

CITY OF OAKLAND
AGENDA REPORT

2012 JAN 12 AM 10:36

TO: Office of the City Administrator
ATTN: Deanna J. Santana
FROM: Department of Human Services
DATE: January 24, 2012

RE: A Resolution Authorizing An Agreement With The Oakland Housing Authority (OHA) To Accept Housing Assistance Program Funds In The Amount Of \$810,000 To Continue Implementing The Oakland PATH Re-Housing Initiative (OPRI) For The Period Of October 1, 2011 Through June 30, 2012; And Authorizing The City To Continue Its Collaboration With The OHA To Accept OHA Funds And Enter Into Contracts With OHA And Housing And Service Providers To Maintain And Expand The OPRI Program In Subsequent Years Without Returning To The City Council

SUMMARY

The Oakland City Council authorized, under Resolution No. 79923 C.M.S., passed on May 30, 2006, the development and implementation of the Oakland Permanent Access To Housing (PATH) Strategy, a companion to the Alameda Countywide EveryOne Home Plan to end homelessness in the next ten to fifteen years. The Oakland PATH Re-housing Initiative (OPRI) was developed as one of the PATH strategies to rapidly re-house homeless individuals living in encampments and individuals exiting the criminal justice system. Last year, the Oakland Housing Authority (OHA) provided \$925,000 through its Sponsor Based Housing Assistance Program for rental subsidies for OPRI. This year, OHA will be providing funds in the amount of \$810,000 for the period of October 1, 2011 through June 30, 2012. These funds will be leveraged with PATH funds and Homeless Prevention and Rapid Re-Housing (HPRP) funds to provide housing placement and supportive services. The resolution requests authorization to accept the OHA funds and to enter into contracts with OHA and two housing and service providers to continue implementing the program.

FISCAL IMPACT

A request for a waiver of Central Services Overhead charges and Departmental Overhead charges is made for the OHA funding because the funds do not include any administrative funding. All the funds are to support directly, the provision of housing and support services to OPRI clients. As a result, the City will not be receiving any funds for Overhead charges.

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Funds to support the OPRI activities referenced in this report and the attached resolution were approved by the OHA Board at its meeting of September 26, 2011. Upon approval of the resolution, the amount of \$810,000 will be allocated to Fund (2994), Organization (78111), Account (various accounts) and Projects (G362150 and G362151), Program (SC22).

BACKGROUND

Oakland PATH Re-housing Initiative (OPRI)

The City of Oakland will enter into its second year (2011/12) of implementation of the Oakland PATH Re-housing Initiative. OPRI is one of the strategies of the Oakland PATH Strategy, an Oakland-specific companion to the Alameda Countywide EveryOne Home Plan which is a roadmap for ending homelessness in fifteen years. Both PATH and EveryOne Home are based on a Housing First program model that emphasizes client access to permanent housing rather than prolonged stays in shelters and transitional housing.

OPRI was created through the Oakland Housing Pipeline Committee as a partnership between the City of Oakland and the Oakland Housing Authority. It is a sponsor-based housing assistance program designed to provide housing placement and ongoing subsidies and supportive services to homeless individuals living in encampments and individuals exiting the criminal justice system. The program is a unique opportunity to improve the delivery of housing and supportive services to very low-income residents of Oakland who are considered to be "hard to house" populations. The program focuses specifically on people living in encampments and exiting the criminal justice system.

With the participation of multiple non-profit agencies that are in contract with the City through the PATH and Measure Y programs, and the leveraging of local and federal funds, OPRI has already assisted 95 clients through September 30, 2011. Of these clients, 87 have been housed: 48 clients from homeless encampments, 27 clients who exited the criminal justice system and 12 youth on probation. Clients are placed directly into apartments throughout Oakland using the rental subsidy assistance from OHA. Clients receive supportive services including intensive case management designed to help them stabilize in their housing unit. The program has been very successful in placing and assisting clients to stay in their units. The first year's program data show that 100% of the clients housed maintained their housing for at least 30 days after placement; 94% maintained their housing for at least 6 months after placement; and 100% of the clients from encampments maintained their housing at least six months after placement.

In its second year, OPRI will continue to provide rental assistance to 90 individuals under the original contract, plus 20 new participant slots for a total of 110 clients. Of the 90 individuals targeted under the original agreement, 40 clients were designated to be assisted from homeless encampments and 50 clients from the criminal justice system (parolees) including 10 youth on probation. The additional 20 slots have been designated for clients with serious mental illness

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living in homeless encampments in Oakland. The City will partner with Alameda County Behavioral Health Care Services (BHCS) who will fund supportive services for the 20 additional clients with mental illness.

OPRI has required unprecedented collaboration and coordination between public agencies and housing and service providers. The public agencies involved in the program include the OHA, BHCS, the Oakland Department of Human Services, Community Housing Services and Measure Y divisions; the housing and service providers include Abode Services, First Place for Youth, Operation Dignity, Volunteers of America and Lifelong Medical Care.

