

**City of Alameda**  
**Emergency Housing for the Homeless**  
**Community Meeting**  
*November 29, 2021*

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## SUMMARY NOTES

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### Introduction

The City of Alameda's Community Development Department sponsored a community listening session regarding the Emergency Housing for the Homeless Program on Monday, November 29, 2021, from 6:00 p.m. to 8:00 p.m. at the Albert H. DeWitt Officers' Club. The purpose of the meeting was to provide the community an opportunity to ask questions and share their concerns regarding the program.

City Public Information Officer Sarah Henry opened the meeting, welcoming community members to the listening session meeting and introducing City staff and a representative from Bay Area Community Services (BACS), the program provider. She introduced the meeting moderator Lou Hexter of MIG, Inc., who reviewed the purpose and agenda for the evening.

The City's Community Development Department staff provided a short overview of the program. Jonathan Russell, representing BACS, gave an overview of the organization's history, the services and support programs they offer, and what the program in Alameda would be like. The meeting was then opened for public questions and comments using submitted comments cards. Ana Padilla of MIG recorded these on a wallgraphic; a photo reproduction is provided at the end of this report.

This summary organizes written and graphically recorded questions and comments that arose in the meeting into themes.

### Public Comments

Throughout the meeting, several key themes emerged regarding the overall program. These are listed below.

#### *Process Concerns:*

- Lack of transparent communication and information
- Legal qualification
- Lack of community consent
- Questions regarding redress for problems and issues
- Budget of the program
- Want more opportunity to speak

#### *Neighborhood Concerns:*

- Security
- Feeling unsafe
- Inappropriate behavior
- Lack of background checks for program participants
- Trash
- Quality and suitability of housing (lead paint, neglected repairs)

- High density (11 people to a unit)

#### Questions

- How and when will this be done?
- What are the motivations?
- Whom do we call when there are concerns/Immediate issues?
- What services will be offered to people in the homes?
- Why not use the barracks?

#### Comment Cards

The following table provides a transcript of the speaker cards turned in at the meeting.

Name	Address	City	From the Big Whites nbhd.?	Email	Topic/ Comment/ Question
Brian Verhalen	2835 San Pedro Rd	Alameda	X		Several 1. Resident treatment 2. Qualifications of shelter
Caeris Thomas			X		We are concerned that with low-barrier entry, the guy who tried to kick in doors with children home, and the guy who stole a neighbor's truck and injected drugs in it with the encampments could be our next door neighbors. Elaborate clearly if/ what background checks will be done.
Elana Mingo	2600 Lemoore Rd. #B	Alameda	Nextdoor to location	elanamingo@gmail.com	I have 3 people with autoimmune diseases & Covid. My house will be directly next door. health & my family's health is at risk. I have a teenager & two small kids. How are you vetting people who are potentially dangerous? My family matters. Please act like we do. This is too small paper for everything I have to say.
Acton Mingo	2600 Lemoore Rd.	Alameda		amjinfantry@gmail.com	There's lots of families including mine which are planning to have people moved too this want be a dangerous and scary decision for the people of my neighborhood.
Alan Tubbs	2805 Seattle Road	Alameda	X		Resident comment – 16 year resident

