



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2018 OCT 11 PM 3:55

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: Resolution Establishing An Interim
Housing Program At 641 West Grand
Avenue (2nd Henry)

DATE: October 8, 2018

City Administrator Approval

Date:

10/11/18

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution:

- 1. Authorizing The City Administrator To Enter Into A Grant Agreement With Bay Area Community Services (BACS) For An Amount Not To Exceed \$800,000 To Provide An Interim Housing Program For Unsheltered Persons At The City-Owned Property Located At 641 West Grand Avenue For A Term Of November 1, 2018 Through June 30, 2019; And**
- 2. Finding And Determining That The Lease Of The Property At 641 West Grand Avenue To BACS For Less Than Its Fair Market Rental Value Is In The Best Interest Of The City; And**
- 3. Determining That The Actions Authorized By This Resolution Are Exempt From the California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines Section 15301.**

EXECUTIVE SUMMARY

Adoption of this resolution will authorize the City Administrator to enter into a grant agreement with Bay Area Community Services (BACS), the nonprofit entity that provides an interim housing program at the Henry Robinson Multi Service Center ("The Henry") to provide the same level of transitional and rapid rehousing services for unsheltered persons at 641 West Grand Avenue ("The Grand"). The Grand is a 70-unit single-room occupancy (SRO) residential hotel that the City purchased in October 2018. The program is intended to expand operations of The Henry, which will allow for 90 additional unsheltered single adults to be served at a given time. This resolution also makes a finding and determination that leasing the property at 641 West Grand Avenue to BACS for an amount less than the fair market rental value is in the best interest of the City because it provides an opportunity for the City to expand its interim housing capacity.

Item: _____
Life Enrichment Committee
October 23, 2018

BACKGROUND / LEGISLATIVE HISTORY

In the past two years, the City Council has received three (3) reports about homelessness in Oakland which included recommendations for creating additional interim housing in the model of the existing Henry Robinson program. These include:

- A January 2016 report titled, "Homeless Shelter Crisis in the City of Oakland" **(Attachment A)**
- An April 2017 report titled, "Funding Strategies to Address Homelessness in Oakland" **(Attachment B)**
- A May 2017 report titled, "Supplemental to Funding Strategies to Reduce Homelessness in Oakland," further refined the strategies recommended in the April report **(Attachment C)**

In November 2016, the City Council adopted Ordinance No. 13403 C.M.S., which enacted affordable housing and infrastructure bond legislation as required by Measure KK. In June 2017, the City Council approved Resolution No. 86774 C.M.S., which authorized the issuance of the first tranche of Measure KK funds and included an appropriation of fourteen million dollars (\$14,000,000) for the specific purpose of funding the purchase and/or rehabilitation of properties to be used for housing unsheltered persons.

In May 2018, the City Council approved Ordinance No. 13484 C.M.S. authorizing the purchase of a 70-unit SRO residential hotel located at 641 West Grand Avenue for seven million dollars (\$7,000,000) to expand the model and services currently provided at The Henry. The City expects to close on the property in October 2018.

The City Council initially allocated \$300,000 for services at a second Henry in the FY 2017-19 Adopted Budget, provided an additional \$500,000 in the FY 2018 Midcycle Amended Budget, and therefore allocated a total of \$800,000 for services at a second Henry.

ANALYSIS AND POLICY ALTERNATIVES

The most recent Point-In-Time Homeless Count and Survey conducted in January 2017 by Alameda County estimates over 1,900 individuals are without shelter on any given night in Oakland. This is a 26 percent increase compared to the same survey conducted in January 2015.

Shelter beds within the City have been at maximum capacity since 2016, prompting the declaration of a shelter crisis by the City Council in January 2016 and October 2017 (Ordinance Nos. 13348 C.M.S. and 13456 C.M.S.). Given the immense shortage of interim and permanent affordable housing options in Oakland, the incidence of homeless encampments throughout the City has increased significantly, which has prompted considerable health and safety concerns.

The City has taken emergency action to provide expanded shelter and wrap-around services to the unhoused population as evidenced by expanded winter shelter efforts over the past few years, the implementation of the Community Cabins programs, and upcoming safe parking

projects. However, these are only temporary interventions. The implementation of additional interim housing options, in addition to increasing the affordable housing inventory, is critical to effectively mitigating the homeless crisis in Oakland. The Grand provides an opportunity to expand upon the interim housing model currently operating at The Henry.

