

***Alameda Reuse and Redevelopment Authority***  
Interoffice Memorandum

2-E

To: Honorable Chair and Members of the  
Alameda Reuse and Redevelopment Authority

From: Debra Kurita, Executive Director

Date: March 5, 2008

Re: Accept the City of Alameda Homeless Needs Assessment Prepared by PMC  
World for the North Housing Parcel Screening Process

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**BACKGROUND**

On November 5, 2007, the Navy declared an additional 42 acres at the former Naval Air Station Alameda (Alameda Point) as surplus. The property, referred to as the North Housing Parcel, was previously used by the Coast Guard. The surplus declaration triggers a legislatively prescribed screening process created by the McKinney-Vento Act. This act requires the Federal Government to prioritize any military surplus property to meet homeless needs for both housing and services. The screening process is used to solicit, evaluate, and accommodate homeless assistance requirements and then, subsequently, public uses in planning and implementing the reuse of the North Housing Parcel. The Alameda Reuse and Redevelopment Authority (ARRA), as the Local Redevelopment Authority (LRA), is responsible for conducting the screening process.

As required, within 30 days of the Navy's surplus declaration, the ARRA published a Notice of Availability of Surplus Property on November 16, 2007. An informational workshop for homeless services providers and organizations eligible for Public Benefit Conveyances (PBCs) was held on December 6, 2007. Notices of Interest (NOIs) must be submitted by Friday, March 7, 2008.

**DISCUSSION**

When NOI's are received, the ARRA is obligated to consider and accommodate homeless providers' needs. These needs are balanced against other public and private economic development needs when determining the future reuse of the North Housing Parcel. A key component of evaluating requested homeless accommodations is understanding how well the proposed accommodation addresses a gap or un-served need in the continuum of care for the homeless.

PMC World, an Oakland-based consulting firm, was retained to prepare a Homeless Needs Assessment (Needs Assessment) to support the screening/evaluation process. PMC's work on the Needs Assessment is also part of its consultant work being performed for the City with the

update of the Housing Element. The Needs Assessment, on file with the City Clerk's Office, is also a resource for the Housing Element.

The Needs Assessment is organized in eight sections:

- Executive Summary
- Introduction
- Homelessness in the City of Alameda
- Homeless Services and Housing Available in the City of Alameda
- Identifying and Prioritizing Unmet Needs
- Legislative and Programmatic Efforts to Eliminate Homelessness
- Current Methods and Proven Practices to Address Homelessness
- Conclusion

For purposes of evaluating requests for homeless accommodations, the sections on Homelessness in the City of Alameda and Identifying and Prioritizing Unmet Needs, provide essential information. The sections on Existing Services and Housing, Legislative and Programmatic Efforts to End Homelessness, and "Best Practices" to address Homelessness provide the context for the priority unmet needs and the most effective ways to address those identified gaps in the continuum of care.

### *Homelessness in Alameda*

Homelessness is typically viewed as a regional issue as the homeless population, by definition, is transient and the homeless often shift between jurisdictions for temporary housing and services. Therefore, homeless counts are done infrequently, and, when conducted, are usually at a regional level. A key challenge of understanding the needs of the homeless in Alameda is to identify the number of homeless people in the City, a sub-region of the County.

PMC evaluated several quantitative and qualitative sources to establish a probable range of the number of homeless in Alameda in any given year. In addition to the U.S. Census data and the 2004 Alameda Countywide Shelter and Services Survey, current waiting lists for transitional, assisted and public housing in Alameda were considered. Based on these sources, PMC has estimated a homeless population between 828 and 1,062, with an average across all estimation methods of 961 homeless people in Alameda and the immediate Alameda region.

For purposes of the screening process, a homeless person is defined in the Federal McKinney-Vento Act. The Act defines a homeless person as "an individual who lacks a fixed, regular, and adequate nighttime residence...." The Act has further defined homelessness for children and youth to include "children and youths who are sharing the housing of other persons due to loss of housing, economic hardship...living in motels, hotels, trailer parks...living in cars, public spaces, ...(or) substandard housing..."

Homelessness is often equated with “street people” who can be seen living on the streets in urban areas. Numerous studies have found that this most visible sub-set of the homeless population is also the minority of the homeless population, totaling between 10 and 20 percent of homeless people. This hard-to-serve population is often referred to as the chronic homeless. The majority, between 80 and 90 percent, are typically homeless for short periods, utilizing temporary shelters or low-cost hotels, or moving from place to place staying with family, friends, or charitable organizations.

An estimate of the number of homeless people in Alameda provides a yardstick for evaluating proposed homeless accommodations at the North Housing Parcel. It is an order of magnitude number that assists in determining the appropriateness of requests for the number of acres of land and number of residential units in individual NOIs and the cumulative total request contained in all NOIs. The requested homeless accommodations are evaluated along with other community needs. The end result is an amendment to the Community Reuse Plan for the reuse of the North Housing Parcel that balances the homeless accommodation, based in part on the identified number of homeless in Alameda, with economic development goals.

