



CITY OF OAKLAND

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2019 MAR -1 AM 9:08

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Joe DeVries
Assistant to the City
Administrator

SUBJECT: Supplemental Report to Resolution
No. 87129- C.M.S. Regarding
Homeless Services

DATE: February 26, 2019

City Administrator Approval

Date:

2/28/19

RECOMMENDATION

Staff Recommends That The City Council Receive An Informational Report From the City Administrator On The Status Of Implementation of Homelessness Solutions Approved by the City Council in Resolution No. 87129 C.M.S. Encouraging The Private Development Of Expanded Housing Options, Including For Non-Profits, Faith-Based Organizations, Private Property Owners, And Service Providers Working On Private Land, To Provide Housing And Sanitary Facilities For The Homeless Through Strategies Including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles (RV), Unattached Trailers, Restroom Structures, And Other Options To Provide Dignity, Privacy, And Disease Control.

EXECUTIVE SUMMARY

This report focuses specifically on the above listed aspects of Resolution No. 87129 C.M.S. and includes an update on:

1. Encouraging the Private Development of Expanded Housing Options including non-profit and faith based organizations including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers, Restroom Structures *on Private Property.*
2. Provide Housing and Sanitary Facilities for The Homeless Through Strategies Including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers, Restroom Structures *on Public Property.*

BACKGROUND / LEGISLATIVE HISTORY

On September 11, 2018 staff presented to the Life Enrichment Committee (LEC) an informational report responding to Resolution No. 87129 C.M.S. requesting information concerning several different homeless services and programs (**Attachment A**). The report

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held in committee and on October 23, 2018, staff presented an informational report to the Life Enrichment Committee (LEC) (**Attachment B**) outlining a variety of interventions to address homelessness that staff recommended the City implement using funds that the State of California provided through its Homeless Emergency Aid Program (HEAP). On October 30, 2018, the City Council adopted Resolution No. 87403 C.M.S. to authorize using HEAP Funds to support those interventions. (**Attachment C**).

ANALYSIS AND POLICY ALTERNATIVES

1. Encouraging the Private Development of Expanded Housing Options including non-profit and faith based organizations including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers *on Private Property*.
 - a. **Safe Parking Program:** Resolution No. 87379 authorizing the City Administrator to enter into a grant agreement with Project We Hope, the fiscal sponsor for the Interfaith Council of Alameda County, was approved at the October 16th City Council meeting. This provides \$300,000 to support churches who offer their parking lots overnight to be used by people living in vehicles. The funding will cover security, site set up, site coordinator staff, flex funds for car repairs and registration, and insurance costs for the churches. The City will assist with providing coordinated entry assessments to all clients of the program through its current outreach teams. ICAC has identified 3 church sites in West Oakland that can accommodate up to 15 vehicles each for an estimated total of 90 people being served at one time. As the program evolves, the resolution allows the City Administrator to expand the program as funds become available.
 - b. **Support for Non-Profit and Faith-Based Organizations for Expanded Homeless Housing Options:** Existing state and local regulations governing alternative shelter and housing options on private property are varied and complex depending upon the location and type of shelter/housing involved. The City has been in contact with non-profit and faith-based organizations interested in providing alternative shelter and housing options and is providing strategic guidance on how to interpret, apply, and navigate these regulations. In many cases, existing state and local codes make it difficult for private organizations to provide quick and inexpensive alternative housing for the homeless. In those cases, it may be necessary to update these codes (see discussion below).
 - c. **Small Homes, Shipping Containers, RVs, Unattached Trailers, and Other Expanded Housing Options:** The Mayor's Office is coordinating a comprehensive review of the regulations related to small homes, shipping containers, unattached trailers and other forms of alternative housing to identify barriers to their use and to propose potential revisions to City codes and procedures to encourage their use. This work is being conducted with participation from the Planning and Building Department and the Housing and Community Development Department. Given the

highly technical nature of the work, a technical consultant has been brought on board to provide support for the effort. The consultant's work will begin shortly with research occurring this spring and proposed revisions and solutions emerging this summer.

- d. **Motel Conversion:** The Rodeway Inn is a 36-room budget motel located on Coliseum Way. The Rodeway Inn will transition to the Coliseum Veterans Village modeled after The Palms Inn project in Santa Rosa, California. Coliseum Veterans Village will provide more than just housing and case management. The Village will provide onsite supervision, co-located veterans services, regular 12-step meetings, access to mobile medical and dental services, food bank deliveries, group classes that build job interpersonal and self-care skills, and activities designed to grow the community. The City will provide \$45,000 per year for two years for the cost of supportive services operation which will leverage Federal Department of Housing and Urban Development, Veteran's Affairs Supportive Housing (HUD-VASH) vouchers to fund the housing and case management.
- e. **Permanent Supportive Housing Development:** On December 19, 2018 the City's Planning Commission approved the "Phoenix" project located at 801 Pine Street in West Oakland. The project will contain approximately 50 units of permanent supportive housing for formerly homeless residents on private property and will be constructed out of pre-fabricated modular units. The project sponsor is seeking the necessary funding to begin construction of the project.

2. Provide Housing and Sanitary Facilities for The Homeless Through Strategies Including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers on Public Property.

a. Managed RV Sites: Resolution No. 87403 C.M.S. authorized the City Administrator to negotiate and enter into contracts with providers to operate and maintain Managed RV Sites in the City that will be able to serve up to 120 RVs at one time across multiple sites. This would serve an estimated 240 people who are currently parking their RVs at various locations throughout the City. At a managed RV Site, participants will be able to park their RV for extended periods in a facility with sanitation and security services provided.

Staff have identified five viable locations for these sites and a sixth site is also being evaluated:

711 71st Avenue, a city owned 52,000 square foot parcel across from the Coliseum BART that is under development now. Site plans have been drawn, a service provider has been identified to operate the site and the first 30 RVs should be able to move in by April 1, 2019.

3499 Beach Street which is connected to 3401 Mandela, the parcel Caltrans will lease to the City for a double Community Cabin Site. The site plan has been drawn and is going through

Caltrans and the State Fire Marshall approval processes but the priority is to open the community cabin site first.

2400 Wood Street is a 2.1-acre private property that the owner is willing to lease to the City for free for up to 18 months to operate an RV site. Draft site plans have been created and staff is developing a lease with the owner. A service provider has not yet been identified.

3801 East 8th Street, a 39,001-square foot City owned parcel near High street and the 880. This location currently has several RVs already parked on site and the City provides sanitary services, but it is otherwise unregulated and causes significant problems for the surrounding community. By converting the site to a managed operation, hazardous conditions at the site can be eliminated and a greater sense of security can be provided for participants and the surrounding community. A site provider needs to be identified and timeline to opening can then be determined.

11 4th Street is a parking lot owned by the Peralta Community College District and conversations about operating an RV site here with an emphasis on providing access for students who are living in vehicles are ongoing.

70 Hegenberger Rd. is a 1.2 acre BART owned piece of property at the intersection of Hegenberger, 98th Avenue, and Airport Access Rd. BART is offering to allow the City to use it for up to 18 months for RV parking. Evaluation of the site will occur this month.

b. Restroom Structures: The City's Encampment Management Team provides portable toilets, wash stations, and weekly garbage service at 13 current sites as well as the three current Community Cabin Sites. 9 additional sites have been identified for this service and will be added in the coming month as staff support services become available.

FISCAL IMPACT

This is an informational report and therefore has no fiscal impact. However, the programs discussed do have costs associated with them. Currently, \$1 million in HEAP funds have been authorized for RV Parking and \$300,000 has been authorized to be granted to ICAC for its church based safe parking program.

PUBLIC OUTREACH / INTEREST

This report did not require public outreach other than the posting of this report on the website.

COORDINATION

Coordination has occurred between the Human Services Department, the Planning and Building Department, the Housing and Community Development Department, the Mayor's Office and the City Administrator's Office.

SUSTAINABLE OPPORTUNITIES

Economic: The purpose of this report is to provide information about various ways the City is attempting to eliminate and prevent homelessness.

Environmental: The provision of housing for at-risk and homeless persons is intended to address the environmental degradation caused by homeless families and individuals precariously housed or living on the streets.

Social Equity: The programs described in this report are targeted to the most vulnerable and at-risk populations in the City and are focused on providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommend That The City Council Receive An Informational Report From The City Administrator On The Status Of Implementation Of Homelessness Solutions Approved By The City Council In Resolution No. 87129 C.M.S. Encouraging The Private Development Of Expanded Housing Options, Including For Non-Profits, Faith-Based Organizations, Private Property Owners, And Service Providers Working On Private Land, To Provide Housing And Sanitary Facilities For The Homeless Through Strategies Including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers, Restroom Structures, And Other Options To Provide Dignity, Privacy, And Disease Control.

Sabrina B. Landreth, City Administrator

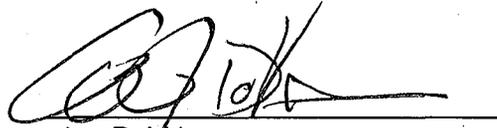
Subject: Supplemental Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

Date: February 26, 2019

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For questions regarding this report, please contact Joe DeVries, Assistant to the City Administrator at (510) 238-3083.

Respectfully submitted,



Joe DeVries

Assistant to the City Administrator

Attachments (3):

A: Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

B: Supplemental Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

C: Resolution No. 87403 C.M.S.



FILED
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2019 MAR -1 AM 9:09
2018 OCT 18 PM 5:50

Attachment A

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Joe DeVries
Assistant to the City
Administrator

SUBJECT: Response to Resolution No. 87129
C.M.S. Regarding Homeless
Services-Supplemental

DATE: October 15, 2018

City Administrator Approval

Date:

10/18/18

RECOMMENDATION

Staff Recommends That The City Council Approve A Report and Recommendation Responding to Resolution No. 87129 C.M.S. Requesting Information Concerning A Number of Different Homeless Services and Programs, Including A New Location for "The Village."

EXECUTIVE SUMMARY

On September 11, 2018, staff presented to the Life Enrichment Committee (LEC) an informational report responding to Resolution No. 87129 C.M.S. requesting information on different homeless services and programs (**Attachment A**). The report was held in the Committee and staff was asked to return with a supplemental report at the October 9, 2018 LEC meeting that included action items. Councilmember Kaplan scheduled a Rules Request asking instead for staff to return on October 23, 2018 Committee with the following: Approve A Report and Recommendation Responding to Resolution No. 87129 C.M.S. Requesting Information Concerning A Number of Different Homeless Services and Programs, Including A New Location for "The Village." Since that time, the \$8.6 million Homeless Emergency Aid Program (HEAP) funding from the State of California has been awarded to the city. This now positions the city to be able to dramatically increase its interventions in a short period of time.

