

# CITY OF ALAMEDA MEASURE A

<p style="font-size: 2em; font-weight: bold; margin: 0;">A</p> <p style="margin: 0;"><b>Proposed Ballot Measure of the City of Alameda:</b> Shall an ordinance confirming the City Council’s actions to permit reuse of vacant federal buildings on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from “Federal Facilities” to “Office,” removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?</p>	<b>YES</b>
	<b>NO</b>

If approved by the voters, Measure A would confirm the City Council’s actions to permit the use of the property for development of a wellness center. In addition, Measure A would allow the City Council to modify the land use designations for the property in the future in response to changing condition or concerns.

Measure A would take effect if it is approved by a majority of the voters and receives more votes than Measure B.

If the voters do not approve either Measure A or Measure B, existing law will not change, and the existing land use designations approved by the City Council in December 2018 would remain in effect.

s/MICHAEL H. ROUSH  
Interim City Attorney

## CITY ATTORNEY’S IMPARTIAL ANALYSIS OF MEASURE A

The federal government currently owns an approximately 3.65 acre site on McKay Avenue, adjacent to Crab Cove. The property is improved with eleven, currently vacant, buildings.

In 2017, the federal government determined the land to be appropriate for homeless services, and selected Alameda Point Collaborative (“APC”), a nonprofit, to develop and provide assisted living, medical respite, and supportive service facilities for the homeless (a “wellness center”), subject to removal of the City’s zoning overlay district to permit a wellness center. In September 2018, the federal government and APC entered into a three-year lease, which provides for the federal government to transfer ownership of the property to APC without undue delay once the property has been rezoned to permit its use for a wellness center and APC submits a request to the federal government for a conveyance.

In December 2018, the City Council approved APC’s application to change the land use designations for the property to permit its use for a wellness center.

Measure B, an initiative to change the land use designations for the property to Open Space, qualified for the ballot in November 2018. If approved by the voters, Measure B would change the land use designations for the property to Open Space. The land use designation changes proposed by Measure B would limit the future use and development of the property by any owner subject to the City’s laws to parks and related uses, and prohibit the development of a wellness center, which is currently planned for the property. Measure B would not change the ownership of the property, establish a funding source, or create a public park.

In response to the qualification of Measure B for the April 2019 ballot, the City Council placed a competing measure, the Caring Alameda Act (designated as Measure A), on the same ballot. In its findings for the Caring Alameda Act, the City Council cited the need for homeless services in Alameda and the lack of any designated funding to purchase the property, demolish the buildings, and create a park.

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## ARGUMENT IN FAVOR OF MEASURE A

To ensure the City remains a welcoming place to all, the City must make sure “Everyone Belongs Here” applies both to those with a roof over their heads in Alameda and those who are not so fortunate. Treating homeless neighbors with a basic level of dignity and respect is an important community value for our town.

In December 2018, the Alameda City Council voted to make minor changes to the zoning designation on a 3.65-acre parcel on McKay Avenue to allow non-federal uses of the land and the existing eleven buildings. These buildings and their location are a perfect match for Alameda’s urgent need for additional senior and homeless services.

With a Yes vote on Measure A, Alameda voters will confirm the City Council’s decisions to make the site available to provide senior assisted living and other supportive services for unsheltered individuals. It will also allow the City Council to change any land use designations for the site in the future in response to changing conditions or concerns.

A senior housing and medical respite center is well along in the planning process and has earned the support of most of Alameda’s civic, religious, business and environmental organizations. The Caring Alameda Act takes advantage of an incredible opportunity to save money by using existing buildings on surplus government land and to leverage currently available regional and private resources for the provision of these services.

Alameda is a city that strongly cares for our community, especially those most vulnerable among us. Over the past two years, we have stood and loudly declared “Everyone Belongs Here” is our primary community value. Voting “Yes” on Measure A, the Caring Alameda Act, is a chance for Alameda to put this value into practice.

s/MARILYN EZZY ASHCRAFT  
Mayor, City of Alameda

s/JOHN KNOX WHITE  
Vice Mayor, City of Alameda

s/JEFF LOCKE  
Pastor, Grace Church Alameda

s/GAYLON PARSONS  
Senior Warden, Christ Episcopal Church

s/DOUG BIGGS  
Executive Director, Alameda Point Collaborative

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE A

SAVE ALAMEDA PARKS! Protect our Waterfront and Open Space.

