



CITY OF OAKLAND

MEMORANDUM

DATE: January 13, 2021 (updated with corrections)
TO: City Council and Members of the Public
FROM: Council President Nikki Fortunato Bas
SUBJECT: Grant to Lao Family Community Development Inc.'s CARE Campus; Amendment to contract with Sustainable Urban Neighborhoods for utilities; and Allocation of contingency funds for utilities at East 12th Street/2nd Avenue and 3rd Street/Peralta PalletShelter sites; and Directing the City Administrator to prioritize Oakland residents for homeless interventions.

Dear City Council Colleagues and Members of the Public,

I respectfully request the Council adopt the following resolution: Awarding A Grant In The Amount Of One Million Dollars (\$1,000,000) To Lao Family Community Development Inc. For The Provision Of Temporary Housing and Support Services To Assist Homeless Residents In Finding Permanent Affordable Housing And Achieve Long-Term Financial Security; Waiving Competitive Bidding And Authorizing The City Administrator To Amend The Construction Contract With Sustainable Urban Neighborhoods To Increase The Amount By Three Hundred Thirty Thousand Dollars (\$330,000) For Installation of Utilities At The East 12th Street/2nd Avenue And 3rd Street/Peralta Street PalletShelter Sites; Allocating One Hundred Thousand Dollars (\$100,000) To Be Used As Contingency Funds For Payment Of Utility Cost At The East 12th Street/2nd Avenue And 3rd Street/Peralta Street Pallet-Shelter Sites; And Directing The City Administrator To Prioritize Individuals Who Were Oakland Residents Prior To Becoming Homeless For the Purpose of Providing Homeless Interventions.

To address the urgent crisis of homelessness in Oakland, we must advance and improve temporary housing options and invest in solutions that provide upgraded conditions for unsheltered residents living on our streets. To meet these goals, we urge the Council to: 1) award a grant of \$1M to Lao Family Community Development Inc. to support homeless residents at the E 12th median encampment and surrounding area for shelter and support at their CARE Campus, 2) amend the contract to Sustainable Urban Neighborhoods adding \$330,000 for installation of utilities at the East 12th Street/2nd Avenue and 3rd Street/Peralta PalletShelter sites, 3) allocate \$100,000 for contingency funds for utilities at the East 12th Street/2nd Avenue and 3rd Street/Peralta PalletShelter sites and 4) Direct the City Administrator to prioritize Oakland residents for homeless interventions.

With a \$1 Million grant from the City of Oakland, the Lao Family Community Development CARE Campus Initiative (LFCD CARE Campus) would provide bridge homes for temporary to permanent housing for 43-50 Oakland adult residents who are homeless and with criminal justice

involved backgrounds. During the last 45 months, LFCD has placed over 2,100 homeless individuals into permanent housing throughout Alameda, Contra Costa and Sacramento counties.

The LFCD CARE Campus is part of an existing 285 furnished studio campus in East Oakland that has been in successful operation since 2020. The Campus has laundry and hot food service. It is a clean, gated, and well-lit facility with:

- 24 hour monitoring and security,
- onsite 24 hour management team,
- visitor center,
- probation services on site,
- onsite case management staff providing career counseling,
- job readiness, job placement, and retention services,
- Class B commercial and school bus training
- mental health counseling provided by Roots Clinic,
- onsite Oakland Workforce Development Board sponsored America's Job and Career Center with computer labs, ADA bathroom and,
- wrap around case management services.

Each LFCD CARE Campus participant works with their case management team to develop a jobs, housing and support plan with a concrete path to become self-sufficient and graduate into permanent housing within 6 months. The scope of service include:

- Orientation, assessment and intake,
- individual employment,
- temporary to permanent housing plan (including roommate, private housing, tax credit, affordable and public housing),
- financial education, coaching, budgeting, savings, credit repair, banking,
- mental, physical, AOD, behavior health and wellness and,
- transportation and other supports.

We request that Lao Family Community Development Inc. be awarded \$1,000,000 in one time funding for Fiscal Year 2021 - 2022 to serve 43-50 homeless individuals at the E 12th Median Encampment in the San Antonio Neighborhood and surrounding area with 6 months of housing and case management to support health, job placement and permanent housing.

We also request that Council amend the contract with Sustainable Urban Neighborhoods increasing it by \$330,000 which will support the full installation of utilities including for running water and sewer hook up at the Lakeview Village tiny home program at East 12th Street and 2nd Avenue, as well as additional utilities at the 3rd Street and Peralta co-governed program.

And we request that Council approve allocation of \$100,000 for contingency funds for utilities at both sites.

Funding would be allocated from Measure Q homeless carry forward, already approved by Council.

