



## **CITY OF ALBANY**

**MINUTES OF THE ALBANY CITY COUNCIL  
CITY COUNCIL CHAMBER, 1000 SAN PABLO AVENUE  
MONDAY, DECEMBER 1, 2014**

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### **7:00 p.m. – SPECIAL MEETING**

#### **CLOSED SESSION**

#### **CALL TO ORDER**

#### **OPPORTUNITY FOR THE PUBLIC TO SPEAK ON CLOSED SESSION ITEMS**

City Council convenes in the Council Chamber and then adjourns to Closed Session to discuss the following items:

1. Labor Negotiations pursuant to Government Code Section 59457.6

Agency Negotiator: City Manager Penelope Leach & Glenn Berkheimer,  
IEDA

Employee Organization: Albany Peace Officers' Association

### **7:30 p.m.**

#### **CALL TO ORDER**

Mayor Wile called the meeting to order at 7:30 pm.

1. **PLEDGE OF ALLEGIANCE**

Community & Human Services Manager Isabelle Leduc led the Pledge of Allegiance to the Flag.

2. **ROLL CALL**

Present: Council Members Atkinson, Barnes, Nason, Vice Mayor Maass, Mayor Wile.

3. **REPORT ON ACTION TAKEN IN CLOSED SESSION, IF ANY**

Mayor Wile reported that negotiations are continued.

4. **CONSENT CALENDAR**

**4-1.** Minutes, November 17, 2014

Staff recommendation: Approve

**4-2.** Ratification of Bills, Claims and Demands: Ratification of bills, claims and demands against the City of Albany in the amount of: \$100,034.11 (10/31/14); \$33,937.98 (11/07/14); \$109,282.68 (11/10/14)

Staff recommendation: Ratify

**4-3.** Ordinance No. 2014-08 to amend the contract between the City of Albany and the California Public Employees' Retirement System to adjust the "Employee Sharing Cost of Additional Benefits" provision (§20516) for local Fire Safety members

Staff recommendation: that the Council adopt Ordinance No. 2014-08, an ordinance of the Albany City Council authorizing an amendment to the contract between the City of Albany and the Board of Administration of the California Public Employees' Retirement System – Second Reading - Pass to print

**4-4.** Ordinance No. 2014-11, Amendments to Chapter 20 "Planning and Zoning" related to Housing Element Implementation

Staff recommendation: that the Council adopt Ordinance No. 2014-11, Amendments to the Planning and Zoning Chapter of the Municipal Code to implement policies from the 2007-2014 Housing Element. – Second Reading - Pass to Print

**4-5.** Ordinance No. 2014-10 to amend Section 8-4 of the Albany Municipal Code to modify the regulations governing activities in City parks, recreation, open space, Waterfront and Albany Hill areas by establishing additional categories of prohibited activities, making clarifying revisions and adding penalty provisions

Staff recommendation: that the Council adopt Ordinance No. 2014-10 to amend Section 8-4 of the Albany Municipal Code to modify the regulations governing activities in City parks, recreation, open space, Waterfront and Albany Hill areas by establishing additional categories of prohibited activities, making clarifying revisions and adding penalty provisions, Second Reading, Pass-to-Print

**4-6.** Resolution No. 2014-103 Authorizing the City Manager to Execute Various Agreements for Federal Aid Transportation Funded Projects

Staff recommendation: that the Council adopt Resolution No. 2014-103 authorizing City Manager to execute various agreements for federal aid transportation projects

- 4-7. Ratification of Planning and Zoning Commissioners: Doug Donaldson (Barnes); Christopher Kent (Maass)

Staff recommendation: Ratify

Mayor Wile asked if anyone would like to remove an item, item 4-2 and item 4-5 was pulled from the Consent Calendar.

4-2: Amber Whitson asked about expenditures for housing subsidies, and asked about reimbursements made to staff.

4-5: staff requested that the item be continued to December 15, 2014 to correct technical errors in the Ordinance.

**MOTION:**

Moved by Council Member Atkinson, seconded by Council Member Atkinson to approve the Consent Calendar items as submitted, excluding item 4-5.

AYES: Council Members Atkinson, Barnes, Nason, Vice Mayor Maass, Mayor Wile

NOES: None

**5. PRESENTATION**

**6. GOOD OF THE CITY/PUBLIC FORUM/ANNOUNCEMENTS**

Mayor Wile opened Good of the City/Public Forum.

The following people spoke: Nick Pilch; Julie Winklestein; Amber Whitson. A summary of comments is as follows: announced upcoming forum on Sunday December 7<sup>th</sup> from 5-7 pm at the Edith Stone Room to discuss City matters, expressed appreciation to Council Member Atkinson and Wile for their service to the City; encouraged a forum be held to discuss community policing and police use of force; expressed issue with police use of force at the Albany Bulb.

