as an additional sleeping area in order to maximize the number of individuals served.

Councilmember Herrera Spencer stated that she understands the houses have three bedrooms; inquired how many bedrooms each home has.

The Community Development Director responded the two homes, referred to as Big Whites, have four bedrooms and will also utilize the living room; less people will be in the townhome, which has three bedrooms.

The Economic Development Director stated the two Big Whites houses have four and five bedrooms.

Councilmember Herrera Spencer inquired whether there will be two or three people per room.

The Community Development Director responded typically two people per room; stated there is the potential for three people per room; however, two people per room is the preference; the living room is larger and will allow for an additional person.

Mr. Russell stated the living room is a large space that can be split into two rooms; the goal is to have appropriate distancing with two individuals per room; the living room will accommodate three people.

Councilmember Herrera Spencer inquired where the on-site BACS supervisor will be located.

Mr. Russell responded the staff person will not be living on-site; stated the staff members will work in three shifts each day between and in home; additional space beyond the living quarters will accommodate staff and act as additional shared and common space; on-site staff will operate within a common area space; the majority of services are community-based and care coordinators will be working with people in the community as transitions are planned.

Councilmember Herrera Spencer stated that she has heard comments about preferences for families; inquired whether family accommodations are included in the program.

The Community Development Director responded staff has investigated the need for families; stated if there are three families, the townhome can be used; Building Futures informed staff there is not a great number of unhoused families in Alameda; the Alameda Unified School District perspective is slightly different in relation to what constitutes homelessness; people might be couch surfing and still have a roof overhead; there are not many truly unhoused families within Alameda; staff can leave open the possibility of serving families.

Councilmember Herrera Spencer stated the program includes three homes, each with approximately 11 individuals inside; inquired whether the distance between the three homes is approximately half of a mile, to which the Community Development Manager responded in the affirmative.

Councilmember Herrera Spencer inquired whether BACS can provide other examples of three homes with 11 individuals within half of a mile of each other.

Mr. Russell responded BACS operates interim housing programs in varying sizes; stated programs are currently operating with a census of 25 up to a census of 160; none of the current programs have the exact same configuration as the Alameda proposal; there are comparable programs with comparable room arrangements; the current non-interim permanent housing scattered site program has roughly 20 homes in Alameda County; numerous programs with formerly homeless individuals are within half a mile of each other; BACS has operated a similar model for decades.

Councilmember Herrera Spencer stated there have been requests for Council to delay the matter and have community outreach first; inquired whether there is a reason to have the decision made tonight as opposed to after the community outreach meeting.

The Community Development Director responded there is some urgency around the fact that the City currently does not have a single bed to offer unhoused community members; stated staff has been trying to move expeditiously in order to create an opportunity to have individuals housed, particularly due to the upcoming poor weather months; staffs goal is to have the houses made available for move-in; one house is closer to move-in ready than the others.

Councilmember Herrera Spencer inquired which house is closest to being move-in ready, to which the Community Development Director responded one of the two Big Whites.

Councilmember Herrera Spencer stated the homes have recently become vacant; inquired the average rent received by the City for the properties.

The Community Development Director responded the Big Whites are \$2,800 per month and about \$80,000 per year; stated only one is currently in a rentable condition.

Councilmember Herrera Spencer stated Council has received complaints from current renters in the Big Whites related to poor maintenance of the homes; one commenter has recommended a reduction in rent; inquired whether the City would consider a reduction in rent for current residents.

Mayor Ezzy Ashcraft inquired whether Council may conduct discussions related to rent reduction.

The City Attorney responded that he assumes Councilmember Herrera Spencer is asking the question to understand the amount of rent being foregone for the program opportunity; inquired whether the intent is assumed correctly, to which Councilmember Herrera Spencer responded in the affirmative.

The City Attorney stated as long as the Councilmember is considering the amount of rent being foregone as part of analysis, minimal questioning complies with the Brown Act.

Mayor Ezzy Ashcraft questioned whether asking about possibly reducing current tenant rent is permissible.