Following the purchase of the property at 641 West Grand Avenue, City staff proposes to lease the property to BACS for a term of eight months commencing on November 1, 2018 through June 30, 2019 to allow BACS to expand the interim housing model it is currently providing at The Henry to the newly acquired property located at 641 West Grand Avenue.

The proposed resolution authorizes a grant agreement with BACS to provide funding in an amount not to exceed \$800,000 for BACS to provide an interim housing program at The Grand. The program will follow a "Housing First" philosophy, will have an extremely low-barrier for entry and will accept clients without any preconditions. The program will welcome all individuals, including those with active substance use, low-to-no income, and persons struggling with mental health illness. There is no curfew, and there will be a flexible and tolerant set of participant expectations.

While in the program, participants will be provided a safe, clean, warm, and resource-rich environment. This includes prepared meals, laundry facilities, and computer access. Participants will be assisted with benefits advocacy, employment support, budgeting and rental assistance, and mental health care. When participants exit the program, they will receive up to six months of exit support and case management services, which is critical to ensuring housing stability. Exit planning will begin the first day a client arrives. A thorough needs assessment will be conducted, and the client will be connected to critical housing navigation and wrap-around services. Individuals will be shown permanent housing options that are available immediately and offered tours of potential housing placement.

Interim housing programs are designed to provide respite, stability, and linkages to critical health and human services. When fully funded, The Grand will expand BACS' interim housing model to serve an additional 90 individuals at a given time and is projected to serve approximately 180 adults over the course of a year. The Grand will function in tandem with The Henry, and the intention is to have the two buildings operate as one program. The Grand will provide an opportunity to significantly increase the number of unsheltered individuals who are placed on a path to housing.

The proposed resolution also makes findings and a determination that leasing the property at 641 West Grand Avenue to BACS for less than its fair market rental value is in the best interest of the City. Oakland Municipal Code ("OMC") 2.42.110 provides that City-owned real property must be leased for a rent equal to or exceeding the property's fair market rental value unless the City Council has made a finding and determination that the lease of the property for less than its fair market rental value is in the best interest of the City. In making the required finding and determination, the City Council may consider the value of in-kind services to the City or the community at-large provided by the lessee such as but not limited to property security and maintenance, social and cultural benefits to the community or other services. BACS will operate a transitional and rapid re-housing program at 641 West Grand Avenue to help mitigate the homeless crisis by providing respite, shelter, nourishment, case management, and housing navigation services to approximately 180 unsheltered persons annually.

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Special Life Enrichment Committee
October 23, 2018

FISCAL IMPACT

The City Council budgeted a total of \$800,000 in one-time funding from the Affordable Housing Trust Fund for the project. The FY2017-19 Adopted Budget allocated \$300,000 towards the second Henry Robinson, and Council provided an additional \$500,000 in the 2018 Mid-Cycle Amended Budget, as identified in the table below:

Fund	Organization	Account	Project	Amount
1870 <u>Affordable Housing Trust Fund</u>	78411 Community Housing Services	54919 <u>Services: Miscellaneous Contract</u>	1003813 <u>GPF Second Henry HRMSC</u>	\$800,000

These funds will be disbursed in a grant agreement to BACS, in an amount not to exceed \$800,000, for a grant term commencing on November 1, 2018 through June 30, 2019, to provide an interim housing program at the City-owned property located at 641 West Grand Avenue.

The full cost of a year of services and operations at The Grand is estimated to be \$2,100,000. Although full annual and ongoing funding for services and operations is not yet secured, staff are moving forward to use the available \$800,000 in Affordable Housing Trust funds to open the program on a smaller scale this fall. Given the escalating crisis of people sleeping on the street in Oakland, it is urgent to open as many beds as possible.

Staff are in active conversations with the Kaiser Community Foundation and a number of County departments that include Housing and Community Development, Health Care Services, Probation, and Social Services to identify additional funding for program services and operations. Additionally, the City applied for new federal funding in August 2018 for operations and services to be offered at The Grand through the Housing and Urban Development (HUD) Continuum of Care (CoC) process and was awarded CoC funding in the amount of \$586,000. These funds will support the services and operations of the program. The City expects to receive a grant agreement from HUD in the summer of 2019.