**7. PUBLIC HEARING**

**8. UNFINISHED BUSINESS**

- 8-1. Berkeley Food and Housing Project Contract Renewal for the provision of services for Albany Project HOPE – “Housing Options Expanded”

Staff recommendation: that the Council:

- 1) Adopt Resolution No. 2014-102:

- a) Authorizing the City Manager to renew the contract with Berkeley Food and Housing Project (BFHP) to continue services for Project HOPE for a period of 16 months between March 1, 2015 – June 30, 2016 at a cost not to exceed \$141,400
  - b) Approving the use of City Boomerang funds not to exceed \$70,400 to be used for the Albany Housing Subsidy Program and a portion of the BFHP contract
  - c) Approving an amendment to the current contract with Berkeley Food and Housing Project effective between March 1, 2014 and February 28, 2015 to include an additional .5 FTE from January – February 2015; and the use of City Boomerang funds not to exceed \$5,000.00 to cover the additional cost
- 2) Receive information on other programs and services available to people experiencing homelessness in Albany

Human Services Manager Isabelle Leduc delivered the staff report and introduced Laura Tannenbaum from Berkeley Food and Housing Project (BFHP). Following the issuance of a request for proposals, the City Council authorized Professional Services Agreement for a Homeless Outreach and Engagement Program with BFHP on June 17, 2013. The program is called Albany Project HOPE (Housing Opportunities Expanded). The contract was extended by Council until February 28, 2015.

BFHP has housed 31 people who had been experiencing homelessness in Albany using different subsidies including funding from the City of Albany Housing Subsidy Program. The renewal of the contract will allow BFHP to continue the work underway. The primary activity of the contract will be housing maintenance for those clients who have recently been housed. It has been requested that Project HOPE be staffed by one and a half full time case managers due to the intensive level of service that most clients require.

On October 10, 2013, Council approved \$35,000 of General Funds for the Albany Housing Subsidy Program. An additional \$40,000 for the program was approved with the adoption of the FY14-15 budget. The Albany Housing Subsidy program funding has been used to Master Lease 2 properties for 1 year and provided rent subsidies to individuals newly housed. The current subsidy will be exhausted by the end of March 2015.

There is a need for new and ongoing subsidies in the amount of \$35,000 for Project HOPE clients. The areas of highest priority include \$18,000 to house three additional clients and assist them with their rent for up to 1 year. It also includes \$12,000 to support four existing housed clients with subsidies for up to 12 months as they wait for their SSI applications to be approved. An additional \$5,000 would be used to cover emergency subsidy needs to ensure that setbacks such as job loss, brief incarcerations, or benefits problems don't put people's housing at risk. Costs

of any clients who are interested in Homeward Bound or reunification with friends and family would also be covered.

A combination of General Funds from the Human Services Division, Community Development Block Grant (CDBG) funds and City Boomerang funds will be used for the program. Boomerang funds are the outcome of the former Redevelopment Agency, and the City's Housing Element states that a portion of Boomerang funds are to be used to support affordable housing and transitional housing implementation.

The City is actively engaged with a network of community partners. As a result, programs and services available to people who are homeless in Albany have greatly expanded in the last year including: EveryOne Home, Alameda County North County –Inclement Weather Response System, North County Senior Homeless Program, HOPE Intervention Program, Cherry Hill Detoxification Services Program.

The following people spoke: Julie Winklestein; Amber Whitson.

A summary of comments is as follows: expressed appreciation for work being done by BFHP and the City to assist people who are homeless, asked about publicity regarding warming centers and shelters, expressed concern with lack of available housing and services within the City; expressed support for housing funds, asked about details of the Homeward Bound program.

**MOTION:**

Moved by Council Member Barnes, seconded by Council Member Atkinson to adopt Resolution No. 2014-102:

- a) Authorizing the City Manager to renew the contract with Berkeley Food and Housing Project (BFHP) to continue services for Project HOPE for a period of 16 months between March 1, 2015 – June 30, 2016 at a cost not to exceed \$141,400
- b) Approving the use of City Boomerang funds not to exceed \$70,400 to be used for the Albany Housing Subsidy Program and a portion of the BFHP contract
- c) Approving an amendment to the current contract with Berkeley Food and Housing Project effective between March 1, 2014 and February 28, 2015 to include an additional .5 FTE from January – February 2015; and the use of City Boomerang funds not to exceed \$5,000.00 to cover the additional cost

AYES: Council Members Atkinson, Barnes, Nason, Vice Mayor Maass, Mayor Wile

NOES: None

**9. NEW BUSINESS**


**10. OTHER BUSINESS, REPORTS ON MEETINGS ATTENDED, ANNOUNCEMENT OF EVENTS/FUTURE AGENDA ITEMS.**

**10-1.** City Council Special Meeting – December 8, 2014

**11. ADJOURNMENT**

8:30 pm. There being no further business before the City Council it was moved and seconded to adjourn the meeting.

Minutes submitted by Nicole Almaguer, City Clerk.

  
Joanne Wile  
Mayor

Attest:

  
Nicole Almaguer