At the LEC Meeting on September 11th, Committee Members also asked for an update on the report that was presented in April of 2017 entitled "Ending the Crisis of Homelessness in Oakland." A PowerPoint presentation that will provide updates on that report is also provided (**Attachment B**).

This report is in response to the Committee's request that staff outline immediate steps that the City Council can approve to reduce unsheltered homelessness. The later portion of the report will address the outstanding issues raised on September 11, 2018. In addition, staff has

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scheduled a resolution to the City Council on October 30, 2018 that will allow the City Administrator to do the following:

1. Open three (3) new Community Cabin Sites providing emergency shelter and services to up to 320 people per year; putting them on a path to transitional and permanent housing. This will reduce the same number of persons currently living in dangerous unregulated street encampments in West, Central, and East Oakland. It will also eliminate the health and safety impacts those encampments are having on the surrounding community. In particular, this will allow the city to resolve the encampment currently located at East 12th street and 23rd Avenue that will be displaced by the 23rd Avenue Bridge Retrofit Project, the encampments located at 35th Street and Peralta Street, Wood Street, and Hollis and MacArthur in West Oakland, and various smaller encampment in the Jack London and Chinatown areas.
2. Open four (4) managed Recreational Vehicle (RV) Sites in East, Central, and West Oakland that will provide up to 150 RVs (an estimated 300 persons) with secure parking, sanitary facilities, and garbage services. This will also reduce the impact of RVs parking in Oakland neighborhoods without sanitary services.
3. Allow the city to enter into an agreement with the Lao Family Foundation to manage a volunteer encampment in partnership with "The Village" to provide a safe location for their participants who will be displaced by the 23rd Avenue Bridge Retrofit Project.

BACKGROUND / LEGISLATIVE HISTORY

At the September 11, 2018 LEC meeting, members asked for specific actions regarding: 1) details about the Community Cabin Program, 2) status of a church based Safe Parking Program, 3) an assessment of potential public lands that are available to use for emergency homeless shelter, and 4) progress on identifying a site for "The Village." Members also asked for additional updates on: 5) the availability and expansion of other alternatives including shelter beds and transitional housing, 6) an update regarding an Ordinance amending the City's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs is also included in this report and 7) staff is recommending the addition of one FTE in the Human Services Department to provide direct services to unsheltered persons.

ANALYSIS AND POLICY ALTERNATIVES

1. **Expansion of the Community Cabin Program:** Staff provided a report to the City Council on September 18, 2018 with a resolution authorizing the City Administrator to enter into an agreement with Housing Consortium of the East Bay to operate the Lake Merritt Community

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Cabin Site. The site was opened on October 5, 2018 and within the first week of operations 28 individuals who were encamped at Lake Merritt have moved into the site and are receiving services. The city currently has three Community Cabin Sites operating, each with the capacity to shelter up to 40 individuals at one time or 80 participants annually. Combined, these sites have the potential to move 240 individuals out of homelessness annually. Participants are anticipated to stay in the cabins for up to six months as they receive case management services and eventually move into transitional or permanent housing. This model has shown promising results in providing immediate, low barrier relief to the unsheltered population and staff recommends continued expansion of this model to address large encampments in East and West Oakland.

Specifically, staff is recommending that the City Council authorize the opening of three new sites:

- a. **3050 International Blvd:** This city owned parcel is 32,454 square feet and is currently scheduled for affordable housing development, however construction will not begin for up to two years. One half of the parcel has been offered as a construction staging area for a charter school that is proposed across the street, but the other half is available for a Community Cabin Site. Staff have been searching since January 2018 for a suitable site for a Community Cabin program to serve the current unsheltered community living at East 12th and 23rd Street which needs to be vacated by the end of the calendar year to make way for the 23rd Avenue Bridge retrofit project. 3050 International Blvd. is approximately 10 blocks away from the current encampment and is the only viable site nearby. Since the parcel is city-owned, there is no acquisition cost which makes it the most fiscally prudent option. Staff did research other potential properties for sale or lease, but those locations are further from the encampment and the costs were prohibitive. This bridge project must commence, or the city will lose the \$10 million grant to fund the project which would pose a significant long-term safety issue. *Therefore, opening of this Community Cabin location is the city's highest priority in the next 60 days.* Staff is in discussion with service providers to operate the site and will determine the most qualified based on location, the make-up of the population at the current encampment, and organizational capacity.
- b. **3401 Mandela Parkway:** This 39,000-square foot parcel is large enough for the city to open and operate two individual Community Cabin Sites with beds for up to 80 people at one time, serving up to 160 people annually. Caltrans will be seeking approval from the California Transportation Commission on December 7, 2018 to enter into a lease with the city. With the passage of Assembly Bill 3139, the cost to the city will be one dollar per month. This location will enable the city to offer shelter to those living under the 580 freeway at 35th and Peralta. This long-standing encampment has a has had a significant impact on the surrounding community including blocking pedestrian access neighborhood services such as the local grocery store and is a chronic magnet for illegal dumping. The city currently provides sanitary services at this encampment located on Magnolia Street. The street is temporarily blocked off to traffic with K-rails. The second

large encampment that can be addressed with this site is located on the 2400 to 2600 block of Wood Street. The city also provides sanitary services at this site and has created a K-rail buffer between the encampment and the street however that border is consistently ignored and materials are piled in the street, creating ongoing traffic hazards. Additionally, this encampment is also a magnet for large amounts of illegal dumping that weekly clean-up efforts are insufficient to address.

As people transitioned through this site into housing, additional encampments in the area that can be addressed include the growing encampment on MacArthur Blvd behind Home Depot (technically, Caltrans jurisdiction but located in Oakland), the 2800 block of Ettie, the 2400-2600 block of Union Street, and others as space availability permits.

- c. **105 5th Street:** This Caltrans parcel is located under 880 and runs from Oak Street to Madison Street. The Carmel Partners construction staging project on that site is coming to an end making the parcel available soon. Caltrans will be seeking approval from the California Transportation Commission on December 7, 2018 to enter into a lease with the city. With the passage of Assembly Bill 3139, the cost to the city will be one dollar per month. Although the parcel is 70,000 square feet, most of it is located under the freeway and Caltrans will not allow housing under the bridge structure. Approximately 15,000 square feet is located outside the drip line of the structure which allows enough space for a site similar to the Northgate Community Cabin Site. This site would allow the city to offer shelter to residents from several smaller encampments in the Jack London Square and Chinatown areas including those on Webster Street, Broadway, Oak Street, Jackson Street, and in Madison Park where encampments have impacted youth programming. This site could be developed as a replacement to the Castro Site which will be closing in March of 2019, as previously planned.

These three sites have the capacity to serve up to 320 currently unsheltered persons. Staff will continue to evaluate additional locations which are outlined later in this report.

The annual cost of one Community Cabin Site is approximately \$750,000 including \$125,000 of rapid rehousing funds which are a vital component to help transition people out of the cabins and into housing. The startup costs for a site are approximately \$200,000 but the city has been successful thus far in soliciting donations to cover the startup costs at the current sites. The city will continue to seek outside funding for these startup costs which will allow the allotted dollars to go further. Because one the recommended sites is twice the size of the current sites, the total cost calculation staff is using is based on 4 sites. At \$750,000 per year over an 18-month program, operating four sites will cost an estimated \$4.5 million. Additionally, the resolution the City Council will consider on October 30, 2018 will authorize staff to modify the existing contract with the provider at the Lake Merritt Community Cabin site to provide funding through the end of the fiscal year using a total of \$300,000 in HEAP funds.

2. Safe Parking Program and Managed Recreational Vehicle (RV) Sites:

- a. **Safe Parking Program:** The Resolution authorizing the City Administrator to enter into a grant agreement with the Interfaith Council of Alameda County was approved at the October 16, 2018 City Council meeting. This will provide an initial \$300,000 for the program for churches who offer their parking lots to be used by people living in vehicles. The funding will cover security, sanitation, and liability costs for the churches and the city will assist with evaluating clients through its current outreach/housing navigation teams. The Interfaith Council of Alameda County (ICAC) has identified five church sites that can accommodate up to 10 vehicles each for an estimated total of 100 people being served. As the program evolves, the resolution allows the City Administrator to expand the program as funds become available.
- b. **Managed RV Sites:** The resolution that the City Council will consider on October 30, 2018 will allow the City Administrator to negotiate and enter into contracts with providers to operate and maintain three Managed RV Sites in the city that will be able to serve up to 120 RVs at one time. This would serve an estimated 240 people who are currently parking their RVs at various locations throughout the city. People living in RVs often fear that their vehicles will be towed due to expired registration or unpaid parking tickets. If an RV is towed, the cost to retrieve it is so prohibitive that it often means the person ends up living on the street. This fear can prohibit RV dwellers from going to work or cause them to miss important appointments as they feel compelled to stay with their vehicle. At a managed RV Site, participants will be able to park their RV for extended periods in a facility with sanitation and security services provided. These sites will provide individuals the security to seek employment and/or work with case managers to get on a path to stable housing. With inadequate options for pumping of waste, RV residents are dumping human waste in the streets and down storm drains. These sites will allow for proper disposal of waste, eliminate the chronic buildup of garbage around current RV locations, and reduce the staff time associated with both patrolling and cleaning these areas.

Staff have identified three viable locations for these sites. The first is located at 3499 Beach Street which is connected to 3401 Mandela, the parcel Caltrans will lease to the city for a double Community Cabin Site. This parcel is located very close to Raimondi Field where currently there is an RV gathering of 20 or more RVs. These and other RVs in this portion of West Oakland would be offered the opportunity to move onto the city managed RV site. This will reduce the impact they are having on the field and those who use it for recreation.

The second site is 711 71st Avenue, a city owned 52,000 square foot parcel across from the Coliseum BART that will be available within the next two months for use. This site is near 85th Avenue, Baldwin Place, and Edes Avenues where a significant number of RVs are located and impacting operations for several local businesses.

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The third site is 3801 East 8th Street, a 39,001-square foot city owned parcel near High street and the 880. This parcel will become an extension of 42nd Avenue in the next two years, but is available until the city project is scheduled to take place. This parcel currently has several RVs already parked on site and the city provides sanitary services, but it is otherwise unregulated and causes significant problems for the surrounding community. By converting the site to a managed operation, hazardous conditions at the site can be eliminated and a greater sense of security can be provided for participants and the surrounding community.