NO on Measure A - NO Regional Homeless Facility

YES on Measure B - YES Safe Coastline Parks

City Council supports SPECIAL INTERESTS taking of Federal public land for a private Regional Homeless Facility and Regional Drop-In Center, (proposed 88,150 sq. ft.) almost the size of Alameda Hospital.

WHY ARE SPECIAL INTERESTS INVESTING? Because long-term, Kaiser Permanente, Anthem Blue Cross, Sutter Health, etc., will make millions by transferring the BAY AREA’s indigent patients here.

“Caring Alameda Act” is a misrepresentation. It will serve the BAY AREA’s Regional Homeless and have “Caring Alamedans” pay for it.

FACT: “Assisted Living” targets homeless, NOT Alameda’s seniors and veterans.

COST: Increased traffic, trash and unfunded Fire and Police services paid by Alamedans.

Alameda City Council (including Mayor Ashcraft and Member Daysog) adopted the 2014 Crab Cove Open Space Expansion Initiative findings, “The expansion of Crown Beach for open space is the highest and best use of the surplus federal property at Crab Cove.” Mayor Ashcraft has NOW flipped her vote, joining City Council Members Oddie, Vella and Knox White, disregarding that prior decision.

Council’s rush to push SPECIAL INTERESTS ignored California Environmental Quality Act (CEQA). The buildings, soil and water table are TOXIC (arsenic, asbestos, benzene, lead-based paint, mold, PCBs, etc.).

It’s immoral to serve SPECIAL INTERESTS by “transferring regional homeless” to these existing TOXIC buildings. Everyone deserves dignity, respect and a SAFE space.

This Regional Homeless Facility and Regional Drop-In Center should be appropriately located to better serve the Region’s homeless.

NO on Measure A - STOP SPECIAL INTERESTS!

YES on Measure B - SAVE ALAMEDA PARKS!

[www.friendsofcrabcove.org](http://www.friendsofcrabcove.org)

s/BRUCE A. EDWARDS  
Alameda Police Captain, Retired

s/NANETTE C. DEETZ  
College Instructor - Department of Rehabilitation California; Dakota/Tsalagi or Cherokee

s/ELIZABETH LAGRONE  
Retired Emergency Room Nurse

s/GORDON MA  
Alameda/Bay Area Activist; Alameda Asian Pacific Islanders

s/SAMUEL MORSE  
Student, Encinal High School

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## ARGUMENT AGAINST MEASURE A

This competing measure is another example of City Council's fiscal irresponsibility, poor urban planning and misrepresentation. The "Caring Alameda Act" is not guaranteed to serve any of Alameda's homeless.

City Council pushed forward this special election costing Alamedans \$580,000 to \$700,000, rather than \$25,000 if included in the November 2020 general election.

Is the best location for a regional homeless facility adjacent to a treasured environmental educational center for children and coastline beaches?

Should this regional homeless facility be located on an island with traffic gridlock?

This facility is not designed to help Alameda's homeless off the streets. Half of Alameda's 204 homeless are already sheltered. Of the remaining, only a few are seniors with "medical issues," which include mental and substance abuse problems. Hospitals throughout the region will transfer homeless here.

City Council is promoting a regional facility to serve thousands of homeless from Berkeley, Oakland, San Francisco, etc., without cost sharing by all Bay Area cities.

Alameda taxpayers have prioritized schools and teachers' salaries and alone should not be asked to pay for regional homeless services.

This facility will cost \$40-\$50 million to build with annual operations of \$8.3 million.

- Will Alamedans have to pay for additional Police, Paramedics and Fire when we cannot cover our City costs?
- Will Alamedans be asked to cover any portion of the \$8.3 million?
- Will this be at the expense of Alameda Hospital, Mastick Senior Center, Libraries, Recreation and Parks?

Alameda has unfunded pension liabilities and deferred maintenance of roads, buildings and parks, etc., exceeding half a billion dollars (\$500 million); expenditures are forecast to exceed revenues within the next five years.

Please vote "NO." Let's protect and expand Alameda's Open Space and Parks, stop the land grab of prime recreational acreage and find an appropriate location for this regional homeless facility.