Thank you to President Pro Tempore Sheng Thao for joining me in sponsoring this resolution to serve our unsheltered residents.

For questions regarding this memo, please contact Lia Azul Salaverry, District Director & Policy Advisor, Office of Council President Nikki Fortunato Bas, at lsalaverry@oaklandca.gov.

Respectfully Submitted,

A handwritten signature in black ink that reads "Nikki 7 Bas". The signature is written in a cursive, flowing style.

Nikki Fortunato Bas
Council President, District 2


City Attorney's Office

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY COUNCIL PRESIDENT BAS AND COUNCILMEMBER THAO

RESOLUTION:

1. **AWARDING A GRANT IN THE AMOUNT OF ONE MILLION DOLLARS (\$1,000,000) TO LAO FAMILY COMMUNITY DEVELOPMENT INC. FOR THE PROVISION OF TEMPORARY HOUSING AND SUPPORT SERVICES TO ASSIST HOMELESS RESIDENTS IN FINDING PERMANENT AFFORDABLE HOUSING AND ACHIEVE LONG-TERM FINANCIAL SECURITY;**
2. **WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE CITY ADMINISTRATOR TO AMEND THE CONSTRUCTION CONTRACT WITH SUSTAINABLE URBAN NEIGHBORHOODS TO INCREASE THE AMOUNT BY THREE HUNDRED THIRTY THOUSAND DOLLARS (\$330,000) FOR INSTALLATION OF UTILITIES AT THE EAST 12TH STREET/2ND AVENUE AND 3RD STREET/PERALTA STREET PALLET-SHELTER SITES;**
3. **ALLOCATING ONE HUNDRED THOUSAND DOLLARS (\$100,000) TO BE USED AS CONTINGENCY FUNDS FOR PAYMENT OF UTILITY COST AT THE EAST 12TH STREET/2ND AVENUE AND 3RD STREET/PERALTA STREET PALLET-SHELTER SITES; AND**
4. **DIRECTING THE CITY ADMINISTRATOR TO PRIORITIZE INDIVIDUALS WHO WERE OAKLAND RESIDENTS PRIOR TO BECOMING HOMELESS FOR THE PURPOSE OF PROVIDING HOMELESS INTERVENTIONS.**

WHEREAS, homelessness has long-term and serious consequences to the health and safety of those who experience it, and are at risk of health problems including life-long behavioral health challenges; and

WHEREAS, the US Department of Housing and Urban Development deemed homelessness a national crisis, citing in their 2018 Annual Homelessness Assessment Report that 553,000 Americans were experiencing homelessness on any single day; and

WHEREAS, according to this 2018 Report, California's homeless population accounted for 24% of the nation's total homeless population; and

WHEREAS, in the most recent Homeless Persons Point-In-Time Count conducted in 2019 by the County of Alameda, there were 4,071 unsheltered individuals in Oakland, a 47% increase from the 2017 Point- in-Time Count; and

WHEREAS, of those 4,071 unsheltered individuals, 78% lived within Alameda County prior to becoming homeless; and

WHEREAS, 54% of those who lived in Alameda County prior to becoming homeless were residents in the County for over 10 years; and

WHEREAS, the City Council since February 26, 2019, pursuant to Resolution No. 87538, has found, proclaimed and renewed homelessness as a local, public health emergency due to the welfare and safety concerns of those who experience homelessness or who are at risk of becoming homeless; and

WHEREAS, the City recognizes the need for varied interventions to address the needs of homeless residents, including but not limited to emergency beds, co-governed sites, RV safe parking, hotel rooms, and modular housing; and

WHEREAS, the East 12th St. Median Encampment (at 16th Avenue) in the San Antonio Neighborhood is home to approximately 40 to 60 people who are striving for more dignified living conditions, including water, sanitation, power, and other basic needs to preserve the human rights, health, safety and dignity of residents; and

WHEREAS, the East 12th St. Median Encampment has experienced significant public safety issues, emergencies, and other notable impacts, including a history of multiple fires, homicides, illegal dumping and sanitation concerns, illegal parking, abandoned vehicles, and electrical wire tapping; and

WHEREAS, Lao Family Community Development Inc. serves homeless residents from diverse backgrounds with their model of shelter and integrated services to advance the wellbeing and economic mobility of clients through specialized employment, housing, education, and support services for homeless individuals; and

WHEREAS, Lao Family Community Development Inc. has created multiple successful programs since 2017 that have effectively and efficiently transitioned over 550 households (over 2,100 individuals) into permanent affordable housing and full-time employment throughout Alameda, Contra Costa and Sacramento Counties; and

WHEREAS, Lao Family Community Development Inc.’s pilot to Achieve Permanent Housing for Oakland Families at the Care Campus at 8480 Edes Avenue seeks to transition 260 homeless families into permanent housing per year; and