Staff is currently in discussion with the Peralta Community College District to lease the parking lot located at 11 4th Street for the purposes of operating a managed RV site that would include the level of wrap-around services offered at the Community Cabin Sites. This would be a hybrid between the Community Cabin Sites and the proposed managed RV sites. The number of people served has yet to be determined but would likely be up to 30 RVs serving 60 people. This proposal is still in the planning stage and the details of the operation of the site have not yet been decided. Adoption of the attached resolution gives the City Administrator the authority to enter into an agreement should the Peralta District agree to move forward with the proposal.

Staff intend to conduct a Request for Qualification process for these sites and recommend allocating \$1.1 million in HEAP funds to this strategy.

3. Potential Public Land Available for Community Cabins, Volunteer Managed Encampments (The Village), Safe Parking Programs, and Transitional Housing:

Staff have sent formal requests to the California Department of Transportation (Caltrans) Alameda County, the Oakland Unified School District (OUSD), and the San Francisco Bay Area Rapid Transit District (BART) seeking information about potential sites that could support emergency shelter programs. Staff also evaluated several city parcels including a list identified by members of the Homeless Advocacy Working Group to determine ownership and viability for emergency shelter functions including Safe Parking Sites, Tuff Shed Community Cabin Sites, or for a volunteer managed encampment such as what the Village is proposing to create. General characteristics include the following:

- Sites need to be a minimum of approximately 10,000 square feet to accommodate a facility serving up to 40 people at a time.
- Sites should be flat, vacant, and preferably paved to avoid drainage and livability issues during the rainy season
- Site should be free of toxic substances or have the potential to quickly mitigate the potential hazard of toxic substances in a manner acceptable to the Water Board such as installing filter fabric and a layer of crushed rock
- Sites should not have a current use on or adjacent to the site that would conflict with an emergency shelter use

- Sites should be close to existing encampments as well as transit lines to allow participants to access services

Below is a table of sites evaluated and an explanation as to whether they meet these criteria and can be further explored:

Location	Owner	Size	Comments/Best Use
3401 Mandela Pkwy	Caltrans	39,000 sf in front, additional 30,000 sf along Wood St	The Mandela side of the property would serve well as an 80-person community cabin site and is within several blocks of several West Oakland encampments. The rear portion can serve as RV parking for a significant number of RVs (schematics and max occupancy being determined). Caltrans has drafted a lease and is offering it to the city. This lease would be for \$1/month and requires CA Transportation Commission approval which is anticipated on December 7, 2018.
5 th St to 6 th St between Oak St and Madison St	Caltrans	70,000 sf but only 15,000 sf along 5th St not under freeway	Based on the Northgate Model, this site would be suitable for another community cabin site and is close to several encampments in Jack London Square. Caltrans has drafted a lease and is offering it to the city. This lease would be for \$1/month and requires CA Transportation Commission approval which is anticipated on December 7, 2018.
40th St 645 40 th St 3924 MLKJ Way (3 contiguous parcels)	BART	just under 10,000 sf	This vacant lot at 40 th St and MLK Jr. Way could work as a small community cabin or volunteer-managed encampment site. As a former gas station, there are potential environmental considerations that must be evaluated. BART is aware of city's interest and is doing further evaluation.
4529 Foothill Blvd	OUSD	19,634 sf	This paved lot is directly across from Fremont HS but is also on a major transit corridor, close to services, and fenced. It would be suitable for a community cabin site. Staff contacted OUSD and is awaiting a response.
3050 International Blvd	City	32,484 sf	This lot is currently scheduled for affordable housing construction in the

			next two yrs. <i>Staff is recommending this site be used to establish a community cabin to shelter a portion of the current inhabitants of the East 12th St and 23rd Ave encampment.</i>
1442 Derby Ave	City	9,034 sf with an additional 8,000 sf contiguous paved parcel that is privately-owned.	This site is under consideration for a charter school, but until that project is finalized, it could serve as a community cabin or volunteer-managed site if the owner of the private parcel was willing to allow it. Depending on the decision regarding the school, this site may need to be vacated within a few months. This site has residential units across the street.
3566 Foothill Blvd, 3550 Foothill Blvd (2 contiguous parcels west of 36th Ave)	City	18,434 sf	This paved vacant site is the right size and condition for a community cabin or volunteer-managed site but also abuts residential units in a densely populated residential neighborhood where no current encampment exists.
3600 Foothill Blvd, 3614 Foothill Blvd (2 contiguous parcels east of 36th Ave)	City	15,624 sf	This paved vacant site is the right size and condition for a community cabin or volunteer-managed site however, it abuts residential units in a densely populated residential neighborhood where no current encampment exists.
1449 Miller Ave (old Miller Library)	City	11,969 sf	This site of the old Miller Library is partially paved, fenced, and there are no current plans for its development. There are residential units across the street on East 15 th St. Staff recommends that this site be offered to the Lao Family Community Foundation to partner with the Village in managing a volunteer encampment that can house approximately 27 of the current inhabitants of the East 12 th St and 23 rd Ave encampment.
7526 MacArthur Blvd	Housing Authority of the City of Oakland	46,945 sf	This unpaved, slightly sloped property abuts residential on two sides and fronts on MacArthur Blvd. Staff contacted the Housing Authority of the City of Oakland and is awaiting a response. This site is not located near any established encampments.

711 71 st Ave	City	52,272 sf	This flat paved lot is ideal for a managed RV site. Staff is determining the number of vehicles that could be serviced on the site. Once that analysis is complete, staff recommends opening an RV site at this location with 24/7 security and management services offered by a contracted provider.
796 66 th Ave	City	342,566 sf	This paved fenced lot was a former RV sales location and is currently used as parking for events at the Coliseum and Arena. This lot is under contract with Classic Parking and although a portion could be cordoned off for safe parking, it is close enough to the water that it likely would trigger an approval process with the SF Bay Area Conservation Development Commission (BCDC). The city has already received a complaint from BCDC about an existing encampment along the shoreline at this location.
3801 East 8 th St	City	39,261 sf	This paved, fenced, vacant site is the right size and condition for a managed RV parking site and is currently occupied by a growing unregulated encampment that has been the source of several complaints from area businesses. Staff recommends opening an RV site at this location with 24/7 security and management services offered by a contracted provider.
4200 Alameda Ave	privately-owned	36,501 sf	This private lot abuts 3801 East 8th St and could be considered to expand the opportunity at the East 8th St site but would require leasing from the private owner and, as a former gas station, some environmental concerns may exist.
606 Clara St 9418 Edes Ave	City	26,534 sf	Vacant, partially paved parcels are the large enough for a community cabin or volunteer-managed site. However, they abut residential units and are within a block of the East Oakland Senior Center, Sports Center, and Brookfield Library.
10451 MacArthur Blvd	City	22,000 sf	Abuts residential, unpaved, but the right size for a community cabin site.

Sabrina B. Landreth, City Administrator

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			However, this site is not located near any established encampments.
3829 MLK Jr. Way, 3823 MLK Jr. Way	City	9125 sf	An Request for Proposal (RFP) has been issued by HCD for this site. City is currently in talks to do LDDA with owner of two parcels on south side. Owner is Longfellow Corner LP which is a project of RCD.
1608 and 1606 Chestnut St	City	1510 sf each	Total 3018 sf - too small.
8 th St	City	9386 sf	L-shaped parcel adjacent to mortuary, abuts residential, ownership unclear.
8280 Macarthur Blvd	City	6722 sf	Smaller stand-alone parcel, next to residential.
8296 Macarthur Blvd	City	6368 sf	Smaller stand-alone parcel, next to residential.
800 Madison St	BART	59,992 sf	Lake Merritt BART Station plaza.
7318 International Blvd	City	3689 sf	Two contiguous parcels, too small.
1911 Telegraph Ave	City	73,878 sf	Uptown area, between Oakland School for the Arts, Henry Kaiser Park, and Uptown residential units.
Foothill Blvd at 73rd Ave (Eastmont Mall)	City	53,155 sf	Currently in an ENA with Starbucks.
490 20 th	City	9372 sf	Paramount Theater Parking Lot.
2016 Telegraph Ave	City	10,736 sf	Paramount Theater Parking Lot.
822 Washington St	City	7544 sf	No longer owned by city.
9 th St	City	13,406 sf	Franklin 88 Parking Garage - in use.
1111 Franklin St	Regents of the UC	37,920 sf	UCOP - Franklin Bldg.
5859 Foothill Blvd	City	2644 sf	These seven APNS no longer exist. They are now part of the Seminary Pointe shopping center development.
5833 Foothill Blvd	City	16,510 sf	"
5847 Foothill Blvd	City	3781 sf	"
5805 Foothill Blvd	City	2303 sf	"
5851 Foothill Blvd	City	2247 sf	"
Foothill Blvd	City	6547 sf	"
5835 Foothill Blvd	City	2543 sf	"
71 st	BART	117,586 sf	Coliseum BART parking lot.