Name	Address	City	From the Big Whites nbhd.?	Email	Topic/ Comment/ Question
Bruce Langley	1523 Schiller St Apt C	Alameda		brucelangle y@gmail.com	Need for emergency housing in Alameda
Patricia Moore	2811 Barbers Pt Rd	Alameda	X	patmas@sonic.net	
Todd Hings	2775 Peal Harbor Rd	Alameda	X	Tfhines66@gmail.com	<ul style="list-style-type: none"> <li>- Not here to learn. Here to prevent.</li> <li>- If the houses being offered for shelter are "Suitable for habitation," what does that have say about the homes we pay \$30 - \$40k annually to rent?</li> <li>- This <u>not</u> safe for our children</li> </ul>
Shelly Sheehan			X	sheehan.shelby@gmail.com	<ol style="list-style-type: none"> <li>1. Zoning codes – compliance – permit</li> <li>2. HAB Letter – Letter</li> <li>3. CEQA Complianance letter</li> <li>4. Alternative for 125,000</li> </ol> <p>No evidence the project is legal -&gt; late does not meet L-B-E entine</p>
Mike Pouncy	(Do not publish) 2750 Orion St. Alameda CA 94501	Alameda	X	mpouncy@gmail.com	<ol style="list-style-type: none"> <li>1. Why is this pushed through with no general plan or community info?</li> <li>2. How will new temp residents access food, safety, &amp; mental health Services?</li> <li>3. Megan's law issues &amp; questions of identification</li> <li>4. Would it make more sense to rent properties &amp; work for services? Only ~30ish spots?</li> <li>5. What is one system of redress if things aren't working out?</li> </ol>
Savanna Cheer	1495 Santa Clarita	Alameda		savanna.cher@gmail.com	
Stephanie Chenard	2775 Pearl Harbor Rd	Alameda	X	Stephanie.chenard@presidio.edu	<ul style="list-style-type: none"> <li>- Over-concentration of services at Alameda Point – Clustering</li> <li>- How will BACS address staffing issues and program ownership?</li> </ul>
Craig Mich		Alameda	X	craig@khyberinvestments.com	Long List

Name	Address	City	From the Big Whites nbhd.?	Email	Topic/ Comment/ Question
Gwyn J. Anson	2835 San Diego	Alameda	X	Gjohnson002@comcast.net	Various Concerns
Amy Benjamin	2750 Orion	Alameda	In a ranch next to big white		Why was I made aware of this on Facebook? What kind of background check do residents go through? After the 1 meal / day where will people get resources? Is this sober housing? If not, and where will they be able to imbibe?
Jonathan Lynch	2835 San Pedro Rd	Alameda	x	Jong9L@gmail.com	How is it safe to have 11 people in a house? What system do you have in place to address grievances? How do you propose to keep the area safe?
Amos White	310 Westline Drive	Alameda			
Verginia (Ginger) Alexander	2850 Pearl Harbor Rd	Alameda	X	tomyginger@earthli	As new housing on the base becomes available, will it all be dedicated to interim housing for the unhoused?
Cheryl Principate	536 Kings Road	Alameda	X Bus, Neighbor Tower Ave	Cheryl@ceraunavolta.us	California is in a state of emergency – so we could be requesting a national guard response. Might we have a space for a tent city with guarding for safety & all so with gov't support.
Jack Mingo	2825 Newport Rd	Alameda	x		Why not use the former barracks across the street? Already furnished.
Alan Tubbs			X		
Hela C.			What is it		I do not support this homeless emergency program. I have various reasons written in notes on my phone.
Jenice Anderson		Alameda		Jjma44@yahoo.com	People seeking out services are not doing it to commit crime in your neighborhoods.
Tony Barulic	2845 San Pablo Rd	Alameda	x	barulic@gmail.com	What is plan for dealing with existing neglected properties?
Doug Biggs	677 N. Rangsa				

Name	Address	City	From the Big Whites nbhd.?	Email	Topic/ Comment/ Question
Shelby Sheehan					Look at the Main St suburban zoning restrictions By right CEQA Historic Zones Low Density
Cray Miott		Alameda	X	craig@khyberinvestments.com	
Rebecca Caplan	2840 Pearl Harbor Rd		x		What about encampment
Mike Pouncy	n/a	On previous card	x		Community response is a part of program success
Bod Sprelding	2855 Pearl Harbor Rd	Alameda	X	honobob@yahoo.com	<ol style="list-style-type: none"> <li>1. Did the city consider other lower risk locations like other barracks/buildings on base? If yes, when &amp; which ? If no, why not?</li> <li>2. Why did the city think making this decision without consulting the residents was the right way to handle this?</li> <li>3. Why are there no city decision makers here to explain their decisions and answer our questions?</li> </ol>
Councilmember Tony Daysog					
Councilmember Trish Herrera-Spencer					