PAST PERFORMANCE

The Henry has the capacity to house 137 individuals at a given time. During the most recent grant year, which ended February 29, 2018, The Henry served a total of 275 clients. Over the same period, 152 clients exited the program, and over 85 percent of clients who exited the program successfully transitioned to permanent housing. Based on past performance, staff recommends that BACS continue as the services provider for interim housing services offered at The Grand.

PUBLIC OUTREACH / INTEREST

No additional public outreach was deemed necessary for this report, other than the standard posting on the City's website.

COORDINATION

Preparation of this report included coordination with the City Administrator's Office. This report and all corresponding legislation have been reviewed by the City Attorney's Office and the Budget Bureau.

SUSTAINABLE OPPORTUNITIES

Economic: The Grand will generate professional services and ongoing property management jobs in Oakland. Providing individuals with interim housing helps provide financial stability for extremely and very-low income households.

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. The property is also located near public transit, which will enable residents to further reduce any adverse environmental impacts of development.

Social Equity: The expenditure of these funds is targeted to the most vulnerable and at-risk populations in the City and will provide essential and basic human services, housing and support to unsheltered individuals.

CEQA

City Staff recommends that the City Council determine that the actions authorized by the recommended resolution are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which exempts the operation of existing private or public facilities involving negligible or no expansion of use.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution:

1. Authorizing The City Administrator To Enter Into A Grant Agreement With Bay Area Community Services (BACS) For An Amount Not To Exceed \$800,000 To Provide An Interim Housing Program For Unsheltered Persons At The City-Owned Property Located At 641 West Grand Avenue For A Term Of November 1, 2018 Through June 30, 2019; And
2. Finding And Determining That The Lease Of The Property At 641 West Grand Avenue To BACS For Less Than Its Fair Market Rental Value Is In The Best Interest Of The City; And
3. Determining That The Actions Authorized By This Resolution Are Exempt From the California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines Section 15301.

For questions regarding this report, please contact Lara Tannenbaum, Manager, Community Housing Services, at 510-238-6187.

Respectfully submitted,


SARA BEDFORD
Director, Human Services

Reviewed by:
Lara Tannenbaum, Manager
Community Housing Services Division

Prepared by:
Daryel R. Dunston, Provisional Planner
Community Housing Services Division

Richard J. Luna, City Administrator Analyst
City Administrator's Office

Attachments (3):

- A: Homeless Shelter Crisis in the City of Oakland
- B: Funding Strategies to Address Homelessness in Oakland
- C: Supplemental Funding Recommendations to Address Homelessness in Oakland

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Special Life Enrichment Committee
October 23, 2018

ATTACHMENT A:
Homeless Shelter Crisis in the City of Oakland



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2016 JAN -7 PM 2:48

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: Homeless Crisis in the City of
Oakland

DATE: January 7, 2016

City Administrator Approval

Date:

[Signature]
1/8/15

RECOMMENDATION

Staff recommends that the City Council review and consider options for addressing homelessness within Oakland. In particular, options should be considered regarding strategic investments to address chronically homeless singles that are unsheltered, living on the street or other locations not meant for human habitation. Further, staff recommends that the Council provide direction to the City Administrator to take necessary actions to create immediate, additional winter emergency shelter capacity and develop a proposal for additional permanent supportive housing.

Investment options have been delineated in this report that total approximately \$6,590,000¹. None of these options have a current identified funding source. Staff recommends that part of the City Council's consideration include which options should be prioritized along with a funding strategy for implementation.

EXECUTIVE SUMMARY

On April 14, 2015, an informational report on the City's Permanent Access to Housing (PATH) strategy was presented to the City Council. This report summarized key programs and outcomes, and included staff recommendations regarding strategic investments to address chronically homeless singles that are unsheltered, living on the street or other locations not meant for human habitation. Following the presentation of that report the City Council allocated an additional \$260,000 in City General Purpose Funds to the Human Services Department budget for additional homeless services, for an annual total of approximately \$ 825,818. Additional General Purpose Funds go to support staffing within the Human Services Department. This current report will provide an update on the use and planning of those funds to date.

