



## ALBANY CITY COUNCIL – MINUTES

1000 San Pablo Avenue

Albany, CA 94706

Tuesday, February 20, 2024

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### **REGULAR MEETING: 7:00 PM**

#### **1. CALL TO ORDER / LAND ACKNOWLEDGEMENT**

Mayor Miki read the Albany Land Acknowledgement Statement as adopted by the City Council per City of Albany Minute Action, November 15, 2021.

#### **2. ROLL CALL**

Present: Council Members Hansen-Romero, Jordan and Tiedemann, Vice Mayor López, Mayor Miki

Absent: None

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

#### **4. CEREMONIAL MATTERS**

##### **4-1. Proclamation – Black History Month**

Vice Mayor López presented the proclamation to the Albany Unified School District (AUSD) Black Parent Advisory Group.

#### **5. CITY MANAGER REPORT**

City Manager Nicole Almaguer reported ballots for the primary election have been mailed, and a 24-hr ballot drop box is located outside of City Hall. A reminder that campaign signs must be placed on private property with permission of the property owner. A Call for Artists for the Albany Murals Project BART Pillars is open, and the deadline to apply is May 20, 2024. The Request for Proposals (RFP) for the Active Transportation Plan (ATP) is posted on the City website. The 2024 Albany Summer Recreation Catalogue is available online and will be mailed soon. The Albany Compost Hub is open every Sunday at the Gill Tract Farm. The Public Works Department continues to prepare and respond to rain events. Residents can learn about preparedness, resources, and responses on the City website. A pop-up volleyball court is now available at Memorial Park on a first-come-first-served and reservation basis. The Albany Paratransit Workshop is scheduled for February 23, 2024 at the Senior Center. The Recreation and Community Services Department is hosting a Parents' Night Out on March 8, 2024 at the Community Center.

A summary of public comment is as follows: Albany Murals Project should accept entries from youth.

#### **6. GOOD OF THE CITY / PUBLIC COMMENT**

Mayor Miki opened the Good of the City.

A summary of public comment is as follows: requests for the Council to pass a resolution calling for a ceasefire in Gaza; opposition to a ceasefire resolution and encouragement for the Council to continue to focus on local issues; suggestion for the Land Acknowledgement Statement to be displayed.



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---

City Manager Almaguer reported staff partnered with the Ohlone People in writing the Land Acknowledgement Statement and continues to work with them to restore Albany Hill.

### 7. CONSENT CALENDAR

#### 7-1. Minutes – February 5, 2024

Staff Recommendation: Approve

#### 7-2. Ratification of Payroll – Date Paid 2/9/2024, Net Amount \$396,827.15, Taxes/Benefits/Deductions \$432,551.34, Gross Payroll \$829,378.49

Staff Recommendation: Ratify

#### 7-3. Ratification of Bills, Claims and Demands – Ratification of bills, claims and demands against the City of Albany in the amount of \$443,430.15 (2/2/2024), \$216,520.29 (2/9/2024)

Staff Recommendation: Ratify

#### 7-4. Advisory Body Resignation:

- Flor Elizabeth Rios appointed by Vice Mayor López resigned from the Racial Inclusivity & Social Equity Commission

Staff Recommendation: Information item

Mayor Miki asked if anyone wishes to remove items from the consent calendar. Vice Mayor López removed Item 7-4.

Item 7-4: Vice Mayor López acknowledged Ms. Rios' work with and commitment to the Racial Inclusivity & Social Equity Commission.

#### **MOTION:**

Moved by Council Member Jordan, seconded by Council Member Tiedemann, to approve the consent calendar.

AYES: Council Members Hansen-Romero, Jordan and Tiedemann, Vice Mayor López, Mayor Miki

NOES: None

Motion carried and so ordered.

### 8. PRESENTATION

#### 8-1. Presentation from Alameda County Housing and Community Development Staff on the Proposed Bay Area Housing Finance Authority November 2024 Regional Bond Measure



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---

Staff Recommendation: That the Council receive the presentation from Alameda County Housing and Community Development Department staff and provide feedback

### CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Financing measure in themselves do not have a significant effect on the environment and therefore are exempt from the provisions of CEQA.