[www.FriendsofCrabCove](http://www.FriendsofCrabCove)

s/CHAR PERLAS

Vice President of Student Services, Cañada College

s/TRISH SPENCER

Former Mayor and Alameda School Board Member

s/JESUS EDUARDO VARGAS

Fitness Instructor/Social Services Advocate

s/LIZA GABATO MORSE

Rehabilitation Trainer, Disabled Students Program (DSP)

## REBUTTAL TO ARGUMENT AGAINST MEASURE A

To deny Alameda faces an unprecedented homelessness crisis is to deny reality. We all know that homeless seniors are living – and sometimes dying – on our streets. The Alameda Wellness Center is a positive and life-saving solution.

By voting Yes on Measure A, voters have an opportunity to get medically frail homeless seniors the care and shelter all of us deserve.

The Alameda Wellness Center would be managed by the highly respected nonprofit Alameda Point Collaborative, which has a long history of providing medical care and housing to people at risk of homelessness.

The opponents to Measure A ask a lot of leading questions and answer none of them. That's because they know the facility will be fully funded through a combination of private, county and federal funds, not Alameda taxpayer funds.

When homeless seniors avoid costly and unnecessary hospital visitations through a facility like the Alameda Wellness Center, it saves the city money in emergency response and uncompensated medical care.

The initiative is on the ballot, because the wealthy opponents to the Alameda Wellness Center paid signature gathers nearly \$20,000 to use the ballot box to stop the facility. Funded primarily by out-of-town property owners, their campaign hid who paid for the signature gathering until a complaint was filed by the head of Alameda's Open Government Commission.

Vote Yes on Measure A to reaffirm Alameda's commitment to being a caring and fiscally responsible city.

[www.wecarealameda.com](http://www.wecarealameda.com)

s/LAURA THOMAS

Vice President, Renewed Hope Housing Advocates

s/AUDREY HYMAN

President, Social Service Human Relations Board

s/ALICE LAI-BITKER

Former Alameda County Supervisor

s/LAURA ROSE

Reverend

s/BARBARA PRICE

Liaison for Military Affairs City of Alameda

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**FULL TEXT OF MEASURE A**  
**CARING ALAMEDA ACT**

The People of the City of Alameda ordain as follows:

**Section 1. Findings.**

A. On November 28, 2018, the Alameda County Registrar of Voters determined that an initiative measure (the “McKay Avenue Open Space Initiative”), which would change the land use designations for a 3.65-acre parcel on McKay Avenue from Office/Administrative-Professional to Open Space, qualified for the ballot.

B. If approved by the voters, the measure would limit use of the property to parks and recreational uses and prohibit the development of a wellness center for senior assisted living, a medical rehabilitation center, and supportive services for the homeless (“Wellness Center”), which is currently planned for the property.

C. On December 4, 2018, in response to a citywide and regional housing crises, the City Council adopted a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (“CEQA”), approved General Plan Land Use Diagram and text amendments, and introduced the first reading of a zoning ordinance amendment to allow the property to be used as a Wellness Center. The Council adopted the final reading of the zoning amendment on December 18, 2018. Use of the approximately 3.65 acre property for senior assisted living and supportive services for formerly homeless individuals addresses a critical citywide need that is not being served anywhere else in the City.

D. The Council’s actions on December 4 and 18, 2018, are supported by the entirety of the record, including:

- The 2018 Homelessness Needs Report, which found that homeless services are the second most pressing social services need in the City of Alameda, behind transportation.
- The City of Alameda Social Service Human Relations Board’s June 28, 2018 motion in support of the Wellness Center proposal, and its September 25, 2018 letter of support.
- The City of Alameda Planning Board’s October 8, 2018 recommendation to support the rezoning and General Plan amendment for the Wellness Center.

General Plan Housing Element Goals and policies, including Goal #2: “Provide housing that meets the City’s diverse housing needs, specifically including affordable housing, special needs housing, and senior housing”; Policy HE-2: “Expand the City’s supply of affordable rental and ownership housing for extremely low-, very low-, low-, and moderate-income households”; Policy HE-3: “Create rental, homeownership, and other housing opportunities for special needs populations such as the elderly, homeless and people at risk of becoming homeless, people with

*physical and/or developmental disabilities, single-parent households, and young adults”; and Policy HE-4: “Encourage and support new residential opportunities for senior citizens, including senior housing projects, multifamily housing projects with accessible and small housing units, assisted living projects, and in-law unit projects.”*