The City Attorney stated that he is assuming Councilmembers are trying to understand how much rent revenue is at stake in approving the matter.

Councilmember Herrera Spencer stated a speaker raised the concern; there have been comments online about reduced revenue, which causes questions about the program affordability.

The City Attorney stated that he advises questions be tailored to how revenues will be

lost if the program move forward.

The Community Development Director stated the rent range is \$2,800 to \$3,800 per month; the units are currently priced somewhat below-market; stated staff may have concerns about further rent reductions.

Councilmember Herrera Spencer stated roughly \$80,000 annually should be higher for three units priced at \$3,800; inquired the last rent for the units.

The Community Development Director responded that she does not have the figures, but can provide the information; stated two of the units have not been rented for some time.

Councilmember Herrera Spencer inquired whether the City has any other possible properties across the Island and whether the City can decide to put the same type of housing in another vacant property.

The Community Development Director responded in the negative; stated that she is not aware of another option; it is rare for the City to have City-owned homes; there was not an intention to cluster the opportunities on the West End.

Councilmember Herrera Spencer inquired whether the City has homes anywhere other than Alameda Point, to which the Economic Development Manager responded in the negative.

Mayor Ezzy Ashcraft stated the idea of a housing trust is something that would allow the City to buy up a foreclosed property or a property for sale at a good rate anywhere within the City.

Councilmember Knox White stated that his son has been hired at BACS; it has been determined that there are no financial recusal required for his participation in the matter; he is excited to support the program; expressed concern about the outreach not being completed ahead of time; Council is pushing staff to move forward as fast as possible to address homelessness; sometimes the ball gets dropped; the process was not done right; the City can move forward and work on good neighbor agreements; he continues to be supportive of the matter moving forward; there have been a number of conversations about things happening and being concentrated on the West End; Council has given direction to staff to start looking more proactively at sites and how to find potential sites; Council is aware that a lot of available space that provide opportunities to move quickly are at Alameda Point; ARPA money also provides opportunity; matters are landing heavily at Alameda Point; Council directed staff to find ways to help move projects east.

Councilmember Daysog stated the focus should remain on the agreement; under the services portion of the agreement, the site management section requires the provider to immediately notify the City of any complaints received from the business community

including, but not limited to, the businesses adjacent to the site or in the general vicinity; inquired whether or not there is a reason to include resident complaints; another requirement is the provider agrees to notify the City should any of the following occur: violence or credible threats against staff or other program clients; inquired about the procedure.

Mr. Russell responded BACS is happy to provide notice to the City if it determines issues are -affecting the community; noted some of the language included in the agreement is boiler plate and should be modified.

The Community Development Director stated Council can include direction to modify the contract in order to address concerns posed by Councilmember Daysog; staff can ensure there is an opportunity to part ways with the program if excessive complaints arise; staff can hold a discussion on procedure for termination.

Vice Mayor Vella stated questions have been raised relative to cost; the City might forego roughly \$45,000 in rent revenue per unit annually; the units are currently not being rented; therefore, rent is not being collected; using empty houses at Alameda Point for homeless housing was recommended during her first Council term; she would have liked staff to have provided outreach to neighbors ahead of time; expressed support for outreach being conducted and for scheduling additional outreach meetings to allow for questions and answers; stated the proposed program has been recommended by many over the years; the City now has the funding and space; Council understands that the number of people in need of housing is high and continues to grow; the proposed program provides units and beds within Alameda for emergency needs; the program is critical; the weather is beginning to change; this is an opportunity to make sure emergency beds are available for those who reside in Alameda; she has similar concerns with the contract as noted by other Councilmembers; the language can be kept general to state: "neighbors" or "people within the vicinity;" the contract has requirements for documentation and reporting; the documents and reports will be official City records; significant reporting requirements are listed for the contract; staff can create an opportunity for review if an incident be documented; she would like to see community buy-in; the meetings are a good start to gaining said buy-in; the neighbors in the area are compassionate; expressed support for the matter provided that opportunities are set up for community input beyond the one scheduled meeting and with edits made to the agreement.