WHEREAS, City Council wishes to award a grant in the amount of \$1,000,000 in one-time funding to Lao Family Community Development Inc. for Fiscal Year 2021 - 2022 to serve approximately 40 to 50 homeless individuals at the East 12th Median Encampment in the San Antonio Neighborhood and surrounding area with 6 months of housing and case management to support health, job placement and permanent housing; and

WHEREAS, the Lakeview Village project at East 12th Street and 2nd Avenue (hereinafter “Lake Village”) provides temporary housing and comprehensive, trauma-informed and harm reduction services that aim to offer relief and stabilization using a holistic service model to address physical, mental, income, and community support needs; and

WHEREAS, the Lakeview Village project, located on city-owned public land, serves high-needs District 2 unhoused residents, in single occupancy, “tiny home” pallet shelter structures, transitioning them into permanent housing; and

WHEREAS, the 3rd and Peralta Street co-governed project will house unsheltered residents in District 3, providing pallet shelter structures to residents and allowing them to help design, manage and govern the program along with a partner service provider; and

WHEREAS, City Council wishes to provide up to \$430,000 in additional funding for installation of utilities, including running water and sewer hookup, and other utility costs to support up to 71 clients at the Lakeview Village and up to 40 clients at 3rd and Peralta Street pallet-shelter sites; and

WHEREAS, Oakland Municipal Code (“OMC”) section 2.04.050.1.5 provides that the Council may waive advertising and competitive bidding requirements for construction contracts upon a finding that it is in the City’s best interests to do so; and

WHEREAS, on June 1, 2021, the Council adopted Resolution No. 88675 C.M.S. with the goal of identifying property in every Council District to be used for homeless intervention programs; and

WHEREAS, city staff continue to evaluate on a regular basis City-owned, other publicly-owned and privately owned parcels in each Council District for use as emergency homelessness interventions in terms of priority, readiness and feasibility; and

WHEREAS, Resolution No. 88675 C.M.S. also waived competitive bidding and authorized the City Administrator to execute an as-needed construction contract with Sustainable Urban Neighborhoods for site preparation work on City-owned or City-leased property designated for homelessness intervention programs; and

WHEREAS, Council now wishes to authorize amendment of the contract with Sustainable Urban Neighborhoods to increase the amount by \$330,000 for installation of utilities at the Lakeview Village and the 3rd and Peralta Street pallet-shelter sites; and

WHEREAS, Council also wishes to allocate up to \$100,000 to be used as contingency funds for payment of utility cost at the Lake Village and 3rd and Peralta Street pallet-shelter sites; and

WHEREAS, funding for the grant to Lao Family Community Development Inc. and for installation of utilities and other utility costs at the Lake Village and 3rd and Peralta Street pallet-shelter sites is available in Measure Q Fund 2244; now, therefore, be it

RESOLVED: That the City Administrator is directed to prioritize serving individuals who were Oakland residents prior to becoming homeless for the purpose of providing homeless interventions; and be it

FURTHER RESOLVED: That the City Council hereby awards a grant agreement for Fiscal Year 2021-22 in the amount of One Million dollars (\$1,000,000) to Lao Family Community Development Inc. for the provision of temporary housing and support services to assist homeless residents in finding permanent affordable housing and achieving long-term financial security; and be it

FURTHER RESOLVED: That, for all the foregoing reasons, the City Council finds and determines that it is in the City's best interest to waive advertising and competitive bidding requirements pursuant to O.M.C. section 2.04.050.1.5 and authorize amendment of the Sustainable Urban Neighborhoods construction contract and so waives the requirements; and be it

FURTHER RESOLVED: That the City Council authorizes the City Administrator to amend the contract with Sustainable Urban Neighborhoods to increase the amount by Three Hundred Thirty Thousand dollars (\$330,000) for a total contract amount not to exceed Two Million Seven Hundred Thirty Thousand dollars (\$2,730,000) for installation of utilities at the Lake Village and 3rd and Peralta Street pallet-shelter sites; and be it

FURTHER RESOLVED: That City Council hereby allocates up to One Hundred Thousand dollars (\$100,000) to be used as contingency funds for payment of utility costs at the Lake Village and 3rd and Peralta Street pallet-shelter sites; and be it

FURTHER RESOLVED: That the City Administrator is authorized to conduct all negotiations; execute and submit all documents, including but not limited to applications, agreements, amendments and payment requests, and to take any other action consistent with this Resolution and its basic purpose; and be it

FURTHER RESOLVED: That prior to execution, all agreements, including amended agreements, shall be reviewed and approved as to form and legality by the City Attorney, and executed copies shall be filed with the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California