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Sabrina B. Landreth, City Administrator

Subject: Supplemental Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

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Ave (APN 41-4164-24-3)			
71 st Ave (APN 41-4166-54)	BART	59,366 sf	Coliseum BART parking lot.
73rd Ave (APN 41-4162-1-5)	BART	78,033 sf	Coliseum BART parking lot.
73rd Ave (APN 41-4164-31-2)	BART	114,395 sf	Coliseum BART parking lot.
51 9th St	BART	60,260 sf	Lake Merritt BART parking lot.
2759 Foothill Blvd	City	2093 sf	Leased to East Bay Wilds Nursery.
2777 Foothill Blvd	City	20,635 sf	Leased to East Bay Wilds Nursery.
3301 San Leandro St	City	14,546 sf	Recently redeveloped into new parking lot for La Clinica.
3229 San Leandro St	City	9138 sf	This APN no longer exists, now part of 3301 San Leandro (part of Fruitvale Transit Village - leased to La Clinica for employee parking).
1440 Harrison St (APN 8-626-24), 1450 Harrison St (APN 8-626-25), 1500 Harrison St (APN 8-626-26)	Housing Authority of the City of Oakland	30,300 sf	Three contiguous parcels, parking lot for Housing Authority of the City of Oakland.
1105 2nd Ave	OUSD		Dewey Academy, next to the E 12th St remainder parcel.
524 16th St	City	6439 sf	Rotunda Garage remainder.
1225 4th Ave	State of California	86,322 sf	EDD bldg and parking lot.
MLKJ Way	City	78,207 sf	APN 2-27-6-5 no longer exists, appears to be part of City Center West Garage (1260 MLKJ Way).
1400 Middle Harbor Rd (APN 18-380-3-5)	State of California	42,000 sf	Paved lot, just south of USPS.
2201 Brush St (apn 3-25-11), 760 22nd St (APN 3-25-10)	West Grand & Brush LLC (EBALDC)	18,172 sf	Two parcels, paved lot, staff contacted EBALDC and is awaiting a response.
880 Fruitvale Ave (APN 33-2198-9-1), Fruitvale Ave	privately-owned	42,148 sf	Three contiguous parcels, paved lot, owner open to leasing or selling

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(APN 33-2198-9-2), Fruitvale Ave (33-2198-9-3)			
Oakport St (APN41-3903-2-8)	EBMUD	626,867 sf	Unpaved lot, staff contacted EBMUD and is awaiting a response.
7425 San Leandro St (APN 41-4173-5-1)	City	68,169 sf	Unpaved, under Hegenberger Rd, just south of Coliseum BART.
1402 E 12th St (APN 20-115-6)	Privately-owned	23,068 sf	Unpaved lot, just north of Burger King, researching.
825 E 12th St (APN 19-34-3)	Privately-owned	bldg 1710 sf lot 14,785 sf	Paved lot, just SE of Pho Mekong, researching.

Buildings Researched

2505 Church St (APN39-3273-21-3)	OUSD	2 bldgs size unknown lot 33,312 sf	Former site of the OUSD Adult Education Center, can be emergency shelter or be converted to transitional housing. Staff contacted OUSD and is awaiting a response.
2020 Brush St (APN 3-37-5-3)	privately-owned	bldg 4969 sf lot 5154 sf	Warehouse, for sale at \$1.4M.
Brush St (APN 3-23-7-1), 2116 Brush St (APN 3-23-8-2), 2118 Brush St (APN 3-23-9-2), 2124 Brush St (APN 3-23-10-2), Brush St (APN 3-23-11-2), 2111 Castro St (APN 3-23-5-1), 21st St (APN 3-23-6-1)	West Grand & Brush LLC (EBALDC)	19,106 sf	Seven contiguous parcels to be considered with adjacent 2020 Brush St, unpaved lot, for sale at about \$5.2M.
635 W Grand Ave (APN 8-659-26), 626 22nd St (APN 8-659-18)	privately-owned	bldg size unknown lot 8867 sf	Two contiguous parcels, warehouse, for lease, staff contacted owner and is waiting for owner to finish cleaning. This site is next door to 641 West Grand, the city's new Transitional Housing location and therefore could be used to increase capacity at that site.
513-515 Independent Rd (APN 41-3908-4)	privately-owned	bldg 40,000 sf lot 68,289 sf	Warehouse, for sale at about \$8M, for lease at \$0.60/sf (bldg), former tenant is East Bay Glass.

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290 Hegenberger Rd (APN 44-5077-4-3)	privately-owned	bldg 22,389 sf lot 24,548 sf	Two warehouse bldgs, for sale at \$6M, for lease at \$3/sf (bldg).
1919-1925 MLK Jr. Way (APN 3-43-5)	privately-owned	bldg 16,588 sf lot 5184 sf	32-unit apt bldg, owner does not want to sell or lease.
1015 E 23rd St (APN 19-56-8-6), 1041 Calcot Place (APN 19-56-7-3), 1067 Calcot Place (APN 19-56-6-2), 1071 Calcot Place (APN 19-56-5-2), 1075 Calcot Place (APN 19-56-4-2), Calcot Place (APN 19-56-29), 1041 E 23rd St (APN 19-56-30)	privately-owned City City	bldg 15,608 sf lot 51,922 sf	Seven contiguous parcels (2 are city-owned), warehouse with sea turtle mural aka 1000 Calcot Place, researching.

4. Progress identifying a site for “The Village:”

After thorough review of the above properties, and the service model that the Village has presented to the city, staff recommends entering into a License Agreement with the Lao Family Community Foundation (LFCF) for 1449 Miller Avenue, the former site of the Miller Avenue Library, to partner with the Village to operate a self-governed encampment model. This 11,969-square foot lot is located just two blocks from the southern portion of the East 12th and 23rd Street encampment which is where the Village has been engaged with the existing population since earlier this year. Organizers for the Village have identified 27 individuals who are currently at the 23rd Avenue site and would agree to participating in the Village model. This makes the Miller Library site both a perfect location and size for the population they wish to serve.

The Village model poses a unique challenge for the city in that the organizers possess a great deal of passion, energy, and support for their volunteer efforts at organizing a self-governed encampment. However, they lack many of the traditional components of an organization that the city would typically enter into an agreement with such as liability insurance, a Board of Directors to assure accountability, and professional staff. This lack of infrastructure, as well as the challenge of finding appropriate land has been an obstacle for the Village and the city to come to an agreement. However, the Lao Family Community Foundation (LFCF) has taken an active role in working with the Village organizers and with the population at the 23rd Avenue Encampment. They have agreed to provide the much-needed capacity and oversight to help the Village be successful in implementing their model. The LFCF has a decades old track record of serving the community. Founded in

1980 and with a 45-person staff, LFCF works with over 15,000 clients each year in over 25 languages. They offer assistance with employment, housing, and a host of other services that position them well to oversee this innovative strategy being proposed by the Village. They have the organizational capacity to take on the liability concerns and will provide a degree of confidence in the surrounding community that the site will be well managed.

This intervention will require the city to waive the requirement to charge Fair Market Value to LFCF and that waiver will be included in the resolution that the City Council will consider on October 30, 2018. Additionally, staff recommends providing sanitary and garbage service to this site using the existing funds allocated to this in the current budget. The cost is less than \$20,000 annually.

5. Availability and Expansion of Shelter Beds:

The resolution authorizing the City Administrator to enter into grant agreements to operate additional year-round emergency shelter beds and winter shelter beds was introduced at the October 16, 2018 City Council Meeting. This will increase the total number of year-round shelter beds from 350 to 450. It will also add 35 Winter Shelter beds and allow the City Administrator to modify the agreements to increase the number of winter shelter beds as additional funding becomes available.

The resolution being consider by the City Council on October 30, 2018 will include a contract extension, using \$600,000 in HEAP funds, to continue the year-round emergency shelter funding through the end of the fiscal year.

The resolution authorizing the City Administrator to enter into a grant agreement with Bay Area Community Services (BACS) to provide an interim housing program for unsheltered persons at the city-owned property located at 641 West Grand Avenue is before the Life Enrichment Committee today and will allow the city to open an additional 90 beds of Transitional Housing similar to the program in operation at the Henry Robinson Center. This model is an essential component to the continuum of care provided to move people off the street and toward permanent housing.

At the September 11, 2018, LEC meeting staff was asked about the possibility of using the Henry J. Kaiser Convention Center for Emergency Shelter. The building is considered red tagged and is in deep disrepair. None of the building systems including plumbing and water, electrical, and HVAC are operable, and the building is not seismically sound. Vandalism over the years has left with building with exposed and dangerous electrical wiring. There may also be other hazardous materials present in the building, such as asbestos, lead-based paint and mold that would have to be remediated prior to any temporary occupancy.

City staff will continue to pursue additional properties that could support transitional housing or shelter beds as noted in the table of buildings researched above.

6. Update regarding an Ordinance amending the city's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs:

This ordinance would encourage landlords to accept HUD-Section 8 vouchers by exempting them from paying taxes on the first \$30,000 dollars of rental income if they rent to section 8 recipients. Because the ordinance limits the exemption to the first \$30,000 of rental income, it targets the benefits of the program to smaller landlords which has the potential to spread the opportunity to find section 8 housing throughout the city as opposed to seeing it concentrated in large complexes. The Ordinance is being reviewed and will be brought to the Finance Committee at its second meeting in February along with a similar measure that is being introduced by Council Member Gallo to provide exemptions on rental of up to three bedrooms in an owner-occupied residence with revenue derived from section 8 housing.

On a related note, in early 2018, the Oakland Housing Authority launched a trio of incentives to recruit new landlords to accept HUD-Section 8 vouchers, including a \$500 signing bonus; up to \$2,500 in interest-free loans for repairs and upgrades; and up to two months paid rent to maintain the unit for Section 8 housing (instead of putting it on open market). By August 2018, 75 new landlords had signed up for the program.

7. The addition of one FTE in the Human Services Department to provide direct services to unsheltered persons:

Due to the volume and unique nature of these interventions, staff is recommending the addition of one FTE in the Human Services Department to provide direct services to unsheltered persons: The duties would include the following: Accompany the Public Works Department crews when they do encampment work to engage people and connect them immediately to resources. Take responsibility for the 72 hour postings that are legally required before an encampment clean-up is performed Managing the growing number of hygiene interventions by working with the city's contractor to ensure good service and oversee the leadership program at encampments where residents are responsible for the upkeep of units. This is critical work that currently is being managed by staff with other responsibilities. As the city increases the volume of interventions, the additional capacity will be necessary to be successful. The cost of this position is estimated to be \$130,000 and can be provided by the HEAP funding.

FISCAL IMPACT

The projects listed in this report will be funded through the \$8.6 million of HEAP funding the city is receiving from the State of California. The total projected amount of HEAP funds that would be used to support the recommendations in this report is \$6,630,000.

PUBLIC OUTREACH / INTEREST

This report did not require public outreach other than the posting of this report on the website.

COORDINATION

Coordination has occurred between the Human Services Department, the Planning and Building Department, the Housing Department and the City Administrator's Office.

SUSTAINABLE OPPORTUNITIES

Economic: The purpose of this report is to provide information about various ways the city is attempting to eliminate and prevent homelessness.

Environmental: The provision of housing for at-risk and homeless persons is intended to address the environmental degradation caused by homeless families and individuals precariously housed or living on the streets.

Social Equity: The programs described in this report are targeted to the most vulnerable and at-risk populations in the city and are focused on providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That the City Council Approve This Report and Recommendation Responding to Resolution No. 87129 C.M.S. Requesting Information Concerning A Number of Different Homeless Services and Programs, Including A New Location for "The Village."

Sabrina B. Landreth, City Administrator

Subject: Supplemental Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

Date: October 15, 2018

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For questions regarding this report, please contact Joe DeVries, Assistant to the City Administrator at (510) 238-3083.