E. The proposed “McKay Avenue Open Space Initiative” would reverse the City Council’s actions in support of the Wellness Center and designate the approximately 3.65 acre site for open space uses, thereby prohibiting the use of the site for senior assisted living and supportive services. Although the City is in the midst of a major citywide parks expansion effort, the subject site is not identified in any City plans for open space expansion. In addition, the East Bay Regional Park District has confirmed that it has no interest in acquiring the property, and the City of Alameda does not have the financial resources available to purchase the property, demolish the existing eleven buildings, and create a park, in the absence of new revenues or the redirection of funds used for other essential City services. Furthermore, any City financial resources that could potentially be devoted to the project would likely be taken from future allocations necessary to complete the final phases of the Jean Sweeney Park, the Estuary Park and the major park expansions planned for Alameda Point or from the budget for other essential City services.

**Section 2. Purpose.**

The purpose of the Caring Alameda Act is to:

A. Allow the Alameda voters to confirm Resolution No. 15461, which adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in compliance with CEQA and General Plan Land Use Diagram and text amendments to change the designation of the property on McKay Avenue from Federal Facilities to Office, and confirm Ordinance No. 3234, which amended the Citywide Zoning Map by removing the Government Combining District Designation for the property to allow for development of a Wellness Center that would provide senior assisted living and supportive services for homeless individuals.

B. Allow the Alameda voters to confirm the City Council’s decisions to make the site available for senior assisted living and supportive services for homeless individuals, establish that if the measure receives more votes than the McKay Avenue Open Space Initiative then the General Plan Office designation for the site and the Administrative-Professional Zoning designation for the site would remain in effect to allow the site to be used for a Wellness Center, and allow the City Council to change any land use designations for the site in the future in response to changing conditions or concerns.

**Section 3. Zoning Map.**

The changes made by Ordinance No. 3234 to the Citywide Zoning Map are hereby confirmed as follows:

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The Citywide Zoning Map shall reflect the zoning designation of Administrative Professional for the parcel identified as APN 74-1305-26-2 without the G Special Government Combining District Designation, as shown in Exhibit A, which is incorporated herein by this reference.

#### **Section 4. General Plan Text and Land Use Diagram.**

The changes made to the City of Alameda's General Plan Land Use Diagram and text through Resolution No. 15461 are hereby confirmed as follows (~~strikethrough~~ text and double underline text reflect language deleted and added, respectively, by the City Council in Resolution No. 15461):

(a) The General Plan Federal Facilities Land Use Designation shall read as follows:

“FEDERAL FACILITIES: Sites occupied by Federal facilities including Naval Reserve Center, ~~the Federal Center on McKay Avenue~~, and Coast Guard Island are in this category.”

(b) The following sentence in the Land Use Element shall read as follows:

“~~Three~~ Two sites are in use: the U.S. Coast Guard (Coast Guard Island) and the Naval Reserve Training Center on Clement Avenue, ~~and the Federal Center on McKay Avenue~~. The City and the Federal agencies consult on development issues, but the City has no power to regulate development on Federal sites.”

(c) The General Plan Land Use Diagram for APN 74-1305-26-2 shall reflect the Office Land Use Designation, as shown in Exhibit B, which is incorporated herein by this reference.

#### **Section 5. Amendment or Repeal.**

This measure may be amended or repealed by the City Council in response to changing conditions or concerns.

#### **Section 6. Interpretation.**

This measure shall be interpreted to be consistent with all Federal and State laws, rules and regulations.