Community Development Director Jeff Bond presented the staff report. A regional bond measure, expected to be on the November 2024 ballot, would finance the preservation and development of affordable housing throughout the Bay Area. The bond measure would address the City Council Strategic Plan goal of promoting housing availability and quality and the initiative of establishing funding opportunities to develop affordable housing. The Housing Element includes policies and programs to facilitate 1,114 housing units, 486 units of which are designated for low-income and very-low-income households. The City will need financial assistance from all sources to achieve this housing production.

Michelle Starratt, Director of Alameda County Housing & Community Development Department, reported the County of Alameda (County) created a county-wide housing needs assessment and website, [www.housingneedsac.org](http://www.housingneedsac.org), to understand the impacts of the housing crisis. The assessment revealed a 230,000 increase in population, growth of higher-income households and extremely low-income households, and a decrease in households between 80% and 120% of area median income (AMI).

Since 2000, Alameda County has drastically underbuilt affordable and moderate housing and overbuilt above-moderate housing. In 2022, a household in Alameda County had to earn 185% of median income in order to afford a median-priced home. From 2000 to 2022, the median rent increased from \$921 to \$2,274.

The County's homeless plan, the Home Together Plan, calls for 17,000 new dedicated affordable units for seniors and people needing supportive services and additional types of housing support. Without a dramatic increase in funding for affordable housing, the number of homeless people will increase in the next five years.

The Bay Area Housing Finance Authority (BAHFA) has proposed a general obligation bond for the November 2024 ballot to raise \$10-\$20 billion for housing. The bond would be financed through a tax on real property and cost taxpayers \$10-\$20 per \$100,000 of assessed value for up to 30 years. The bond would provide approximately \$984 million to the County. Funding could be used for new affordable housing, housing preservation, tenant protections, and programs for homeless shelters, first-time homebuyers, accessory dwelling unit (ADU) loans.

Public outreach began in October 2023 and includes community engagement meetings, affordable housing summits, and focus groups. Next steps are to finalize the housing plan and present it to the Board of Supervisors' Health Committee in April 2024 and the Board of Supervisors in May or June 2024. If the bond passes in November 2024, an Expenditure Plan will be due by February 5, 2025.



## ALBANY CITY COUNCIL – MINUTES

1000 San Pablo Avenue

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Tuesday, February 20, 2024

A summary of public comment is as follows: support for prioritizing housing for students; support for the bond measure and new programs for developers; an inquiry regarding income requirements for renters.

Ms. Starratt advised that Federal and State laws require affordable housing to comply with the Americans With Disabilities Act (ADA). The County supports housing for developmentally disabled individuals and requires a percentage of units to provide improvements for people with hearing, mobility, and vision impairments. Income requirements are typically set by the landlord in market-rate units but are not as strict in affordable housing. The vast majority of projects supported by the County leverage tax credit financing, and the current housing finance market limits housing for full-time students.

Community Development Director Bond added that student housing does not count towards the City's Regional Housing Needs Assessment (RHNA).

A summary of Council comment is as follows: improvements for people with hearing, mobility and vision impairments facilitate aging in place; concern about the bond increasing taxes for low-income property owners and funding rent support; after considering several options, BAHFA determined that a bond measure would have the most impact; a bond measure will likely benefit lower-income renters the most; a preference for a 30-year land tax could be passed, and bonds sold against it; concern about political accountability and transparency; efforts are underway to allow student housing that is leased on a yearly basis to be counted toward RHNA requirements.

### 9. PUBLIC HEARING

### 10. UNFINISHED BUSINESS

### 11. NEW BUSINESS

#### 11-1. Adoption of a Debt Management Policy for the City of Albany

Financial Advisory Committee Recommendation: On December 6, 2023, the Financial Advisory Committee (FAC) reviewed the proposed Debt Management Policy. Pursuant to the Committee's discussion, several clarifying changes were made to the Policy. With those changes, the FAC voted to approve the Debt Policy and forward to City Council. The FAC has also provided a memo to Council regarding the Debt Policy which is attached to the staff report.