Respectfully submitted,



Joe DeVries
Assistant to the City Administrator

Reviewed by: Lara Tanenbaum, Community Housing Manager Human Services Department

Attachments (2): A: Resolution No. 87129 C.M.S.

B: Ending the Crisis of Homelessness in Oakland, 2018 Update

Item: _____
Life Enrichment Committee
October 23, 2018

FILES
OFFICE OF THE CITY CLERK
OAKLAND

18 APR 17 PM 2:28

OAKLAND CITY COUNCIL

Approved as to Form and Legality

City Attorney's Office

Resolution No. 87129 C.M.S.

INTRODUCED BY COUNCILMEMBERS REBECCA KAPLAN, ABEL GUILLEN AND
LYNETTE MCELHANEY

RESOLUTION ENCOURAGING THE PRIVATE DEVELOPMENT OF EXPANDED HOUSING OPTIONS, INCLUDING FOR NON-PROFITS, FAITH-BASED ORGANIZATIONS, PRIVATE PROPERTY OWNERS, AND SERVICE PROVIDERS WORKING ON PRIVATE LAND, TO PROVIDE HOUSING AND SANITARY FACILITIES FOR THE HOMELESS THROUGH STRATEGIES INCLUDING "SMALL HOMES," SHIPPING CONTAINER CONVERSION HOMES, RECREATIONAL VEHICLES, UNATTACHED TRAILERS, RESTROOM STRUCTURES, AND OTHER OPTIONS TO PROVIDE DIGNITY, PRIVACY, AND DISEASE CONTROL

WHEREAS, the number of homeless persons in the City of Oakland continues to increase, with the latest 2017 point-in-time count of over 2,700, and this number is likely to increase given the substantial upward pressure of residential rents; and

WHEREAS, the long term and recent decreases in Federal and State funding for housing programs have resulted in an erosion of shelter options for the most vulnerable populations including the elderly, youth, victims of domestic violence, sexually exploited minors, and persons suffering from mental illness, HIV/AIDS, substance abuse and disabilities; and

WHEREAS, the current number of homeless individuals in Oakland far outpaces the number of existing shelter beds, transitional housing, or permanent supportive housing units available; and

WHEREAS, unauthorized homelessness encampments have increased substantially across Oakland, within the public right of way, thus exposing homeless individuals to traffic hazards, increased vulnerability to crime, risk of death and injury, exposure to weather, lack of adequate sanitation and debris services, and other conditions that are detrimental to their health and safety; and

WHEREAS, Oakland residents are being affected by the increasing number of unsheltered individuals with regard to traffic and pedestrian safety, lack of sanitation, and debris services; and

Attachment A

WHEREAS, California Government Code Section 8698, et seq., allows the governing body of a city to declare a shelter crisis when a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety; and

WHEREAS, in September of 2017, the Oakland City Council passed Ordinance Number 13456, which declared a shelter crisis in the City of Oakland and, pursuant to California Government Code Section 8698.1, "authorized [the City Administrator] in her discretion to suspend the provisions of state and local regulatory statutes, regulations, or ordinances prescribing standards of housing, health, or safety as needed for the interim establishment of shelters for the homeless to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis"; and

WHEREAS, California Government Code Section 8698.2 provides that, upon a declaration of a shelter crisis, a city may allow persons unable to obtain housing to occupy designated public facilities (including facilities leased by the city) during the duration of the crisis; and

WHEREAS, there are numerous non-profit and religious organizations that are willing to provide shelter and sanitation services on private land, but have expressed a need for additional support from the City; and

WHEREAS, the City Council finds that urgent and expeditious efforts are necessary to develop additional shelter solutions that are safe and meet basic habitability standards, and that flexibility and broad-based approaches are essential to increase capacity; now, therefore, be it

RESOLVED, that the City of Oakland shall encourage and support the private development of expanded housing options, including those offered by non-profits, faith-based organizations, private property owners, and service providers working on private land to provide housing and sanitary facilities for the homeless through strategies including "small homes," shipping container conversion homes, manufactured housing, recreational vehicles, unattached trailers, restroom structures, and other options to provide dignity, privacy, and disease control; and be it

FURTHER RESOLVED, that the City of Oakland may pursue multiple strategies to accomplish this goal, including by entering into leases with these non-profits and faith-based organizations, so that the land on which the organizations seek to provide temporary shelter and sanitation services may fall under California Government Code Section 8698.2, and therefore allow persons to take shelter there during the duration of the crisis; and be it

FURTHER RESOLVED, that the City of Oakland shall accomplish this goal by permitting the disposal of sewage through a temporary holding tank with a contract for regular pumping; and be it

FURTHER RESOLVED, that the City Council hereby directs the City Administrator to return to the City Council within 3 months with a draft Ordinance for the City Council's consideration amending the City's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs, as a means of encouraging the development of low cost housing alternatives; and be it

FURTHER RESOLVED, that the City Administrator or her designee shall identify available public land for these efforts, and report back to Council on her findings within 3 months of the passage of this Resolution; and be it

FURTHER RESOLVED, that the City of Oakland asks Alameda County, Oakland Unified School District, and the California Department of Transportation to also identify available public land for these efforts, and help provide and/or fund support services for sites designated by the City of Oakland; and be it

FURTHER RESOLVED, that the City of Oakland calls upon external funders, including Alameda County and the U.S. Department of Housing and Urban Development (HUD), to maximize the funding and support that they make available for these efforts; and be it

FURTHER RESOLVED, that the City Administrator or her designee shall work to find funding sources to support these efforts and report back to Council on her findings within 3 months of the passage of this Resolution; and be it

FURTHER RESOLVED, that the City Administrator or her designee shall work to identify options to deal with issues related to liability and insurance, and report back to Council with options for action, within 3 months of the passage of this Resolution.

IN COUNCIL, OAKLAND, CALIFORNIA,

APR 17 2018

PASSED BY THE FOLLOWING VOTE:

AYES - ~~WILLIAMS~~, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLÉN, KALB,
KAPLAN AND PRESIDENT ~~WILLIAMS~~ - 6

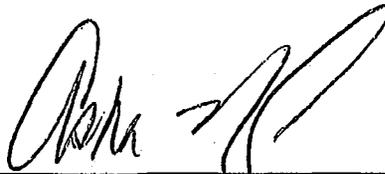
NOES - 0

ABSENT - 0

ABSTENTION - 0

Excused - Brooks, Reed

ATTEST:



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

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2018 OCT 18 PM 5:50

ENDING THE CRISIS OF STREET HOMELESSNESS IN OAKLAND

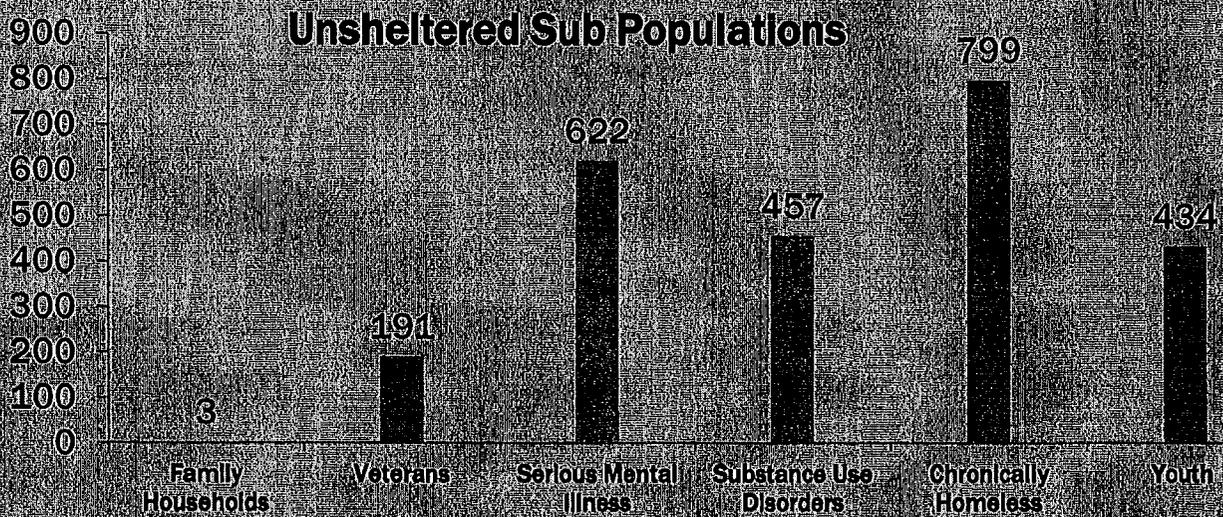
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LPC April 2017

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Attachment B

WHO IS HOMELESSNESS IN OAKLAND 2017

Sheltered	Unsheltered (on streets or places not meant for human habitation)	Total Homeless Population
859	1902	2761



Source: 2017 Point In Time Count, 4/4/2017.

CURRENT SYSTEM:SNAPSHOT

Shelter

City funding: 1415 beds singles, 20 beds families, 5 family units; other funding - approx. 1130 beds

Winter Shelter (mid Nov-mid April)

Up to 100 general beds, 25 senior beds, 10 East Oakland beds
 *transitioning 100 beds to year round shelter

Interim Housing

23 family units, 30 beds Transitional Age Youth, 137 beds single adults
 *Adding 90 units at The Grand

OPRI - housing and services

100 adult slots, 25 youth slots

Rapid Rehousing

Various programs targeting specific populations (seniors, families, youth, CalWorks, approximately 130 households at a time)

Street Outreach

8 outreach staff; Operates 5 days/week

Services for support financially homeless people in permanent housing

360 slots

CURRENT SYSTEM:SNAPSHOT CONTINUED

Housing Navigation

17 Street based intensive case
managers

Community Cabins

120 slots

Safe Parking

Coming soon

**RECOMMENDATIONS
FROM APRIL 2017**

RECOMMENDATIONS: IMMEDIATE STEPS TO ADDRESS ENCAMPMENTS

- **Health and safety interventions**
- **Dedicated cross disciplinary staff teams to address homelessness**

RECOMMENDATIONS: INTERIM HOUSING

- **Identify three sites to support small scale:**
 - **safe camping (Community Cabins)**
 - **safe parking**
- **Second Henry Robinson**

RECOMMENDATIONS: DEVELOPMENT OF PERMANENT HOUSING

What We Need To Do

- Commit 20% of new affordable housing for those at zero to twenty percent of area median income.
- Capitalize Operating Costs
- Preserve Single Room Occupancy (SRO) hotels
- City led outreach to landlords