The previous OPRI contract with the OHA ended in September 2011, and the new contract starts October 2011 to June 2012. Even though the OHA Board authorized funding for the program in September 2011, negotiations with OHA staff continued until recently.

KEY ISSUES AND IMPACTS

Housing Needs of Homeless

The Point-in-Time Homeless Count and Survey estimates that 4,178 people were homeless in Alameda County on a given day in late January 2011. The number of unsheltered adults without children increased 34.5% up from 1,541 in 2009 to 2,072 in 2011. The total number of chronically homeless single adults increased 9% from 1,026 in 2009 to 1,116 in 2011. As Oakland is the largest City in the County, it is presumed that most of the homeless are located here in Oakland.

The State Department of Corrections reports that in Alameda County, in 2009, 6,588 felons were paroled and re-paroled to Alameda County.

Many of these individuals have a variety of housing needs and have low incomes or no income. Some need short term financial assistance or other support services to prevent continued homelessness and recidivism. Others need affordable housing, meaning a housing unit that costs no more than 30% of their income, which is available to people who have extremely low incomes. Many, particularly those who have disabilities and have been homeless for a long period of time, need supportive housing.

While the City of Oakland has a significant inventory of affordable housing, there are very long waiting lists for these units and most of them do not have supportive services. There is a tremendous unmet need for housing. Homelessness can be prevented or ended for these individuals only when there is affordable and supportive housing affordable to those with extremely low incomes.

EVALUATION OF PAST PERFORMANCE

The two agencies funded in 2010/11 to provide housing placement and supportive services for the OPRI, Abode Services and First Place For Youth, have performed very well and have exceeded expected outcomes where measurable. As of September 2010, 87 clients were housed: 48 clients from homeless encampments, 27 clients who exited the criminal justice system and 12 youth on probation. The program has been very successful in placing and assisting clients to maintain their units. The first year's program data show that 100% of the clients housed maintained their housing for at least 30 days after placement; 94% maintained their housing for at least 6 months after placement; and 100% of the clients from encampments maintained their housing at least six months after placement.

SUSTAINABLE OPPORTUNITIES

Economic: OPRI provides opportunities for housing stability, and support to the homeless in encampments and persons exiting the criminal justice system that assist them in transitioning to self-sufficiency and economic independence.

Environmental: The provision of housing for homeless persons and persons exiting the criminal justice system will decrease the number of persons living on the streets and in homeless encampments. Said housing with supportive services will assist in decreasing blight on the streets, parks and other areas not intended for humans to inhabit.

Social Equity: Providing for the neediest population in the community provides for the most basic of human needs and assists the homeless, parolees and youth on probation to become reintegrated into society.

DISABILITY AND SENIOR CITIZEN ACCESS

The programs and services recommended for funding in this report are accessible to disabled persons and seniors.

RECOMMENDATION(S) AND RATIONALE

Adopt a Resolution authorizing the City Administrator to accept funding in the amount of \$810,000 from the Oakland Housing Authority and to execute an agreement with OHA for the period of October 1, 2011 through June 30, 2012 for the use of the funds for the Oakland PATH Re-housing Initiative; and authorization to enter into contracts with Abode Services and First Place for Youth in the amounts of \$717,310 and \$92,690, respectively, representing the total OHA funding amount of \$810,000; and authorization for the City to accept funding from OHA

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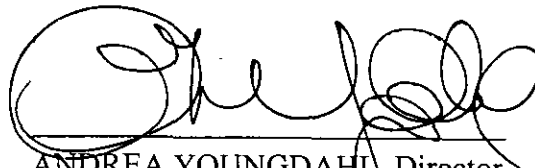
and to enter into agreements with OHA and other housing and service providers in subsequent years to maintain and expand OPRI without returning to the City Council because the full annual OHA funding is used for direct housing assistance and the funding is basically passed on to the housing and services providers; and authorization by the City Administrator to waive Central Services Overhead charges and Department Overhead charged to Community Housing Services for the 2011/13 Adopted Budgets. The total funding amount of \$810,000 is used to implement OPRI. The use of the funds is restricted such that none of the funds can be allocated for City administration charges.

OPRI has proven to be very successful in housing the homeless and other extremely low income Oakland residents. Testimonials provided to City staff attest to how the program has transformed many lives.

ACTION REQUESTED OF THE CITY COUNCIL

That the Council approve the resolution authorizing the City Administrator to accept funding in the amount of \$810,000 from the Oakland Housing Authority and to execute an agreement with OHA for the period of October 1, 2011 through June 30, 2012 for the use of the funds for the Oakland PATH Re-housing Initiative, to enter into contracts with Abode Services and First Place for Youth to administer OPRI, to accept funding from OHA and to enter into agreements with OHA and other housing and service providers in subsequent years to maintain and expand OPRI without returning to the City Council; and to waive Central Services Overhead charges and Department Overhead charged to Community Housing Services for the 2011/13 Adopted Budgets, and subsequent award years.