¹ exclusive of costs for permanent housing set asides in affordable housing developments

Item: 13
City Council
January 19, 2016

On January 5, 2016 the City Council adopted an Ordinance declaring a shelter crisis in Oakland. As an additional motion, the Council requested that city staff return with options for how to immediately increase sanctioned facilities to house more homeless individuals. This report provides a continuum of options for addressing the shelter crisis in Oakland with an emphasis on solutions which address Oakland's homelessness crisis more broadly, recognizing that emergency shelter is a crucial and urgent health and safety solution. However, as further outlined in this report, it is the longer term solutions that will more permanently and sustainably keep people housed and prevent them from returning to the streets.

BACKGROUND/LEGISLATIVE HISTORY

On April 14, 2015 an informational report on the City's Permanent Access to Housing (PATH) strategy was presented to the City Council (please refer to Attachment A). This report summarized key programs and outcomes, and included staff recommendations regarding strategic investments to address chronically homeless singles that are unsheltered, living on the street or other locations not meant for human habitation. Following the presentation of that report the City Council allocated an additional \$260,000 in City General Purpose Funds (GPF) to the Human Services Department budget for additional homeless services. To date, these funds have been designated for:

1. \$100,000 for winter response 2015-2016: An every night winter shelter opened on November 16, 2015 with Saint Vincent de Paul as the operator. This shelter will continue to operate until approximately April 15, 2016. (please refer to Winter Relief Staff Report – Attachment B)
2. \$120,000 for an OPRI Step Down Program: The Oakland PATH-Rehousing Initiative (OPRI), in partnership with the Oakland Housing Authority (OHA), uses OHA housing subsidies in combination with the City of Oakland PATH dollars that pay for matching services funds, moves people directly into permanent housing from homelessness. These additional GPF funds support the expansion of OPRI by approximately 50 clients over the next 12 months. (please refer to OPRI Annual Report – Attachment C)
3. \$40,000 for enhanced street based case management: Expanded outreach capacity to 5 shifts per week with a focus on evening/ night time outreach, enrolling homeless and disabled people into Homestretch (county wide effort to prioritize chronically homeless and vulnerable people for permanent supportive housing) and referring people to new OPRI slots.

Item: _____
City Council
January 19, 2016

ANALYSIS AND POLICY ALTERNATIVES

Homelessness encompasses a complex set of problems that require sustained funding if homeless individuals are to improve their lives. Assistance could be as simple as a temporary subsidy to pay a security deposit and first and last month's rent. More often, however, a longer term intervention is required with both a stable and safe place to live and supportive services so there is a better chance of having clients move out of shelters into their own homes. There is also the practical reality that even with intervention and more stability there are individuals that need long term assisted housing. The following investment options are meant for review and discussion. There must be equal if not greater consideration of the financial commitment necessary to sustain any of these options. The fiscal impact section of this report summarizes the estimated costs. As noted previously, staff's clear preference is to allocate additional dollars for options that build on the more sustainable and effective "housing first model", where a network of permanent supportive housing can be relied upon as the building blocks of assisting this vulnerable community.

Investment options 1, 2 and 6 can be achieved quickly; investment options 3, 4 and 5 would require concentrated work over a 3 -6 month period.

Investment 1. Expand the winter shelter capacity in the City by an additional 50 beds:

Now that the City has passed a shelter crisis ordinance it clears the way for the rapid and potentially more flexible development of additional emergency shelter beds to be available on nights when the weather is either raining and/or when the temperature falls below 40 degrees Fahrenheit.

Investment 2. Provide subsidies to augment the subsidy amount provided by Oakland Housing Authority (OHA): By providing additional subsidy dollars to layer on top of OHA subsidies, OPRI slots would be able to be backfilled at a one to one ratio and landlords will be more likely to accept Housing Authority vouchers and work with formerly homeless clients if they can get closer to market rate rents for their units.

The table below is from the City of Oakland Citywide Rental Survey 2008-2015 and shows the steep increase in rents during this time period.