#### **Section 7. Conflicting Initiatives.**

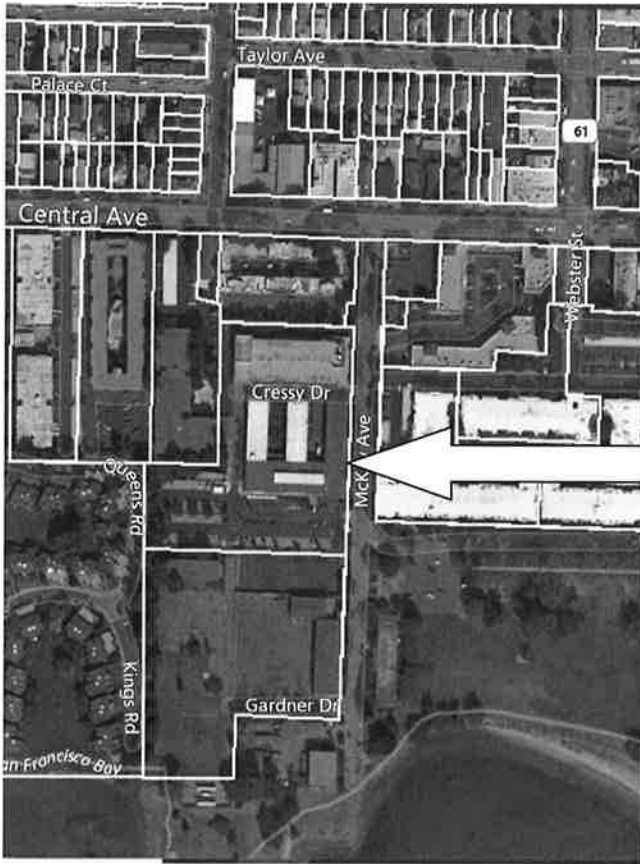
In the event that this measure and another measure or measures relating to the federal property known as Alameda County Assessor's Parcel No. 74-1305-026-2, located on McKay Avenue, appear on the same ballot, the provisions of the other measure or measures shall be deemed to be in conflict with this measure. In the event that this measure receives a greater number of affirmative votes than the other measure or measures, the provisions of this measure shall prevail over conflicting provisions of any other measure, and the conflicting provisions of the other measure or measures shall be null and void.

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EXHIBIT A  
Citywide Zoning Map

The Citywide Zoning Map shall reflect the zoning designation of Administrative Professional for the parcel identified as APN 74-1305-26-2, highlighted below, without the G Special Government Combining District Designation.



APN 74-1305-26-2



AP Zoning  
G- Removed

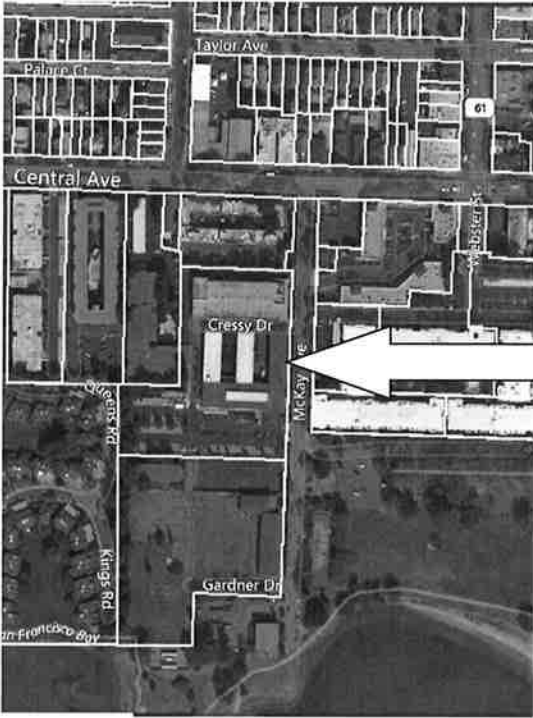
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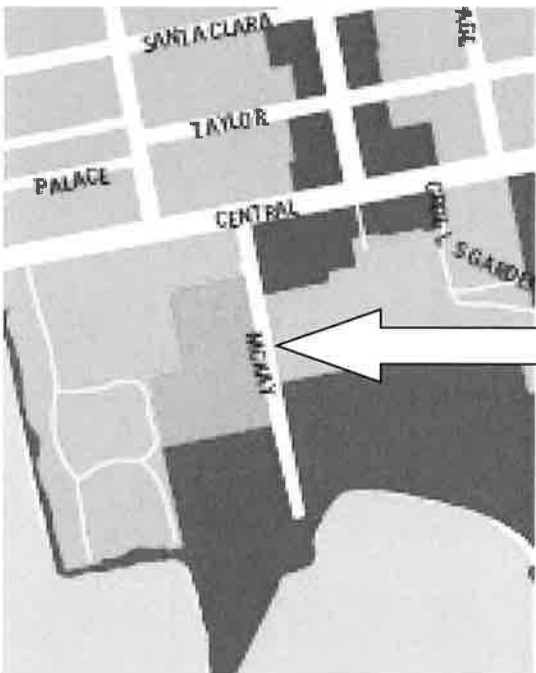
EXHIBIT B

General Plan Land Use Diagram

The General Plan Land Use Diagram shall reflect the Office Land Use Designation classification for the parcel identified as APN 74-1305-26-2, highlighted below.



APN 74-1305-26-2



General Plan  
Designation changed to  
Office