Councilmember Daysog inquired why the City cannot move ahead with one of the three units in the first year and judge performance; stated the second and third units can be added after the first year.

The Community Development Director responded that she has concerns relative to economies of scale.

Mr. Russell stated BACS staff will need to look at the operational economies of scale to invest in the infrastructure to operate the project; volume can create economic

efficiencies; the cost structure and impact must be reviewed.

Councilmember Daysog inquired whether the City can put together language related to notification threshold at the current meeting.

The Community Development Director responded it is possible; stated completing the language will take time; staff can come up with language addressing problems; Community Development Department staff will need the assistance of the City Attorney's Office.

Councilmember Herrera Spencer stated the non-compliance protocols section of the agreement lists the only reasons that may be used as a basis for discharge from a facility as possession of a weapon at the facility, as opposed to possession of a weapon not at the facility; the contract should require people not to possess a weapon, illegal drugs, assault or violent behavior, theft, etc. outside of the facility; the contract should be modified prior to Council approving the matter; it is important for staff to hold the community meeting prior to Council approval of the program; she thinks rents could be higher than reported by staff.

Councilmember Herrera Spencer moved approval of delaying the decision until the next Council meeting to allow for community outreach and input.

Councilmember Herrera Spencer stated it is unfortunate the matter was brought forth without outreach; it is always important to reach out to the community prior to approval and allow the public to be part of the process.

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Daysog stated the project is one that all can be proud of; 11 people per unit is a little too high; if the contract is tightened, he is willing to try; the housing crisis is present; staff should measure twice before cutting once and a delay until the next Council meeting would be in order to deal with the contract issues raised.

Vice Mayor Vella stated as of the last point-in-time count, over 200 individuals do not have housing in Alameda; 200 people are being forced to sleep and shelter outdoors; Council has identified homelessness as a priority in its recent 5-year strategic plan; Council is making determinations from the safety and security of being housed; it is important to perform outreach with neighbors and have a contract in place; she does not want to delay the matter and will not support the motion.

On the call for the question, the motion failed by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: No; Vella: No; and Mayor Ezzy Ashcraft: No. Ayes: 2. Noes: 3.

(21-754) Mayor Ezzy Ashcraft stated a motion is needed to hear additional items past 11:00 p.m.

Councilmember Knox White stated November has a fifth Tuesday for the month; noted the December 7th Council meeting agenda will be full; there is no way for Council to get through the work; expressed support for calling a special meeting to hear the rest of the agenda.

Councilmember Knox White moved approval of hearing the parking management program [paragraph no 21-757] and any of the remaining Council Referrals, while ending the meeting at midnight and continuing the remaining Regular Agenda items to a special meeting.

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Daysog stated the Housing Element [paragraph no 21-755] and General Plan [paragraph no 21-756] should be heard at a special meeting.

Mayor Ezzy Ashcraft expressed concern about meeting near the Thanksgiving holiday.

Councilmember Herrera Spencer stated that she will not support the motion; expressed support for starting the Housing Element discussion.

Vice Mayor Vella expressed support for a special meeting.

Councilmember Knox White withdrew his motion.

Councilmember Knox White moved approval of finishing the current matter, directing staff to find a time that works for the most Councilmembers possible between now and December 7th to hold a special meeting.

The City Clerk stated the date must be specified and the matters must be continued to the date specific due to noticing requirements.

Councilmember Knox White stated the 11:00 p.m. vote is for hearing new matters after 11:00 p.m.; inquired whether the vote to continue items can occur after 11:00 p.m., to which the City Clerk responded in the affirmative.

Mayor Ezzy Ashcraft inquired whether consideration can be given to the proposal from Councilmember Herrera Spencer related to starting the Housing Element discussion.

Councilmember Knox White responded that he does not see value in starting the discussion just to stop at a random time and having public comment coming in sporadically.

