

CITY OF OAKLAND
Agenda Report

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Department of Human Services
DATE: September 19, 2006

RE: **A Supplemental Report on a Revised Resolution Authorizing a Temporary Winter Shelter at the Oakland Army Base**

SUMMARY

On September 12, 2006, staff presented a report to the Life Enrichment Committee requesting authorization to open the Oakland Army Base Temporary Winter Shelter (OABTWS) for the 2006/2007 winter season at Building 85 at the base. However, the Oakland Redevelopment Agency (Agency), which controls the land and properties at the base, recently determined that an *Interim Use Waiver must be obtained from the State of California before Building 85 can be occupied* and that environmental contamination conditions adjacent to the site make it unlikely that the State will approve a waiver.

The Agency has suggested an alternate building, Building 821, for use as a winter shelter at the same \$1 lease amount. The only major concern is that the existing heating system and interior configuration of Building 821 must be insulated to contain heat loss, which would result in high energy costs. Staff is conducting inspections and tests to determine the required rehabilitation work. The cost for heating at the previous OABTWS location was approximately \$4,600 per month. It may be necessary for staff to return to Council to request further resources should energy costs at Building 821 exceed the current budgeted amount of \$4,600 per month.

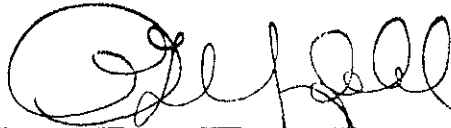
Staff has revised the authorizing resolution accordingly to substitute Building 821, or another appropriate Oakland Army Base building as necessary, for Building 85 to provide for timely opening of the winter shelter.

Item # _____
City Council
September 19, 2006

ACTION REQUESTED OF THE CITY COUNCIL

That Council authorize use of Building 821 or other appropriate building at the Oakland Army Base as a Winter Shelter during the 2006/2007 season and approve the resolution as revised.

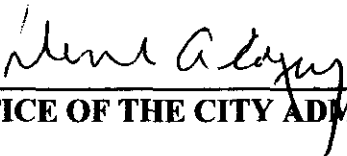
Respectfully submitted,



ANDREA YOUNGDAHL
Director, Department of Human Services

Prepared by:
Michael K. Church, Program Analyst II

**APPROVED FOR FORWARDING TO THE
OAKLAND CITY COUNCIL:**



OFFICE OF THE CITY ADMINISTRATOR

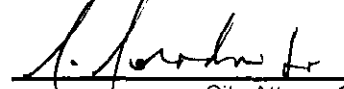
REVISED

OFFICE OF THE CITY CLERK
OAKLAND

2006 SEP 11 PM 4:13

OAKLAND CITY COUNCIL

Approved as to Form and Legality


City Attorney
Margaret Pruden

RESOLUTION No. _____ C.M.S.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A SIX MONTH AGREEMENT IN THE AMOUNT OF \$306,000 WITH ANKA BEHAVIORAL HEALTH, INC. TO OPERATE THE OAKLAND ARMY BASE TEMPORARY WINTER SHELTER (OABTWS), AND A SIX MONTH LEASE FOR \$1.00 WITH THE OAKLAND REDEVELOPMENT AGENCY FOR USE OF BUILDING 821 OR ANOTHER SUITABLE AND APPROPRIATE BUILDING AT THE ARMY BASE, AND ACCEPT AND APPROPRIATE \$133,000 FROM ALAMEDA COUNTY AND \$64,000 FROM THE CITY OF BERKELEY TO ESTABLISH AND OPERATE THE TEMPORARY WINTER SHELTER AT THE OAKLAND ARMY BASE

WHEREAS, several thousand homeless persons are living outside and unsheltered in the City of Oakland at any given time; and

WHEREAS, the existing homeless shelter system in the City of Oakland provides approximately 397 shelter beds per night; and

WHEREAS, the existing shelter system operates at or near full capacity for most of the year and there are a significant number of people turned away; and

WHEREAS, there is a need for additional shelter beds during the winter months, when many of the homeless population are at risk of death due to exposure to the elements; and

WHEREAS, the City of Oakland provides 125 additional shelter beds during the winter months through its Winter Relief Program; and

WHEREAS, the City of Oakland could provide 100 additional beds by establishing a temporary winter shelter; and

WHEREAS, the Oakland Redevelopment Agency has agreed to allow the use of a building on the Oakland Army Base as the site for the homeless shelter from approximately November 1, 2006 through April 30, 2007; and

WHEREAS, staff from the City of Berkeley and the County of Alameda are working in cooperation with the City of Oakland to jointly fund the temporary shelter at the Oakland Army Base and are in the process of requesting funds from the Berkeley City Council (\$64,000 in cash, \$11,000 in-kind agency coordination and \$42,000 in-kind contribution for transportation) and the Alameda County Board of Supervisors (\$133,000 in cash) for this purpose; and

WHEREAS, staff has been unable to find any provider in the homeless services community other than Anka Behavioral Health, Inc. that is interested in operating the shelter; and

WHEREAS, the City desires to enter into funding agreements with the City of Berkeley, Alameda County Housing and Community Development Department, enter a 6 month lease for \$1.00 per year with the Oakland, Redevelopment Agency for use of Building 821 or another suitable and appropriate building at the Oakland Army Base for the shelter, and enter an operating agreement with Anka Behavioral Health, Inc. to operate the shelter; and

WHEREAS, the City of Oakland Policy Budget for 2005/2006 allocated \$100,000 for the Army Base Winter Shelter; and such funds are available in Fund 1010, Organization 78111, Account 54912, Project G136740; and

WHEREAS, additional funds in the amount of \$9,000 are available from the 2005/2006 Winter Shelter Project in Fund 2160, Organization 78111, Account 54919, Project G136780; and

WHEREAS, during the course of operation of the Army Base Winter Shelter other funding sources may be identified to contribute to the operation of the shelter; now, therefore, be it

RESOLVED: That the City Council finds that it is in the best interests of the City to waive the requirement for competitive process for the contract shelter operator; and, be it

FURTHER RESOLVED: That the City Council authorizes the City Administrator to enter into a lease with the Oakland Redevelopment Agency for use of Building 821 or another suitable and appropriate building at the Oakland Army Base for \$1.00 per year, enter into an agreement with Anka Behavioral Health, Inc. for \$306,000, and accept and appropriate \$64,000 from the City of Berkeley (Fund 1010, Organization 78111, Account 52921, Project G136740) and \$133,000 from Alameda County Housing and Community Development Department (Fund 2160, Organization 78111, Account 54919, Project G136780), and allocate said funding to finance and operate a temporary emergency shelter at the Oakland Army Base from a date not earlier than November 1, 2006 through a date not later than April 30, 2007, and conduct all negotiations, execute and submit all documents, including but not limited to applications, agreements, amendments, modifications, payment requests, and related action which may be necessary to establish and operate the shelter without returning to Council; and be it

FURTHER RESOLVED: That the City Council authorizes the City Administrator to accept and appropriate for shelter operation any additional funds from the City of Berkeley, Alameda County or any other sources willing to fund the Oakland Army Base Temporary Winter Shelter without returning to Council; and, be it

FURTHER RESOLVED: That said agreements 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, _____, 2006

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
PRESIDENT DE LA FUENTE

NOES –

ABSENT –

ABSTENTION –

ATTEST:

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