



## **Social Service Human Relations Board**

Draft Minutes: Thursday, April 23, 2026

### **1. CALL TO ORDER**

President Scott Means called the meeting to order at 7:07 p.m.

#### **Roll Call**

Present: President Scott Means; Vice President Samantha Green; Board Members Chantel Carter, Gerald Bryant, Bernie Wolf, and Michelle Buchholz.

City staff: From the Housing and Human Services (HHS) Division, Division Manager C'Mone Falls, Program Manager Grecia Mannah-Ayon, Management Analyst Andre Fairley, and Administrative Specialist Yasamin Obaidy.

### **2. NON-AGENDA PUBLIC COMMENTS**

Craig Browning shared his desire for increased and improved services for unhoused Alamedans. Specifically, he requested more secure overnight parking (an improvement to the current Safe Parking program offered by the City), as well as clear, defined, semi-permanent spaces for unhoused persons to park their vehicles. He expressed a hesitancy to use the current Safe Parking program due to serious concerns about the previous program administrator, Village of Love. Browning also shared that he is involved with setting up a local chapter of the National Vehicle Residency Coalition (NVRC).

Karin Kirschbaum shared her concerns with and objections to SSHRB member behavior. She expressed dissatisfaction with the level of knowledge and awareness of the Board.

[SSHRB entered a brief recess.]

### **3. APPROVAL OF MINUTES**

#### **3-A Review and Approve March 26, 2026 Minutes**

A motion to approve the March 26, 2026, minutes was made by Board Member Buchholz and seconded by Board Member Bryant. Ayes: President Means, Vice President Green, Board Member Bryant, Board Member Carter, Board Member Buchholz, and Board Member Wolf. Nays: None. Abstained: Board Member Buchholz. Motion passed 6-0-0.

### **4. AGENDA ITEMS**

#### **4-A FY 26-27 CDBG Subrecipient Award Recommendations**

The Department of Housing and Urban Development (HUD) allocates CDBG funds annually to entitlement jurisdictions to support local community development. Alameda is an entitlement City that receives approximately \$1 million in CDBG funding each year from HUD.

CDBG funding for the upcoming fiscal year is derived from two sources: 1) CDBG entitlement funds that are allocated by HUD and 2) program income that is generated from CDBG loan repayments. Based on actual allocations from HUD, the City will be receiving \$1,080,816 in CDBG entitlement funding for FY 2026-27. The FY 2025-26 revenue from CDBG loan repayments will continue to be received through June 30, 2026, so the actual amount of program income has yet to be finalized but is estimated to be \$60,000. The total FY 2026-27 CDBG program budget is \$1,697,520 which includes:

- \$1,080,816 in CDBG entitlement funds
- \$618,712 of carry-forward funds for active projects
- \$100,000 of available funds from completed projects
- Approximately \$60,000 of program income from loan repayments projected to be received in FY 25-26

Funding will be allocated to four main priority areas:

1. Non-housing public services
2. Non-housing economic development/micro enterprise
3. Residential rehabilitation
4. General administration

Management Analyst Fairley referred the public to the detailed CDBG Annual Action Plan ([Exhibit 1](#)) to see year's projects, programs, current year accomplishments, and the overall planning process. [Exhibit 2](#) shows the projects and programs that HHS anticipates funding for FY 26-27. HHS will be going to City Council on May 5th to seek approval for next year's programs and projects, as well as seek approval for the adoption of the 26-27 CDBG/HOME FY Annual Action Plan.

**Discussion:**

Board Member Bryant reminded the group that in October of 2025, the SSHRB voted to prorate CDBG funding based on federal funding levels at that time. He asked how large the funding cuts are for those providers in FY 26-27. Fairley explained that there will be about a \$15,000 reduction in funding when compared to FY 25-26, or about 1.4% decrease. When this reduction is spread across service providers, the decrease is a few hundred dollars.