#### *Identifying and Prioritizing Unmet Needs*

The Federal Housing and Urban Development Department (HUD) makes the determination that the proposed accommodation contained in the amended Reuse Plan is appropriate given the estimated homeless population and gaps in the continuum of care. Therefore, identifying and prioritizing unmet needs is the second key factor in evaluating proposed homeless accommodations. PMC conducted two workshops in January 2008. Sixteen people, representing thirteen organizations, participated in the workshops. Participants from the County, City departments, homeless service organizations, and homeless housing providers were tasked with developing and prioritizing a list of unmet homeless needs in Alameda. Eight unmet needs were identified and are listed in the order of importance:

- Permanent Supportive Housing
- Protection of Existing Affordable Housing Stock
- Access to Basic Amenities
- Transportation
- Educational Opportunities
- Programs for Children and Young Adults
- Economic Opportunities
- Mentoring

This list of prioritized unmet needs will be used to evaluate proposed accommodations. Federal regulations require that homeless services providers submit NOIs that specifically address identified unmet needs to be considered for an accommodation.

Completion of the City of Alameda Homeless Needs Assessment and its availability to interested homeless services providers as a technical study that documents the estimated number of homeless people and identifies and prioritizes unmet needs in Alameda is a key milestone in the screening process. Following ARRA acceptance of the Needs Assessment, interested homeless providers will complete and submit their NOIs on Friday, March 7, 2008.

NOIs will be reviewed against the criteria described above, along with other criteria including organizational capacity and financial ability to implement the proposed accommodation. As the NOIs are being evaluated, the process to amend the Community Reuse Plan will commence. This community effort will involve several workshops to solicit the community's ideas for the reuse of the North Housing Parcel. Any proposed homeless accommodation will be presented to the community as part of the Community Reuse Plan Amendment and will ultimately be integrated into the Amendment. Following the community effort, the Amendment to the Reuse Plan, including the homeless accommodation, will be presented to the ARRA at a public hearing for final approval. The ARRA-approved Amendment will then be submitted to HUD for its review and approval.

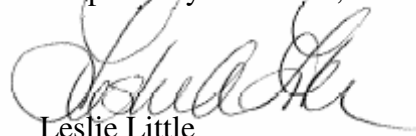
#### BUDGET CONSIDERATION/FINANCIAL IMPACT

Accepting the City of Alameda Homeless Needs Assessment does not impact the City's General Fund. The cost of preparing the Needs Assessment was paid from a Department of Defense - Office of Economic Adjustment grant.

#### RECOMMENDATION

Accept the City of Alameda Homeless Needs Assessment prepared in support of the screening process for the North Housing Parcel.

Respectfully submitted,



Leslie Little  
Development Services Director



By: Debbie Potter  
Base Reuse and Community Development  
Manager

**APPROVED**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY**

**Wednesday, March 5, 2008**

**2-A**

**The meeting convened at 7:07 p.m. with Chair Johnson presiding.**

**1. ROLL CALL**

Present: Chair Beverly Johnson  
Boardmember Doug deHaan  
Boardmember Frank Matarrese  
Boardmember Marie Gilmore  
Vice Chair Lena Tam

**2. CONSENT CALENDAR**

- 2-A. Approve the minutes of the Regular Meeting of February 6, 2008.
- 2-B. Provide Building 24 for No Cost to the American Heart Association for a Fundraiser.
- 2-C. Approve Sublease for NRC Environmental Services at Alameda Point.
- 2-D. Approve Sublease for Pacific Fine Foods at Alameda Point.
- 2-E. Accept the City of Alameda Homeless Needs Assessment Prepared by PMC in Support of the Homeless Screening Process at the North Housing Parcel.

**Approval of the Consent Calendar was motioned by Member Matarrese, seconded by Member Tam and passed by the following voice votes: Ayes: 5, Noes: 0, Abstentions: 0**

**3. REGULAR AGENDA ITEMS**

None.

**4. ORAL REPORTS**

**4-A. Oral report from Member Matarrese, Restoration Advisory Board (RAB) representative.**

Member Matarrese attended the Feb. 7<sup>th</sup> RAB meeting. Site 14 (Oakland inner harbor) and Site 26 (32 acres right along the hangars) remedial designs were on the agenda. There are proposed plans on Site 31, the former Marina Village housing, and IR 20, which is along the estuary channel. The Navy proposes no further action and there will be a public meeting on March 12th. There was a meeting a week ago on the FISC, and RAB members were concerned that the Navy would take no further action, and capping of the shoreline. The RAB will ask for an extension on the public comment period on FISC at their next meeting. Member Matarrese requested a summary off-agenda from Peter Russell, Alameda Point's environmental consultant, to include comments that might be pertinent to what's planned for Alameda Landing.

**5. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)**

There were no speakers.

**6. COMMUNICATIONS FROM THE GOVERNING BODY**

None.

**7. ADJOURNMENT**

**Meeting was adjourned at 7:10 p.m. by Chair Johnson.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Irma Glidden". The signature is written in black ink and has a fluid, connected style.

Irma Glidden  
ARRA Secretary