ADDITIONAL RECOMMENDATIONS

- **Private sector collaboration -staff position to coordinate donations**
- **Renewal of emergency shelter ordinance**
- **Explore dedicated revenue stream for homeless housing and services**

Strategy Recommendation	Estimated Cost	Notes
Encampment Health and Safety		
Health and Hygiene Services in Place Projects	\$180,000/ year	Creation of an additional 5 sites per year
Private Sector Coordination-to coordinate private sector donations	Estimated \$137,000/ year	Staff person at the Program Analyst II level Coordinate donations, landlords, etc.
Create formal interdepartmental teams with specialization in homeless services	TBD, costs may include OPD and PWA teams	Staff of team includes: HSD, PWA, OPD, Fire, Transportation, CAO
Interim Housing		
Safe Haven/ Camping & Parking Sites	\$1,000,000 /year	3 sites serving 40 people each at one time
Create second Henry Robinson—interim housing tied to rapid permanent housing placements	\$2,000,000/ year for services	Building acquisition may be possible through housing bond funds from KK or A1
Permanent Housing Development		
Focus on rapid construction program models for deeply affordable units	TBD by HCD, using new bond resources	Stackable micro-units, purchase and renovation of Single Room Occupancy hotels and other similar buildings, etc.
Explore regulatory or financial relief for income restricted second units such as tiny houses		Home owners could have rental units / tiny homes tied to housing homeless residents.
Other Options/ Programs		
Coordinated Entry for Oakland		Will result in expanded street outreach and housing navigation (case management) for the most vulnerable; should lead to increased efficiencies
Employment for unsheltered residents pilot	Estimate \$50,000 for 1 year pilot, serving 45	Explore program options that use individuals who are homeless under employment training
Develop significant investment in capital costs and services costs to address homelessness		Explore strategies being used by other cities including: <ul style="list-style-type: none"> • Public-Private campaigns (SF) • Ballot Measures to create dedicated revenue stream for homelessness (San Diego and Berkeley) • Sales Tax (LA) • Air B&B tax (Portland)

**WHAT HAS HAPPENED
SINCE APRIL 2017?**

Strategy Recommendation	Funding FY 17-18	Funding FY 18-19	Notes
Encampment Health and Safety			
Health and Hygiene Services in Place Projects	FUNDED/ IMPLEMENTED	FUNDED/ IMPLEMENTED	\$150,000 for 5 sites in FY 17/18 and \$250,000 for 10 sites in FY 18/19 To date have served 20 sites / 13 currently
Private Sector Coordination-private sector donations	NOT FUNDED	NOT FUNDED	Implemented by Mayor's office and Chamber of Commerce- raised funds for all start up costs at Community Cabin Sites
Interdepartmental teams with specialization in homeless services	NO FUNDING NEEDED/ IMPLEMENTED	NO FUNDING NEEDED/ IMPLEMENTED	Encampment Management Team has been meeting since summer 2017
Interim Housing			
Safe Haven/Camping	FUNDED / IMPLEMENTED	FUNDED/ IMPLEMENTED	\$450,000 each year for FY 17/18 and FY 18/19 for 1 site. Additional funding from County and Kaiser Foundation allowed 2 sites to open in FY 17/18 and a third site in FY 18/19
Safe Parking	NOT FUNDED	FUNDED/ IN PROCESS	\$300,000 health/hygiene funds in mid-cycle budget
Second Henry Robinson—interim housing	PARTIALLY FUNDED	PARTIALLY FUNDED/ IN PROCESS	\$300,000 in FY 17/18 and \$800,000 in FY 18/19. HUD CoC grant (\$586,000) expected summer 2019. In discussions with County.

Strategy Recommendation	Funding FY 17-18	Funding FY 18-19	Notes
Permanent Housing Development			
Focus on rapid construction program models for deeply affordable units			Being explored
Explore regulatory or financial relief for income restricted second units such as tiny houses			Being implemented with measure KK funds by early 2019
Other Options/ Programs			
Coordinated Entry for Oakland	FUNDED BY COUNTY IMPLEMENTED	FUNDED BY COUNTY/ IMPLEMENTED	Funded by Alameda County. Implementation is ongoing
Employment for unsheltered residents pilot	NOT FUNDED	FUNDED/ IN PROCESS	\$85,000 in mid cycle budget
Dedicated Revenue Stream			Measure on November 2018 ballot
ADDITIONAL FUNDING			
Family shelter beds	FUNDED/ IMPLEMENTED	FUNDED/ IMPLEMENTED	\$100,000 in FY 17/18 and FY 18/19 Funds beds used by the Family Front Door.
Infrastructure requests from HSD	NOT FUNDED	PARTIALLY FUNDED /IN PROCESS	Planner, Everyone Home dues, Homeless Count 2019



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OAKLAND
2018 AUG 30 PM 3:15

Attachment B

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Joe DeVries
Assistant to the City
Administrator

SUBJECT: Response to Resolution No. 87129-
C.M.S. Regarding Homeless Services

DATE: August 20, 2018

City Administrator Approval _____ Date: 8/29/18

RECOMMENDATION

STAFF RECOMMENDS THAT THE CITY COUNCIL RECEIVE AN INFORMATIONAL REPORT RESPONDING TO RESOLUTION NO. 87129-C.M.S. REQUESTING INFORMATION CONCERNING A NUMBER OF DIFFERENT HOMELESS SERVICES AND PROGRAMS.

EXECUTIVE SUMMARY

Between 2015 and 2017 the number of homeless individuals in Oakland increased by 26%. The vast majority of people who are homeless in Alameda County – 82%- are not visitors but are our neighbors who lived here before they became homeless. In the past decade, the Bay Area added only one unit of housing for every eight jobs created, and very little of the housing built was subsidized enough to help people in need, especially those at very low income or receiving public assistance. Data also shows a disproportionate number of homeless individuals in the City of Oakland - nearly 70 percent - are Black/African American. This is a crisis for Oakland, and the entire Bay Area, and every major city along the West Coast.

The City of Oakland, in partnership with Alameda County, is working to address the homelessness crisis in a number of different ways, from upstream interventions to prevent people from becoming homeless (e.g. \$2.2 million in funding for anti-displacement services; additional renter protections; increased relocation funding requirements), providing emergency shelter and street outreach services when people become homeless (e.g. Family Front Door, Housing First Support Network, temporary cabin communities) and finally, funding the construction of more affordable housing by leveraging Community Development Block Grants (CDBG), Measure KK and County A-1 funds.

Item: _____
Life Enrichment Committee
September 11, 2018

The City Council adopted Resolution No. 87129-C.M.S. requesting more information related to homeless services and programs, including updates on funding, in nine different categories. The chart below outlines the items requested to be addressed by the Resolution. More detailed information will be provided in the Analysis and Policy Alternatives section of this report.

Description	Responsible Dept.	Brief Status
1. Encourage and support private development of expanded housing options	Planning and Building	Zoning text amendment under development for legal non-conforming motels
2. Pursue multiple strategies including leases with non-profits and faith based organizations	Human Services	CalTrans considering lease for parcel on Mandela Parkway. Peralta Community College District considering proposal for use of a parking lot
3. Permitting the disposal of sewage through a temporary holding tank with a contract for regular pumping	Oakland Public Works	Roto Rooter has confirmed they can provide this service; costs can be reduced by use of existing sewer lines.
4. Ordinance amending the City's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs	Finance	The Finance Department will submit a report for the September 25 th Finance Committee meeting addressing this request.
5. Identify available public land for these efforts	Mayor; City Administrator; Real Estate Management	Henry J. Kaiser Convention Center parking lot planning underway for third community cabin site. CalTrans considering use of Mandela Parkway property
6. Call upon external funders including Alameda County and US Department of Housing and Urban Development to maximize funding	Mayor; City Administrator	\$8.6 Million in State budget for Oakland through Homeless Emergency Assistance Program; \$16M for Alameda County through same. \$10M in Alameda County budget for homeless programs; additional funding under discussion by Board of Supervisors. HUD has offered Technical Assistance to 10 communities

		including Alameda County/Oakland to develop new approaches to service
7. Ask Alameda County, OUSD and Caltrans to identify available public land and/or fund support services	Mayor; City Administrator	See report for description of written and verbal requests for assistance. AB 3139 (Bonta) recently approved for more flexible use of Caltrans lands
8. Find funding sources to support these efforts	Mayor; City Administrator	Oakland mid-cycle budget includes \$800K for operation of "Second Henry" and extending Winter Shelter. The Mayor's advocacy resulted in a direct state allocation of \$8.6M to Oakland and an additional \$16M to Alameda County.
9. Identify options to deal with issues related to liability and insurance	City Administrator	Consider a grant program to address additional funding needs

A member of the public requested that the City assess the Square One housing program established by a non-profit in Oregon. Staff will return with that report for the September 25, 2018 Committee meeting.

Please note: the City recently launched a website to provide the community more information about what is and can be done to address this crisis. We encourage City staff and officials to refer community members to this resource: <https://www.oaklandhomelessresponse.com>

ANALYSIS AND POLICY ALTERNATIVES

1. Encourage and support private development of expanded housing options

Planning and Development modifications

The Planning and Building Department is currently developing a Zoning Ordinance text amendment to allow a small number of existing non-conforming motels in the CIX-2 zone to be renovated and approved with a Conditional Use Permit for permanent residency by formerly homeless and extremely low income persons. There is at least one motel conversion project currently under consideration by the Oakland Housing Authority for funding with Veterans Affairs Supportive Housing (VASH) vouchers that would result in 36 units becoming available in a very short period of time if the text amendment is approved.

Modular construction

The Planning Bureau is processing an application for a General Plan Amendment and rezoning to enable construction of a residential development on a lot formerly owned by CalTrans that would include units built with a modular construction approach. The applicant has indicated that approximately 50 of the modular units would be dedicated for use by formerly homeless individuals.

Emergency Housing Regulations

In May 2018, the State Housing & Community Development Department (HCD) issued Information Bulletin 2018-01 concerning two new voluntary appendices to the 2016 California Building Code and California Residential Code. The new provisions are intended to provide a consistent minimum standard by which local agencies may develop emergency housing or shelter ordinances. HCD will revisit these provisions as part of the Triennial Building Standards Code Adoption Cycle for the 2019 codes. However, in the interim, these appendices are available for local agencies' consideration. The City Council adopted its "Shelter Crisis Ordinance" in October 2017 as authorized under Government Code Section 8698. City staff is currently reviewing the new appendices described above to determine how they can complement the existing Shelter Crisis Ordinance; staff will bring a report to the City Council once that review is complete.