Board Member Bryant asked what the contingency plan is if federal funding comes in lower than anticipated and, if so, how will the City protect core services, especially for domestic violence and homelessness prevention. Management Analyst Fairley responded that the City Manager’s Office and the Housing & Human Services Division will come up with a plan, if needed, to fill any funding gaps to continue providing essential services.

Board Member Bryant asked whether this plan would draw from the City’s general fund or Alameda County’s Measure W funds. Division Manager C’Mone Falls explained that the City would do an assessment at that time, if needed, to determine which funding source to draw from.

Board Member Buchholz asked if the City receives or produces any reports on outcomes and if so, how frequently this occurs. Management Analyst Fairley explained that HHS collects data on a quarterly basis, which is then shown in the Annual Action Plan in June. HHS staff must submit this report to HUD no later than June 3, so SSHRB can expect to see it in June or July. Currently, there is a draft Action Plan (see [Exhibit 1](#)).

President Means raised concerns about the efficacy of the BOOST program, a program for childcare providers that provides them with technical assistance and advice on how to improve their systems.

Board Member Bryant expressed a concern with the lack of flexible funding, or funding dedicated to homelessness prevention.

Vice President Green posed a clarifying question about the funding timeline. Management Analyst Fairley explained that funding these providers was approved for two fiscal years, and that next fiscal year the funding will go through a full review process. At that time, HHS staff will come back to the SSHRB for evaluation and feedback about how to best leverage the funds to address community needs.

**Public Comment:** None

**4-B UC Berkeley Public Health Project Update**

President Scott Means has partnered with graduate students in the UC Berkeley School of Public

Health as a mentor to their project for their Program Design, Implementation, and Evaluation course. Together, they created a program design that would create a community program for intergenerational volunteerism.

Staff played a video presentation created by the UC Berkeley students (see [Exhibit 1](#)). The video discussed the importance of social inclusion for older adults in Alameda and objectives of the students' program design.

**Public Comment:** None

#### **4-C Discussion of Social Service Human Relations Board FY 2026-27 Scope of Work**

Division Manager C'Mone Falls discussed the importance of having a more defined scope of work for the SSHRB. SSHRB members will review the draft scope of work in their subcommittee meetings, with a goal to review and approve the final plan at the May 28, 2026, SSHRB meeting.

Division Manager Falls proposed the following subgroups to replace the existing subcommittees:

1. Program Oversight & Performance
  - a. This group would be focused on CDBG and its reporting requirements (Annual Action Plans, Consolidated Plan, and the CAPER evaluation report). It would also conduct site visits to provide input on programming.
2. Community Engagement & Participation
  - a. This group would focus on social service needs in the community (e.g. domestic violence, older adults, etc.). They would present and advocate at City Council and other public meetings.
3. Funding Review
  - a. This group would review grant applications, advise on funding priorities, and make project recommendations.

Board Member Buchholz asked for clarification on whether the new scope of work involves more of an oversight capacity or advisory capacity. Division Manager Falls stated that it would be mostly advisory.

Board Member Carter asked whether the Board would have a role in advocating for specific community needs and creating partnerships to address those needs. Division Manager Falls responded in the affirmative.

Board Member Buchholz asked for clarification of the Board's role in the Community Development Block Grant (CDBG) process. Program Manager Mannah-Ayon clarified that the Board currently reviews only a subsection of the City's CDB grants—exclusively those for social service providers. This new scope of work would involve reviewing all of the CDBG funding, which is in line with typical practice from other cities.

Board Members asked whether they would continue planning and hosting some of the community events that they typically carry out. Division Manager Falls explained that the new scope of work would require collaborating with other groups to host those events, such as the Alameda Collaborative for Children, Youth, & their Families' (ACCYF) Youth Advisory Committee (YAC). This would allow the Board to focus their expertise on more technical tasks.