Councilmember Herrera Spencer moved approval of continuing the meeting until midnight hearing the agenda as-presented.

Vice Mayor Vella stated that she would prefer not to start the Housing Element.

Mayor Ezzy Ashcraft inquired whether the Housing Element can be continued to the Continued Item section of the agenda on the next Council agenda, to which Vice Mayor Vella responded in the affirmative.

Vice Mayor Vella moved approval of hearing the Housing Element under the Continued Agenda Items section of the next Council agenda.

Councilmember Knox White stated the next Council agenda will be multi-hour discussion.

Vice Mayor Vella inquired whether the Housing Element matter can be continued to a special meeting.

Mayor Ezzy Ashcraft stated Council can agree to take one more matter after the current discussion; Council may then discuss the continued, date specific matters after.

Vice Mayor Vella moved approval of hearing the parking management plan [paragraph no 21-757] after the current matter.

Councilmember Knox White seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

Vice Mayor Vella stated unhoused individuals continue to grow in number year after year; the winter months bring bad weather events; the project is economy of scale being phased in.

Vice Mayor Vella moved approval of the staff recommendation [including adoption of the resolution] with direction to staff to change the contract language and have more than one community meeting.

Councilmember Daysog seconded the motion.

Under discussion, Mayor Ezzy Ashcraft stated that she has visited a site run by BACS; she has discussed BACS success with other mayors; the value of using an organization like BACS is the track record; there are many ways in which people become homeless; it would have been preferable to perform outreach ahead of time; Council stretches staff pretty thin; there are only so many hours in each day; the outreach portion is not a reason to delay the project; the housing crisis is present and a long time coming; working with BACS, a trusted provider, gives much confidence; however, good communication with neighbors is critical; having a team and advisory committee is needed for neighbors to feel that they are being heard; she fully expects neighbors to be open-minded and allow for further learning; communication is key; the City is late to start; she is confident in City staff and BACS personnel; she expects staff to be on top of the encampments in the area; she is pleased that the Day Center is open over-night and is making a difference; expressed support for staff working with those in encampments to reach out to Village of Love; the City of Riverside has an expansive homeless outreach program; Riverside has created a registry similar to a wedding or baby shower registry; the registry acts as a wish list of needed items in order to furnish units; community members can go online to purchase items; she does not support using ARPA funds to purchase a vehicle for the program; expressed support for contracting with a local taxi company for vouchers; stated that she would not like the purchase of a vehicle for the program to be included; expressed support for the program and for families to be part of a co-housing model.

Councilmember Daysog stated that he hears concerns raised by neighbors of the area; he

believes that he has found shortcomings in the contract presented; he is putting trust in City staff listening to Council comments and concerns in order to strengthen the contract; the opportunity is rare and will quickly address the homeless crisis; the City is able to do something it was unable to previously do by using ARPA funds; however, the contract must be strengthened; expressed support for the matter; stated Alameda Point will be better in having a mixed community.

Councilmember Herrera Spencer stated that she will not be supporting the motion; it is unfortunate that the City is not providing public outreach in advance of approving the program; the community is already mixed; legitimate concerns have been raised; neighbors needed to have been involved in the process before the matter came to Council.

Vice Mayor Vella restated her motion to approve moving forward with the staff recommendation [including adoption of the resolution] with direction to staff to change the contract language and have more than one community meeting; amended her motion to include removal of funding for the vehicle.

Councilmember Daysog accepted the amendment to the motion.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

(21-755) Workshop to Review and Comment on the Draft Housing Element Update to Accommodate the Regional Housing Needs Allocation (RHNA) for the Period 2023-2031 in Compliance with State Law. Continued to November 30, 2021.

(21-756) Public Hearing to Consider Adoption of Resolution Certifying the Final Environmental Impact Report, and Adopting Findings and a Statement of Overriding Considerations, Mitigation Measures and a Mitigation Monitoring and Reporting Plan for the General Plan Amendment to Update the Alameda General Plan; and

(21-756 A) Adoption of Resolution Adopting Alameda General Plan 2040. Continued to November 30, 2021.