Table 1: Median Monthly Asking Rents for Available Apartments, 2008-2015

year	Studio		1 Bedroom		2 Bedroom		3 Bedroom	
	Media n	1-year	Media n	1-year	Media n	1-year Chang	Median Rent	1-year
2008	\$800	-	\$1,150	-	\$ 1,500	-	\$1,968	-
2009	\$825	3%	\$ 1,030	-10%	\$ 1,425	-5%	\$ 1,750	-11%
2010	\$795	-4%	\$1,050	2%	\$ 1,395	-2%	\$ 1,725	-1%
2011	\$850	7%	\$1,025	-2%	\$1,350	-3%	\$1,798	4%
2012	\$850	0%	\$ 1,095	7%	\$1,395	3%	\$ 1,750	-3%
2014	\$1,094	29%	\$ 1,895	73%	\$2,100	51%	\$ 2,500	43%
2015	\$1,475	35%	\$ 1,929	2%	\$2,950	40%	\$ 2,975	19%

The term "Fair Market Rents" (FMRs) is used by the federal government and other entities as a measure of the standard range of rents paid within a given geographic region. In 2013, FMR's were similar to the real costs of renting in Oakland. Today, the 2016 FMRs calculated by the U.S. Housing and Urban Development Department (HUD) for the Oakland-Fremont Metropolitan area fall well below actual market rents thereby making it difficult for low income households to find and keep units. A chart showing the FY2016 FMRs is presented below.

Final FY 2016 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,037	\$1,249	\$1,580	\$2,202	\$2,455

Investment 3. Increase the City's capacity to provide short term interim housing, serving people directly from the streets and exiting them quickly to short term (4-6 month) and medium term (1-2 years) housing subsidies upon exit. Duplicate the model of the Henry Robinson Multi-Services Center (Housing Fast Support Network): The Housing Fast Support Network (HFSN) is an interim housing program serving clients coming directly off the streets. The program utilizes a Rapid Rehousing approach to quickly identify more permanent, stable housing and to provide short-term (4-6 months) assistance after the client moves into permanent housing. Depending on their level of need, some clients of the HFSN require more than the 4-6 months of short term support. Based on practice and experience, these clients would be more likely to obtain and maintain permanent housing if the support services and

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 January 19, 2016

subsidies were available for 12 to 48 months. Any duplication of this program should take these longer term needs into consideration in planning and budgeting similar efforts.

Investment 4. Create temporary interim housing site(s) with extremely low barriers to entry, intensive service delivery, and long term rapid rehousing housing subsidies upon exit: Another model of interim housing is to provide temporary structures, such as tiny homes or converted shipping containers, on a vacant and available site. Another option is to modify a large building such as a warehouse. This model provides the flexibility to establish even more low barriers than the HFSN and may be attractive to street homeless populations who are otherwise hesitant to enter traditional programs with more requirements and restrictions. The low barrier aspects of this program model would allow people to maintain their chosen household groups, to be sheltered with their pets, and to safely store their belongings while seeking services. Like the HFSN, this model would include staffing to ensure general safety and well-being of the participants, as well as staff to provide services (substance abuse counseling, health care referrals, case management, and housing support). Long Term (12-48 months) Rapid Rehousing dollars are a critical component of this program model.

Investment 5. Create pilot for Permanent Supportive Housing Program by using tiny homes: Utilizing a similar structure to the low barrier interim housing described above, this option could be designed to be more flexible and sustainable permanent supportive housing for clients who are assessed to need that level of support for a longer term. The staffing structure could be slightly reduced from the interim housing model and instead of focusing on Rapid Rehousing, the case management time would be used to provide support to help clients maintain their housing where they are.

Investment 6. Update the City of Oakland's housing policy to carve out an ongoing ten to twenty percent of units to be set aside as permanent supportive housing for those at 5-10 percent of area median income: Current affordable housing set asides often do not reach those at the very lowest income levels of 0%-10% of Area Median Income (AMI). (This investment creates a stock of units affordable to those that are on General Assistance (GA) or Supplemental Security Income (SSI) and in need of permanent supportive housing.) Additional funds for supportive services would need to be leveraged.

FISCAL IMPACT

Options	Estimated Costs	
1) Expanded Winter Shelter -add 50 beds	\$180,000	
2) Augmented Subsidies	\$660,000/ year	Assumes an augmented subsidy of \$550/month x 100 OPR! clients x 12 months
3) Interim Housing - duplicate HFSN Model	\$2.5M / year for services; leasing costs for non-city owned building would be on top of this amount	137 beds, approximately 260 people served over 1 year; includes 6 months post housing support (Case Manager and financial assistance)
4) Temporary Interim Housing – create extremely low barrier program	\$900,000 for services, staffing and operations; \$1.5M for 1 year full subsidy for 75 people; total = \$2.4M	30 people at a time – approximately 75 over the course of a year Many variables could influence the subsidy amount downwards including client contributions to their own rents, some percentage of clients being able to have lower levels of case management support from the start, others will step down over time; first year there would be a ramp up time – not all 75 housed for full 12 months. Factors that could influence this amount upwards include rising rents.
5) Permanent Supportive Housing pilot using tiny houses (for 30 people)	\$850,000 for services, staffing and operations (plus cost of the tiny homes/ permanent housing structures)	Staffing pattern can be reduced from the interim model – staff are used for different purpose; cost of food – approx. \$50,000 included
6) Update housing policy to set aside 10% - 20% of units for extremely low income homeless people	TBD – more work needed to do accurate estimates – therefore not included in grand total amount in summary.	