Board Member Bryant emphasized the importance of continuing to be involved in United Against Hate Week and the Domestic Violence Task Force. Division Manager Falls explained that the proposed scope of work would combine the United Against Hate and Domestic Violence workgroups rather than eliminating them. Division Manager Falls expressed a need for greater SSHRB input on CDBG efforts and other critical decisions around how funding is spent. Board Member Bryant expressed a concern that the "human relations" part of the Social Service Human Relations Board would be lost if multiple community concerns were collapsed into the work of one group.

Board Member Green requested that the scope of work discussions incorporate an understanding of the calendar year so that they can see in which months different activities occur.

**Public Comment:** Karin Kirschbaum expressed her support for the new scope of work and increasing the Board's involvement in funding decisions. She expressed dissatisfaction for the City of Alameda's former Day Center provider, Village of Love. She expressed frustration with the Board's level of interaction with people with lived experience with homelessness.

#### **4-D Discuss and Review Social Service Human Relations Board Workgroup Report Outs**

- Domestic Violence Workgroup (Carter, Wolf)
  - Board Member Carter reported that the quarterly Domestic Violence Task Force meeting is scheduled for May 4<sup>th</sup>, 2026.
- Alamedans United Against Hate (Carter, Bryant)
  - Board Member Bryant reported again on the Open Mic Night that occurred on March 25, 2026, in celebration of the Season for Nonviolence. He mentioned some specific individuals who participated in that event to recognize them for their excellence. He expressed a desire for greater adult participation.
  - The week prior, the national chapter of United Against Hate Week where they discussed breaking the cycle of online hate.
- The Road Home/People Experiencing Homelessness (Means, Green, Buchholz)
  - Vice President Green shared that the third session of the Housing & Human Services (HHS) Division's needs assessment was cancelled due to community feedback that it was difficult to attend. HHS will be putting together the report and circulating it to

community members for feedback in lieu of a formal meeting.

- There is an Overdose Response Training scheduled for May 7th for City Staff, facilitated by the HIV Education and Prevention Project of Alameda County (HEPPAC).
- The workgroup is continuing to edit an age-friendly survey that they would like to circulate with the community of older adults in Alameda for feedback on social services. The survey is set for launch in mid- to late-May.
- President Means provided a proclamation on Older Americans Month (the month of May) that he is hoping the Mayor will accept and read.
- President Means reported that the Dignity Village Advisory Board is trying to start a community garden. He is working with 100K Trees to try to get supplies and equipment.

**Public Comment:** None

## **5. STAFF COMMUNICATIONS**

### **5-A Status Report on the City of Alameda’s Housing and Human Services**

Program Manager Mannah-Ayon reported the following:

- The City of Alameda’s Day Center reopened this month with Restorative Pathways as the new provider. HHS will be hosting a Resource Fair at the Day Center (431 Stardust Pl.) on April 27th at 11am.
- HHS released a Request for Proposals (RFP) for a Residential Rehabilitation Program Administrator on April 14th and will close on May 14th at 5pm. The program will provide for the rehabilitation of affordable rental units.

**Public Comment:** None

## **6. BOARD COMMUNICATIONS, NON-AGENDA**

Board Member Bryant shared a statement that expressed his support for the public’s participation in SSHRB’s meetings and efforts, as well as a firm belief that that participation does not allow for the threatening or intimidation of Board members. He shared that every moment lost to public disruptions is a moment lost that could be spent advancing SSHRB’s goals on behalf of the community. Board Member Bryant applauded HHS staff’s achievement in transitioning 8 people out of homelessness the previous month.

Board Member Bryant shared that there will be a ribbon cutting for Arnold’s Place, a respite facility for unhoused individuals, on April 30th at 1245 McKay Avenue at 3:30pm.

President Means shared that a community-wide survey about Alameda’s built environment was

sent out, and he encouraged community members to respond to that survey.

## **7. ADJOURNMENT**

President Means adjourned the meeting at 8:30pm.