(21-757) Recommendation to Reorganize the City's Parking Management Program and Parking Fund;

(21-757 A) Resolution No. 15839, "Amending the Fiscal Year 2021-22 Parking Fund Budget to Restructure the Parking Fund." Adopted; and

(21-757 B) Resolution No. 15840, "Amending the Salary Schedule for the Alameda City Employees Association (ACEA) and the Alameda Police Officers Association, Non-Sworn (PANS) to Move the Two Parking Enforcement Positions from PANS to ACEA and Reassign Two Full-Time Parking Enforcement Position Allocations from the Police Department to Public Works." Adopted.

The Transportation Planner gave a Power Point presentation.

Councilmember Herrera Spencer inquired what happens to the money collected for ferry parking.

The Planning, Building and Transportation Director responded if the City initiates parking fees at ferry terminals, all revenue is received by the City; it is not split with the Water Emergency Transportation Authority (WETA).

Expressed support for moving parking enforcement out of the Alameda Police Department (APD) and into Public Works and for ferry terminal parking fees: Zac Bowling, Alameda.

Expressed support for moving parking enforcement from APD to Public Works; discussed the death of Mario Gonzales; expressed support for the matter tying into a larger transportation issue; urged traffic stops also be considered: Savanna Cheer, Alameda.

Expressed support for parking management being part of the new program; stated that she is against the paid parking at ferry terminals; ferry tickets are expensive; expressed concern about increasing the cost for commuters; urged Council take the cost and burden into consideration; discussed accessibility: Carmen Reid, Alameda.

Expressed support for the proposed changes being in line with parking minimums; urged City staff to think of a parking brokerage model for business districts; stated the City could make business parking pools more straight-forward, such as a branded City facility; expressed support for moving parking management out of APD and for looking at traffic management in a holistic manner: Drew Dara-Abrams, Alameda.

Stated that he applauds the City's efforts to bring as many services as possible out from under the purview of APD; questioned who should pay for parking; stated General Fund parking maintenance payments are paid for by taxpayers; many pay for enforcement inactions; stated the City needs to separate parking problems from housing problems; parking as a function of Public Works is a great first step; urged Council to consider implementing street parking permits from 2:00 to 4:00 a.m. across the entire Island: Morgan Bellinger, Alameda.

Stated California Law Enforcement Telecommunication System (CLETS) does not allow non-sworn law enforcement officials access to vehicle data; illegally parked vehicles cannot be checked; Public Works will be allowed to only ticket the vehicles and move along, when APD could have run the vehicle for its history; Public Works staff and the public will be put at risk with the inability to check license plates for crimes; staff will be at risk when approaching vehicles; questioned whether Public Works will choose not to ticket illegally parked bicycles; expressed concern about vehicles double-parking and the amount of staff needed for towed vehicles; stated that he is against paid parking at Sea Plan Lagoon Ferry Terminal: Jim Strehlow, Alameda.

Expressed support for the matter; stated the fewer people on the street with guns in the community, the better; she does not support paid parking at the ferry terminal: Jenice Anderson, Alameda.

Stated BikeWalk Alameda strongly supports the staff recommendation, especially for paid parking at the ferry terminal; paid parking will be during the week; urged support for anything to help capture costs of taxpayers subsidizing driving in Alameda: Denyse Trepanier, BikeWalk Alameda.

Councilmember Herrera Spencer inquired whether sworn Officers currently check parking

meters.

The Police Captain responded sworn Officers can enforce parking violations; stated APD tries not to use sworn Officers for parking enforcement; however, APD Parking Technician staff is low; Technicians are not sworn Officers.

Councilmember Herrera Spencer inquired how APD knows whether a car is stolen; whether Public Works staff will be able to run license plates to check for stolen vehicles; what follow up will occur under Public Works.