2. Pursue multiple strategies including leases with non-profits and faith based organizations

Outdoor emergency shelter facilities

The City has created two outdoor emergency shelter "community cabin" facilities since December 2017 serving 115 people, of which 41 have obtained transitional or permanent housing. The location at 6th and Castro is leased from a private party with the support of PG&E. The location at 27th and Northgate is leased from CalTrans for a nominal payment. A third community cabin location is currently in the planning stages for the City-owned parking lot at the Henry J Kaiser Convention Center. This facility will be focused on resolving encampments at Lake Merritt. A fourth location has been proposed to CalTrans for a lot on the west side of Mandela Parkway. That facility initially would be focused on resolving the encampments around 35th and Peralta. All of these programs are operated by non-profit partners under agreements with the City.

Safe Parking

The City is in discussion with the Peralta Community College District about use of one of their parking lots for a "safe parking" site that could include both RV's and vehicles. The site would be leased from Peralta and operated similarly to the community cabins programs with the intent of assisting people with locating permanent housing. Further discussion of Safe Parking at religious institutions is addressed in number 9 below.

3. Permitting the disposal of sewage through a temporary holding tank with a contract for regular pumping

The number of recreational vehicles (RV's) parking on City streets has increased significantly in the last year. With that increase, has also come an increase in complaints about human waste being dumped on City streets and sidewalks. Staff has been working to address this challenge by developing a Safe Parking Program as described in number 2 above. A critical element of that program was identifying a service provider who would provide mobile pumping services for "black water" from RV's. Roto Rooter, an existing City contractor, has confirmed that it can provide that service. Roto Rooter estimates that servicing a 25 RV site on a weekly basis would cost \$1,535 per week. These costs include a two-person crew working four (4) hours at a site that hosts approximately 25 RV's, plus the equipment and dump fees. At that rate, the cost is \$6,646 per month per 25 RV site. If a manhole with a sewer line is available at the location, and use of that line is approved, the costs could decrease by approximately 25% since the need to transport and dump the waste at an approved facility would be eliminated. This service can be pursued for any of the Safe Parking sites discussed above.

4. Ordinance amending the City's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs

The Finance Department will submit a report for the September 25th Finance and Management Committee meeting addressing this request.

5. Identify available public land for these efforts

In addition to the sites identified in previous reports to the Life Enrichment Committee (some of which ultimately were used for other purposes), staff is actively developing a third Community Cabin project at the Henry J Kaiser Convention Center parking lot. The site is being developed to limit any conflicts with the renovation of the facility currently proposed by Orton Development. Additionally, staff is negotiating with CalTrans for use of a parcel on the west side of Mandela Parkway for a fourth Community Cabin location. This site is large enough that it could possibly offer two community cabin sites, or as community cabin site and a Safe Parking location, if sufficient service provider capacity is available to manage two programs. The City has also proposed a Safe Parking program to the Peralta Community College District for one of its parking lots and expects to receive information on the feasibility later in September.

6. Call upon external funders including Alameda County and US Department of Housing and Urban Development to maximize funding

Mayor Schaaf worked with a coalition of eleven mayors throughout California to request that the Governor release funds from the State's reserve to assist cities and counties in addressing the homeless crisis. That advocacy resulted in a \$500 million block grant program designed to provide direct assistance to cities and counties to address the homeless crisis throughout California; it generated a direct allocation to Oakland of approximately \$8.6 million, with an additional \$16 million to Alameda County. The City's application for its direct allocation will be submitted on the first day that funding is available in order to expedite distribution of the funds to

Oakland. With regard to the County portion of the funding, the City will advocate that a significant portion of the County funding be allocated to Oakland given that 50% of the County's homeless population resides in Oakland.

Additionally, the Mayor has been in direct communication, both verbally and in writing, with members of the Alameda County Board of Supervisors requesting their consideration of additional funding for specific needs in Oakland, including operational funding for the second Henry Robinson Center, more capacity for year-round emergency shelter, improved used needle collection, and additional street outreach and social services. The County has identified new funding from various sources, including the Mental Health Services Act (MHSA), that will be made available to support homeless programs and services. The County Board of Supervisors should be considering that funding in early fall.

The City submitted its application to the Continuum of Care for Alameda County, Everyone Home, in mid-August. This is an annual competitive funding cycle through which federal funds are allocated throughout the County. The City's application focused on maintaining funding to our current six CoC funded programs (transitional housing for families, singles and youth, rapid rehousing for families and youth) as well as a new application for partial (\$700,000) funding for the second Henry Robinson program. Local notification of funding will be announced on August 31, 2018. The County also included \$10 million in one-time funds for homeless programs in its recently adopted budget.

7. Ask Alameda County, Oakland Unified School District (OUSD) and Caltrans to identify available public land and/or fund support services

The City is currently leasing CalTrans property at 27th and Northgate for a community cabins site and is discussions with CalTrans for another site on the west side of Mandela Parkway. The legislature recently approved AB3139 (Bonta) which provides Caltrans more flexibility to lease its land for these types of uses.

8. Find funding sources to support these efforts

The mid-cycle budget adopted by the City Council in June 2018 added funding for homeless programs as follows:

- 1) Added \$300,000 in the General Purpose Fund (GPF) for homeless sanitation services;
- 2) Added \$500,000 in Fund 1870 for 2nd Henry Robinson/Winter Shelters (The prior 2-year budget for FY 2017-2019 already included \$300,000 in GPF that was transferred to 1870 for a total of \$800,000 for this use.)

As noted above, the City has submitted applications to the Continuum of Care for federal funding, to the state for Homeless Emergency Aid Program funding and is actively working with the County to identify additional funding from sources such as the Mental Health Services Act.

9. Identify options to deal with issues related to liability and insurance

Staff recommends that the Council re-allocate the \$300,000 GPF which was set-aside in the mid-cycle budget for sanitation services, to a grant program for organizations that wish to utilize their parking lots for a safe parking program. The San Francisco Foundation recently awarded a \$175,000 grant to the Interfaith Council of Alameda County (ICAC) for a two-year project including safe car parks on underutilized congregation properties. In order to leverage that grant, staff recommends that the City award a grant of \$300,000 directly to ICAC to work with the faith community to administer individual grants to operators of the safe parking sites. The grant funds could be used to pay for such things as porta potties and handwashing stations, site security, black water pumping services if RV's are accommodated and/or additional liability insurance costs. Staff proposes that the organizations would operate these safe parking sites for a minimum of six months. This program could be expanded if the City's application for state funding is approved.

PUBLIC OUTREACH/INTEREST

This report did not require public outreach other than the posting of this report on the website.

COORDINATION

Coordination has occurred between the Human Services Department, the Planning and Building Department, the Housing Department and the City Administrator's Office.

Additional Coordination has taken place between the City of Oakland Human Services Department and staff of the County Health Department and County Housing and Community Development Department as well as with Everyone Home.

SUSTAINABLE OPPORTUNITIES

Economic: The purpose of this report is to provide information about various ways the City is attempting to eliminate and prevent homelessness.

Environmental: The provision of housing for at-risk and homeless persons is intended to address the environmental degradation caused by homeless families and individuals precariously housed or living on the streets.

Social Equity: The programs described in this report are targeted to the most vulnerable and at-risk populations in the City and are focused on providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council receive an informational report responding to Resolution No. 87129-C.M.S. requesting information concerning a number of different homeless services and programs.

For questions regarding this report, please contact Joe DeVries, at 238-3083.

Respectfully submitted,



JOE DEVRIES
Assistant to the City Administrator

Reviewed by: Sara Bedford, Director;
Lara Tannenbaum, Community Housing
Services Manager; Katie Dignan, Assistant
Director, Planning & Building

Attachment C

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved as to Form and Legality

2019 MAR -1 AM 9:09

Macaulay
City Attorney's Office

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2018 NOV -9 PM 3:14

OAKLAND CITY COUNCIL

RESOLUTION NO. 87403 C.M.S.

INTRODUCED BY THE CITY ADMINISTRATOR

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO:

ACCEPT \$8.6 MILLION IN FUNDING FROM THE STATE OF CALIFORNIA HOMELESS EMERGENCY AID PROGRAM ("HEAP") FOR EMERGENCY HOMELESS SERVICES THROUGH JUNE 30, 2021;

EXECUTE THREE LEASE AGREEMENTS WITH CALTRANS FOR THE USE OF CALTRANS PROPERTIES TO OPERATE COMMUNITY CABIN EMERGENCY SHELTERS AND RECREATIONAL VEHICLE (RV) PARKING AREAS;

EXECUTE A LEASE AGREEMENT WITH PERALTA COMMUNITY COLLEGE DISTRICT FOR USE OF THE PROPERTY AT 11 4TH STREET TO OPERATE AN RV PARKING AREA;

EXECUTE A LICENSE AGREEMENT WITH THE LAO FAMILY COMMUNITY DEVELOPMENT INC. FOR USE OF CITY-OWNED PROPERTY FOR AN AMOUNT LESS THAN FAIR MARKET VALUE TO OPERATE AND MANAGE A VOLUNTEER ENCAMPMENT IN PARTNERSHIP WITH "THE VILLAGE";

AMEND EXISTING GRANT AGREEMENTS AND ENTER INTO NEW GRANT AGREEMENTS FOR YEAR-ROUND AND WINTER EMERGENCY SHELTER THROUGH JUNE 30, 2021 USING HEAP FUNDING, WITHOUT RETURNING TO COUNCIL;

EXECUTE NEW AGREEMENTS AND AMEND EXISTING AGREEMENTS WITH SERVICE PROVIDERS TO OPERATE MANAGED RV PARKING AREAS AND COMMUNITY CABIN SHELTERS AND PROVIDE HYGIENE SERVICES THROUGH JUNE 30, 2021 USING HEAP FUNDING, WITHOUT RETURNING TO COUNCIL; AND WAIVING THE COMPETITIVE REQUEST FOR PROPOSALS/QUALIFICATION REQUIREMENT FOR THE AGREEMENTS; AND

ACCEPT DONATIONS FROM OUTSIDE SOURCES, INCLUDING OTHER GOVERNMENTAL AGENCIES TO SUPPORT THESE PROGRAMS WITHOUT RETURNING TO COUNCIL; AND

CREATE A 1.0 FULL TIME EMPLOYEE (FTE) POSITION IN THE HUMAN SERVICES DEPARTMENT TO PROVIDE DIRECT SERVICES TO UNSHELTERED PERSONS