Staff Recommendation: That the Council adopt Resolution No. 2024-12, adopting a City of Albany Debt Management Policy

Interim Finance Director Reina Schwartz presented the staff report. In October 2023, the Council received a presentation regarding potential funding measures to address critical operating and infrastructure needs. State law requires the Council to adopt a debt policy prior to considering the issuance of bonds, should the Council wish to consider a bond



# ALBANY CITY COUNCIL – MINUTES

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measure. A debt policy must address the purposes for which the debt may be used, the types of debt, internal controls, and other topics. The proposed Debt Management Policy (Policy) was drafted in compliance with state law and incorporates guidance from the Government Finance Officers Association. Adopting the Policy does not obligate the Council to any type of funding measure.

The Financial Advisory Committee (FAC) discussed a draft Policy in December 2023, revised the Policy, and voted to forward it to the Council. The FAC’s memorandum to the Council provides the FAC’s opinion regarding pension obligation bonds.

A summary of Council comment is as follows: the rate environment is not favorable for pension obligation bonds in the short term but could be favorable in the long term.

**MOTION:**

Moved by Council Member Tiedemann, seconded by Council Member Jordan, to adopt Resolution No. 2024-12, adopting a City of Albany Debt Management Policy.

AYES: Council Members Hansen-Romero, Jordan and Tiedemann, Vice Mayor López, Mayor Miki

NOES: None

Motion carried and so ordered.

**12. COUNCIL SUBCOMMITTEE REPORTS, COUNCIL MEMBER REPORTS ON APPOINTED REPRESENTATION OF ALBANY, AND OTHER MEETINGS AND EVENTS**

<b>City Council Appointed Representation Bodies</b>	<b>Appointee</b>	<b>Alternate</b>
Alameda County Mayors’ Conference	Miki	López
Alameda County Transportation Commission	Jordan	Miki
Alameda County Waste Management Authority	Hansen-Romero	Jordan
Association of Bay Area Government	Tiedemann	Jordan
Ava Community Energy JPA Board	Tiedemann	López
East Bay Sports Field Recreational Authority JPA	Hansen-Romero	Miki
Housing Authority of Alameda County	McQuaid	N/A
League of California Cities (East Bay)	Miki	López
Alameda County Mosquito Abatement District	López	N/A
Alameda County Library Advisory Commission	Jordan	Tiedemann
Rausser College of Natural Resources Dean’s Advisory Committee on the Gill Tract (DAC)	López	N/A
Police & Fire Pension Fund Board	Miki	Tiedemann
Alameda County Paratransit Advisory & Planning Committee (PAPCO)	(vacant)	N/A

Council Member Tiedemann reported he attended meetings of the Ava Community Energy Executive Board and the Association of Bay Area Government (ABAG) Housing Committee, where they discussed BAHFA’s Business Plan, Equity Framework, and Expenditure Plan.



## ALBANY CITY COUNCIL – MINUTES

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Tuesday, February 20, 2024

---

Vice Mayor López reported he attended the Alameda County Mayors' Conference.

Council Member Hansen-Romero reported she attended a StopWaste meeting where she learned about grants.

Council Member Jordan reported he attended the Alameda County Transportation Commission (ACTC) Planning, Policy and Legislation Committee meeting.

Mayor Miki reported the City will host the Alameda County Mayors' Conference in March 2024. As a member of the League of California Cities Housing Subcommittee, he is advocating for allowing student housing to count toward RHNA requirements.

### 13. FUTURE AGENDA ITEMS

Council Member Jordan requested a discussion of a tax measure that could fund emergency rental assistance and Code enforcement for rented residences.

A summary of public comment is as follows: requests for an agenda item regarding a ceasefire resolution.

### 14. ANNOUNCEMENT OF CITY MEETINGS AND EVENTS

Upcoming City Meetings

1. Climate Action Committee Meeting, Wednesday, February 21, 7:00 PM, City Hall Council Chambers
2. Transportation Commission Meeting, Thursday, February 22, 7:00 PM, City Hall Council Chambers
3. Planning & Zoning Commission Meeting, Wednesday, February 28, 7:00 PM, City Hall Council Chambers
4. City Council Meeting, Monday, March 4, 7:00 PM, City Hall Council Chambers

### 15. ADJOURNMENT

9:35 PM There being no further business before the City Council, Mayor Miki adjourned the meeting with a reminder to contact 988 when needed.

Minutes submitted by Anne Hsu, City Clerk.

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John Miki  
Mayor

Attest:

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Anne Hsu, City Clerk