# CITY OF ALAMEDA EMERGENCY HOUSING FOR THE HOMELESS COMMUNITY MEETING NOV. 29, 2021

- INTERIM HOUSING
- CONCERNS: UPKEEP, CLEAR COMMUNICATION, SECURITY, DON'T FEEL SAFE (DEVELOPMENTAL ETC)
- BACKGROUND CHECKS? DUE DILIGENCE?
- ISSUES: COMMUNITY CONSIDERATION, BREAK INS, DUMPING, FEELING WRONGED, LEGAL CONCERNS
- LOW QUALITY HOUSING, TOO LATE, HOUSING BEING CLUSTERED
- PROXIMITY TO SERVICES? WHAT DOES SUCCESS LOOK LIKE? ANSWERING COMMUNITY INPUT?
- SEGREGATED HOUSING, ACCOUNTABILITY OF MANAGING AGENCY, LEAD PAINT, PET/PARKING/HIGH DENSITY, CITY BEHAVIOR
- MENTAL HEALTH HELP, SUPPORTIVE HOUSING, WRITTEN PLAN/INPUT
- MORE INFO NEEDED, COMMUNITY CONSENT, MENTAL HEALTH METHOD
- ADDRESS - WRITE IT!

- HOW IS THIS GOING TO BE DONE BY WINTER?
- WHAT IS THE REASONING FOR THE LOCATIONS?
- WHO DO WE CALL WHEN THERE ARE CONCERNS/ IMMEDIATE ISSUES? WHAT IS THE METHOD?
- RENOVATION/PROPERTY ASSESSMENT?
- # OF PPL IN ONE UNIT, CONDITION OF THE HOME?
- WILL IT BE ALL INTERIM HOUSING?
- DO HAVE A GENERAL CONCERN FOR HOMELESS
- WHAT IS YOUR BACKGROUND/REGION?
- OVERSIGHT, NOT REACHING FAR ENOUGH
- ALAMEDA GATEWAY APPEARANCE, ACCIDENT/INCIDENT IN
- USE BARRACKS, NON POLICE RESPONSE OPTION, HOW FAR LONG IS IMPLEMENTATION?
- LONG HISTORY OF NEGLECT, APPROPRIATE RESPONSE
- CONVERTING WAREHOUSES/INDUSTRIAL SPACE
- BUDGET DESIGNED TO ACCOUNT FOR HOMELESSNESS?

- EXISTING ENCAMPMENT, TALKING TO POTENTIAL TENANTS
- HOW WILL THE PROGRAM BE CONDUCTED?
- WHERE ARE THE DECISION MAKERS?
- WHY DID YOU GO ABOUT IT IN THIS WAY?
- NEGATIVE/INAPPROPRIATE BEHAVIOR IN THE RESIDENCE SPILLS INTO THE NEIGHBORHOOD



Emergency Housing for the Homeless  
CITY OF ALAMEDA  
Wallgraphic  
November 29, 2021

Prepared by: M I G

## City of Alameda

### Emergency Housing for the Homeless

11-29-2021

#### Wallgraphic

- Interim housing
- Concerns: Upkeep,\* Clear Communication\*\* (Facebook, Phone), Already trying to fix, Security\*\* (Drygs, Inappropriate behavior, Etc.), Don't feel safe\*
- Background Checks? Due diligence?
- Issues: Community Consideration, Break ins, Dumping\*, Feeling wronged\*, Legal concerns (Contracts,\* Zoning M1/ Residential, CEQA, Historic zone), Low quality housing,\* Too late,\* housing being cluster
- Proximity to services? What does success look like? Answering to community input?
- Segregated housing, accountability of managing agency,\* Lead paint \*\*, Pet\*/ Parking\*/ High Density\*/ City Behavior
- Mental Health help, supportive housing, written plan/ input method\*
- More info needed\*, Community Consent\*\*, Mental Health
- Redress – Write It!
- How is this going to be done by winter?
- What is the reasoning for the locations?
- Who do we call when there are concerns/ Immeadate Issues?\* What is the method?
- Renovation/ Property assessment?\*
- ~~#~~of ppl in one unit\*, condition of ths home\*
- Will it be all Interim Housing?
- Do have a general concern for homeless
- What is your background/ region?
- Oversight, not reaching far enough
- Alameda gateway appearance, accident/ incident inc.
- Long history of neglect, appropriate response
- Converting warehouses/ industrial space
- Budget designed to account for homelessness?\*
- Existing Encampment, talking to potential tenants
- How will the program be conducted?
- Where are the decision makers?
- Why did you go about it in this way?
- Negative/ Inappropriate behavior in the residence spills into the neighborhood