WHEREAS, the City of Oakland has seen a 25% increase in its unsheltered population from 2015 to 2017, many of whom live in dangerous street encampments without access to basic sanitation and security; and

WHEREAS, similar increases have been seen throughout the State of California causing the state to create an emergency fund for cities known as the Homeless Encampment Aid Program (HEAP) which is designed to provide immediate support to cities to address problems associated with street encampments; and

WHEREAS, the State of California allocated \$8.6 million in HEAP funding to the City of Oakland to mitigate problems associated with its street encampments, which the City must spend by June, 2021; and

WHEREAS, California State Assembly Bill 3139 requires Caltrans to lease certain available parcels to the City of Oakland for a nominal fee of \$1 per month if the parcels will be used for emergency shelter programs; and

WHEREAS, the City and Caltrans have identified available parcels at 3401 Mandela Parkway, 105 5th Street, and 3499 Beach Street and Caltrans will be receiving approval from the California Transportation Commission on December 7, 2018 to enter into lease agreements with the City of Oakland for the use of those parcels; and

WHEREAS, City staff have also evaluated City-owned and other publicly owned parcels for use as emergency shelter and determined that 1449 Miller Avenue, 3050 International Blvd, 711 71st Avenue, and 3801 East 8th Street are currently available and the most viable for emergency shelter programs; and

WHEREAS, the Peralta Community College District has expressed interest in allowing the City to utilize an underused parking lot at 11 4th Street for a managed RV parking program with wrap-around services; and

WHEREAS, the City has demonstrated the ability to successfully move people out of street encampments and on a path to real housing through its Community Cabin Model; and

WHEREAS, organizations such as Kaiser, Sutter Health and the Oakland Chamber of Commerce have raised \$1 million to support the startup costs of the three current Community Cabin Sites; and

WHEREAS, the City Council has also asked staff to identify a path forward to allow "The Village" to operate a volunteer encampment to help resolve the encampment located at East 12th Street and 23rd Avenue; and

WHEREAS, the Lao Family Community Development Inc. has agreed to partner with the City and the Village to provide the necessary support to a volunteer managed encampment; and

WHEREAS, the City Administrator recommends entering into a license agreement with the Lao Family Community Development Inc. for use of the City-owned property at 1449 Miller Avenue for a one-year term, to manage the volunteer encampment; and

WHEREAS, Oakland Municipal Code ("OMC") section 2.42.110 provides that the City may enter into a license agreement for less than fair market value if the City Council makes a finding and determination that the license for less than fair market value is in the best interests of the City; and

WHEREAS, OMC section 2.42.110 provides that in making the required finding and determination, the City Council may consider the value of in-kind services provided by licensee to the City or the community, including property security and maintenance, social and cultural benefits, or other appropriate services; and

WHEREAS, the Lao Family Community Development Inc. will provide benefits to the City and the Community by providing needed services and support to currently unsheltered residents, providing them protection from harm, and reducing the public safety concerns created by an unregulated street encampment; and

WHEREAS, many of the City's unsheltered population are residing in Recreational Vehicles (RVs) which creates health and safety issues throughout the City that can be resolved by providing these individuals with a safe, secure place to park their RVs; and

WHEREAS, the City is also successful moving people out of encampments through expansion of the traditional shelter model and have reached an agreement with St. Vincent de Paul to convert the winter shelter to a year-round shelter; and

WHEREAS, the original contract with Housing Consortium of the East Bay to operate the Lake Merritt Community Cabins only provided funding for part of the fiscal year and requires use of HEAP funds to continue operations through September 30th, 2019; and

WHEREAS, the original contract with Saint Vincent de Paul to operate year-round shelter only provided funding for part of the fiscal year and requires use of HEAP funds to continue operations through June 30, 2020 and

WHEREAS, the City Administrator is seeking authorization to enter into grant agreements and amendments for emergency year-round shelter and winter shelter through June 30, 2021 using HEAP funding without returning to Council; and

WHEREAS, the City Administrator is seeking authorization, without returning to Council, to enter into agreements and amend existing agreements with service providers to operate managed RV parking areas and community cabin shelters and provide hygiene services through June 30, 2021 using HEAP funding; and

WHEREAS, OMC section 2.04.051.A requires the City Administrator to conduct a request for proposal/qualifications ("RFP/Q") process for professional service contracts

and OMC section 2.04.051.B allows Council to waive the RFP/Q requirements upon a finding by the Council that it is in the best interest of the City to do so; and

WHEREAS, City staff recommends waiving the RFP/Q requirements for contracts for the services authorized by this resolution because there is an urgent need to move people out of dangerous street encampments and into emergency shelter where they can be provided with essential services and because the impact of these encampments is putting a strain on the surrounding community and on City services and

WHEREAS, the City Administrator has determined that these contracts are of a professional and temporary nature and shall not result in the loss of employment or salary by any person having permanent status in the competitive civil service; and

WHEREAS, there is a need for an additional staff person to provide direct service and oversee hygiene intervention efforts at homeless encampments; now, therefore, be it

RESOLVED: That City Administrator is hereby authorized to accept \$8.6 million in funding from the State of California Homeless Emergency Aid Program ("HEAP") for emergency homeless services through June 30, 2021; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute three lease agreements with Caltrans for monthly rent of \$1.00 for the use of Caltrans property to operate community cabin emergency shelters and RV parking areas at 3401 Mandela Parkway, 105 5th Street, and 3499 Beach Street; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute a lease agreement with Peralta Community College District at no cost for use of the property at 11 4th Street to operate an RV parking area; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute a license agreement with the Lao Family Community Development Inc. for an amount less than fair market value for use of City-owned property at 1449 Miller Avenue at no cost for a term of one year to operate and manage a volunteer encampment in partnership with "The Village" without returning to Council; and be it

FURTHER RESOLVED: That for the reasons stated above and in the City Administrator's report accompanying this item, the Council hereby finds and determines that the license agreement with the Lao Family Community Development Inc. for less than fair market value is in the best interest of the City; and be it

FURTHER RESOLVED: That the City Administrator is authorized to amend the existing grant agreement with St. Vincent de Paul for operation of the year round shelter in an estimated amount of \$600,000 for the remainder of fiscal year 2018-2019 and an additional estimated amount of \$1,000,000 for operation during fiscal year 2019-2020 using HEAP funding, and increase or adjust the amounts, without returning to council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to amend the existing grant agreement with Housing Consortium of the East Bay for operation of the Lake Merritt Community Cabins to extend the grant term and increase the grant amount in an estimated amount of \$300,000 for the remainder of fiscal year 18-19 and an estimated amount of \$750,000 for Fiscal Year 2019-2020, and increase or adjust the amounts, without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute agreements with service providers to operate a community cabin shelter at 3050 International Blvd for an amount not to exceed \$950,000 including \$625,000 in operating costs, \$125,000 in Rapid-Rehousing funds, and \$200,000 in startup costs, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute agreements with service providers to operate a community cabin shelter at 105 5th Street for an amount not to exceed \$950,000 including \$625,000 in operating costs, \$125,000 in Rapid-Rehousing funds, and \$200,000 in startup costs, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute new agreements with service providers to operate a double-sized community cabin shelter at 3401 Mandela Parkway for an amount not to exceed \$1,900,000 including \$1,250,000 in operating costs, \$250,000 in Rapid-Rehousing funds, and \$400,000 in startup costs, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute agreements with service providers to operate managed RV sites at 711 71st Avenue, 3801 East 8th Street, and 3499 Beach Street in an amount not to exceed \$1 million, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute new agreements with service providers to operate a managed RV site with wrap-around services at 11 4th Street for an amount not to exceed \$750,000, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That pursuant to OMC 2.04.051.B and for the reasons stated above and in the City Administrator's report accompanying this item, the City Council finds that it is in the best interests of the City to waive the RFP/Q requirements for these contracts and so waives the requirements; and be it

FURTHER RESOLVED: That based on the information provided by the City Administrator, the Council finds that these contracts are of a professional and temporary natures and shall not result in the loss of employment or salary by any person having permanent status in the competitive civil service; and be it

FURTHER RESOLVED: That the City Administrator is authorized create a 1.0 full time employee (FTE) position in the Human Services Department to provide direct services to unsheltered persons; and be it

FURTHER RESOLVED: That the City Administrator is authorized to accept donations from outside sources, including other governmental agencies to support these programs without returning to Council; and be it

FURTHER RESOLVED: That the City Council hereby finds and determines, after independent review and consideration, as supported by substantial evidence in the record and for the reasons set forth in this Resolution, and, each as a separate and independent basis, that the actions authorized under this resolution and the subsequent operation and administration of the proposed emergency shelter programs, Community Cabins, managed RV parking areas and encampments are exempt from additional review and analysis under the California Environmental Quality Act of 1970 (Public Resources Code section 21000 *et seq*; "CEQA") and the CEQA Guidelines (Cal. Code Regs., title 14, section 15000 *et seq*; "CEQA Guidelines") under CEQA Guidelines section 15303, "New Construction of Conversion of Small Structures," which exempts the construction of limited numbers of new structures or facilities, and/or CEQA Guidelines section 15304, "Minor Alterations to Land," which exempts minor alterations in the condition of public land, including temporary uses, and/or CEQA Guidelines section 15311, "Accessory Structures," which exempts the construction of minor structures appurtenant to existing facilities, and/or CEQA Guidelines section 15332, "In Fill Development Projects," which exempts projects characterized as in fill development meeting certain specified criteria.

IN COUNCIL, OAKLAND, CALIFORNIA,

OCT 3 0 2018

PASSED BY THE FOLLOWING VOTE:

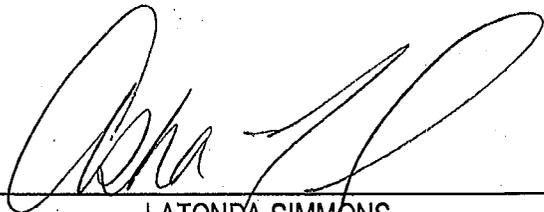
AYES - ~~XXXXXXXXXX~~ CAMPBELL-WASHINGTON, ~~XXXXXXXXXX~~, GIBSON MCELHANEY, GUILLÉN, KALB, KAPLAN ~~XXXXXXXXXX~~ - 5

NOES - 1 Gallo

ABSENT - 0

ABSTENTION - 0

Excused - 2 Brooks & Reid

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