Respectfully submitted,



ANDREA YOUNGDAHL, Director
Department of Human Services

APPROVED AND FORWARDED TO THE
LIFE ENRICHMENT COMMITTEE:



Office of the City Administrator

Reviewed by:
Susan R. Shelton, Manager
Community Housing Services

Prepared by:
Gladys Moore
Housing Development Coordinator

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M. M. Mowbray
Oakland City Attorney's Office

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

A RESOLUTION AUTHORIZING AN AGREEMENT WITH THE OAKLAND HOUSING AUTHORITY (OHA) TO ACCEPT HOUSING ASSISTANCE PROGRAM FUNDS IN THE AMOUNT OF \$810,000 TO CONTINUE IMPLEMENTING THE OAKLAND PATH RE-HOUSING INITIATIVE (OPRI) FOR THE PERIOD OF OCTOBER 1, 2011 THROUGH JUNE 30, 2012; AND AUTHORIZING THE CITY TO CONTINUE ITS COLLABORATION WITH THE OHA TO ACCEPT OHA FUNDS AND ENTER INTO CONTRACTS WITH OHA AND HOUSING AND SERVICE PROVIDERS TO MAINTAIN AND EXPAND THE OPRI PROGRAM IN SUBSEQUENT YEARS WITHOUT RETURNING TO THE CITY COUNCIL

WHEREAS, Oakland City Council Resolution No. 79923 C.M.S., passed on May 30, 2006 authorizes the development and implementation of the City of Oakland's Permanent Access To Housing (PATH) Strategy to end homelessness, and

WHEREAS, the PATH Strategy is a companion to the Alameda County-wide EveryOne Home Plan, a three tiered system to ending homelessness in the next ten years, by combining housing and service priorities for homeless, persons with HIV/AIDS, and persons with mental health care needs; and

WHEREAS, pursuant to the PATH Strategy, the Oakland Housing Authority (OHA) has partnered with the City since July 2010, to implement the Oakland PATH Re-Housing Initiative (OPRI) by providing \$925,000 to fund rental housing subsidies for homeless individuals living in encampments, individuals exiting the criminal justice system and youths on probation; and

WHEREAS, the City entered into contracts with housing and service providers including Abode Services and First Place for Youth to implement the OPRI program by providing housing placements, outreach and support services and administering rental housing subsidies to OPRI participants; and

WHEREAS, the OPRI has been very successful in housing 87 participants since the inception of the program through September 2011, and the OHA Board has indicated their strong support and approval of the program and has approved services funding in the amount of \$810,000 for this fiscal year; and

WHEREAS, the annual housing assistance funds from OHA are for direct rental housing assistance and are passed through the City to the housing and service providers to administer the program. None of the funds are available for administrative support in the City; as a result, there

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is no funding to support the City's Central Service Overhead or Departmental Overhead charges from this grant; now therefore, be it

RESOLVED: That the City Council authorizes the City Administrator or his designee as agent of the City to accept funding and enter into a contract with the Oakland Housing Authority in the amount of \$810,000 for the period of October 1, 2011 to June 30, 2012 to implement the OPRI; and be it

FURTHER RESOLVED: That the City Administrator or his designee as agent of the City is hereby authorized to negotiate and enter into Agreements with Abode Services and First Place for Youth in the amounts of \$717,310 and \$92,690 respectively, for the total OHA funding amount of \$810,000, for the period of October 1, 2011 to June 30, 2012; and to authorize payments for the purpose of providing housing placements and services, and housing assistance subsidies to OPRI participants; and to conduct all negotiations, execute and submit all documents, and including but not limited to, applications, agreements, amendments, modifications, payment requests, and related action which may be necessary in accordance with this Resolution and its basic purpose; and be it

FURTHER RESOLVED: That the City Administrator or his designee as agent of the City is hereby authorized to accept funding from OHA and to negotiate and enter into Agreements with OHA and housing and service providers in subsequent years to maintain and expand the OPRI without returning to the City Council; and be it

FURTHER RESOLVED: That the City Council authorizes the City administrator to allocate the \$810,000 funding from OHA to Fund (2994), Organization (78111), Account (various accounts), and Projects (G362150 and G362151), Program (SC22) for the OPRI program; and be it

FURTHER RESOLVED: That due to the restricted use of the OHA funds, the Community Housing Services Department Overhead and Central Service Overhead charges will be waived for fiscal years 2011/12 and 2012/13, and subsequent award years; and, be it

FURTHER RESOLVED: That the Agreements authorized under this resolution shall be reviewed as to form and legality by the Office of the City Attorney and copies will be filed in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF, AND
PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Board
of the City of Oakland, California

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