The Police Captain responded a vehicle found by Public Works staff that is believed to be stolen will require staff to reach out to APD; stated a stolen vehicle will necessitate a sworn Officer response; staff will also need to contact APD if a vehicle needs to be towed for blocking a driveway or citation is needed for parking on private property, both of which require license plates to be run; Officers use CLETS to identify registered owners.

Mayor Ezzy Ashcraft inquired how Public Works parking enforcement staff will suspect a vehicle is stolen.

The Public Works Director responded APD will be able to provide Public Works staff with a hot list that can be loaded into the handheld device; Public Works parking technicians will not be able to see owner information; however, vehicle on the hot list will be seen for coordination with APD.

Councilmember Herrera Spencer inquired whether Amber Alerts will immediately be placed on the list.

The Police Captain responded stolen vehicles are entered into CLETS by the initial reporting agency; the update is dependent on the originating agency; sometimes the update is immediate and other times the report updates after several hours.

Councilmember Herrera Spencer stated the information normally goes to APD; however, will now go to Public Works staff; inquired how the information will flow from APD to Public Works.

Mayor Ezzy Ashcraft inquired the functions of the handheld devices.

The Public Works Director responded that she can speak generally on the devices but does not yet have detailed knowledge; stated that she does not have information about how long information updates will take; staff will work out the details; discussed a ride-along; stated license plate readers differs from the handheld device, which is able to scan the license plate for ticket auto-generation; staff will work out the details of the how the hot list information ends up on the handheld devices.

Councilmember Herrera Spencer inquired whether the current enforcement vehicles have cameras, to which the Police Captain responded in the negative.

Councilmember Herrera Spencer stated there is no loss of services; inquired whether Public Works technicians will be trained by APD technicians related to unhappy ticket recipients.

The Public Works Director responded in the affirmative; stated staff will work with Dixon

Consulting and develop a program manual with general and specific training in order to target issues of altercations while issuing a ticket.

Councilmember Herrera Spencer inquired the City's plan for active parking meter hours going forward.

The Planning, Building and Transportation Director responded staff has not gotten to that level of detail; stated there are no plans to change the details in the immediate future.

The Public Works Director stated the immediate priority will be enforcement.

Councilmember Herrera Spencer inquired whether Council is being asked to approve paid parking at the ferry terminals, to which the Planning, Building and Transportation and Public Works Director both responded in the negative.

Councilmember Herrera Spencer stated Council is being asked to approve the transfer of services to Public Works from APD and a program budget; inquired how much the program will cost the City.

The Public Works Director responded Council is voting on the establishment of a new, umbrella, single parking fund; the fund will include three divisions; the program is intended to be self-sufficient and will not have money infused; the program will take time to constitute; the program will generate sufficient revenue and will eventually provide excess revenue; a Council policy will address excess revenue; any amount above and beyond operational expenses will be considered excess revenue; staff is seeking direction that the recommendation is acceptable for Council; there is more work in detailing the total cost of the program; staff anticipates needing additional vehicles; however, staff will present a mid-year budget appropriation request.

Councilmember Herrera Spencer inquired whether current parking rates will change, to which the Public Works Director responded staff is currently not recommending any changes to meter rates.

Councilmember Knox White stated that he plans to support the matter; he wants to encourage staff to put together the work program and think about how the City can use parking control officers to address issues such as double parking; staff should issue double parking tickets to address safety concerns being raised by parents near schools; he would like to encourage ways to deploy enforcement staff to address a wide range of issues similar to other cities; parking was previously heavily impacted in the evenings; expressed support for utilizing parking prices at peak times to ensure spaces can be found and for looking at ways to have policies come back.

Councilmember Knox White moved approval of the staff recommendation [including adoption of the resolutions].

Vice Mayor Vella seconded the motion.

Under discussion, Councilmember Daysog stated that he thinks parking enforcement is better left in the hands of APD; the residents need people that are able to enforce parking laws in a neutral and unbiased manner; he will not be supporting the staff recommendation.

Mayor Ezzy Ashcraft expressed concern over comments alluding to City staff being biased.

Councilmember Herrera Spencer stated that she understands APD is agreeable to the transfer of responsibility to Public Works; inquired whether there are reasons APD supports the transfer.

The Police Captain responded APD supports the transfer; stated APD is happy to help successfully transfer the program; APD has training outlines and programs which can be provided to Public Works; APD has experienced difficulty hiring for the positions in the past; transferring the program to Public Works will hopefully provide more success in staffing.

Councilmember Herrera Spencer stated that she plans to support the staff recommendation.

Mayor Ezzy Ashcraft stated that she supports the matter; noted the program is a better utilization of resources.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: No; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

(21-758) Mayor Ezzy Ashcraft inquired whether Tuesday November 30th at 5:00 p.m. works for Councilmembers to hold a special meeting; whether the Housing Element [paragraph no. 21-756] and the General Plan [paragraph no. 21-755] will be the matters continued for discussion, to which the City Clerk responded in the affirmative.

Councilmember Herrera Spencer expressed support for limiting the special meeting to the Housing Element and the General Plan; stated that she would like staff to alert the public of the meeting start time.

Councilmember Knox White moved approval of scheduling a special meeting for November 30th at 5:00 p.m. to hear the Housing Element and General Plan.

Councilmember Herrera Spencer seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(21-759) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Add and Revise Recreation and Park Fees for Calendar Year 2022. Continued to December 7, 2021.

(21-760) Recommendation that City Council, Boards and Commissions Annually Review Meeting Schedules for Possible Conflicts that Inhibit Maximum Public Participation. Continued to December 7, 2021.

CITY MANAGER COMMUNICATIONS

(21-761) The City Manager made an announcement regarding the Community Development Department Annual Community Service Awards and a Posey Tube closure November 17th from 10:00 p.m. to 4:30 a.m.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

(21-762) Considering Directing Staff to Provide an Update on License Plate Readers. (Councilmember Herrera Spencer) Not heard.

(21-763) Consider Directing Staff to Publicly Share Information on Parking Recreational Vehicles. (Councilmember Herrera Spencer) Not heard.

(21-764) Consider Directing Staff to Address Representation for Below Market Rate Homeowners on Homeowner Association (HOA) Boards and with Property Management. (Councilmember Herrera Spencer) Not heard.

(21-765) Consider Directing Staff to Support Removal of the US Navy Constraints Limiting Housing Development at Alameda Point. (Councilmember Herrera Spencer and Councilmember Daysog) Not heard.

(21-766) Consider Directing Staff to Address Identifying New Areas at Alameda Point to Develop a Number of Housing Units Above the Originally-Agreed Upon Numbers of the 2023-2031 Regional Housing Needs Allocation (RHNA). (Councilmember Daysog) Not heard.

(21-767) Consider Directing Staff to Move Jean Sweeney Park Fencing. (Councilmembers Herrera Spencer and Daysog) Not heard.

(21-768) Consider Reviewing and Updating the Previous City Council's Priorities at a Regular City Council Meeting. (Councilmember Herrera Spencer) Not heard.

COUNCIL COMMUNICATIONS

(21-769) Councilmember Herrera Spencer discussed an upcoming community Thanksgiving dinner at Christ Church.

(21-770) Councilmember Daysog announced that he attended the 80th anniversary of the Flying Tigers at the USS Hornet.

(21-771) Mayor Ezzy Ashcraft discussed a briefing on the Howard Terminal ballpark proposal; stated that she attended a ribbon cutting for the Friends of the Alameda Animal Shelter (FAAS) mobile adoption center; discussed a Veterans Day Commemoration event; announced door-to-door vaccine outreach by Alameda High School's leadership class; discussed Scouting for Food, Starbucks grand opening and Signal Coffee Roasters ribbon cutting events.

ADJOURNMENT

(21-772) There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 12:00 a.m. in memory of Supervisor Wilma Chan.

Respectfully submitted,

Lara Weisiger
City Clerk

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