Additional options that do not have a fiscal estimate at this time include:

- More city or non-profit ownership of affordable housing units
- Preserve Single Room Occupancy (SRO) facilities currently in stock by converting them to city or non-profit owned when at risk of loss.
- Shared investment in collaborative housing policy county or region-wide
- Develop a landlord outreach and engagement strategy to incentivize landlords to accept vouchers or permanent supportive housing

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 City Council
 January 19, 2016

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 (HSD), Department of Housing and Community Development and the City Administrator's Office.

SUSTAINABLE OPPORTUNITIES

Economic: As noted in the report, all funds identified in this report are for the purpose of providing housing and services to the homeless to eliminate and prevent homelessness. Such outcomes are achieved through rapid rehousing assistance

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 expenditure of these funds is targeted to the most vulnerable and at-risk populations in this City and is providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

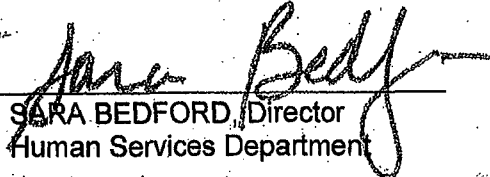
Staff recommends that the City Council review and consider options for addressing homelessness within Oakland. In particular, options should be considered regarding strategic investments to address chronically homeless singles that are unsheltered, living on the street or other locations not meant for human habitation. Further, staff recommends that the Council provide direction to the City Administrator to take necessary actions to create immediate, additional winter emergency shelter capacity and develop a proposal for additional permanent supportive housing.

Investment options have been delineated in this report that total approximately \$6,590,000². None of these options have a current identified funding source. Staff recommends that part of the City Council's consideration include which options should be prioritized along with a funding strategy for implementation.

² exclusive of costs for permanent housing set asides in affordable housing developments

For questions regarding this report, please contact Susan Shelton, Community Housing Services Manager, at 510-238-6186.

Respectfully submitted,



SARA BEDFORD, Director
Human Services Department

Community Housing Services Division
Reviewed by: Susan Shelton, Manager
Prepared by: Lara Tannenbaum, Planner

Attachment A



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2015 APR 16 AM 1:53

AGENDA REPORT

TO: JOHN A. FLORES
INTERIM CITY ADMINISTRATOR

FROM: Sara Bedford

SUBJECT: Recommendations for PATH
Funding for FY 2015-2016

DATE: April 14, 2015

City Administrator
Approval

Date

4/17/15

COUNCIL DISTRICT: City-Wide

RECOMMENDATION

Staff recommends that the City Council accept an informational report on the City's Permanent Access to Housing (PATH) strategy including key programs and outcomes, and including staff recommendations regarding strategic investments to address chronically homeless singles that are unsheltered, living on the street or other locations not meant for human habitation.

The proposed staff recommendations total approximately \$1,320,000 of which the funding sources have not been identified. This report is provided at the request of the Life Enrichment Committee to include in the City Council's deliberations for its Fiscal Year (FY) 2015-17 budget process.

OUTCOME

This is an informational report and it is hoped that the City Council authorizes one or more of the staff recommendations for funding. Funding of any of the recommendations can ensure level, if not greater success than was realized for the FY 2014-2015 outcomes referenced below for Oakland's programs serving the homeless and near homeless individuals.

BACKGROUND/LEGISLATIVE HISTORY

Approach

Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County's EveryOne Home Plan, a Countywide plan to be used as a roadmap for ending homelessness in the County. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County, to those people living with serious mental health illness and those with an HIV/AIDS diagnosis.

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Life Enrichment Committee

April 28, 2015

Implementation of the PATH Strategy has focused on the areas listed below:

- Development of the Pipeline Process for Permanent Supportive Housing
- Capacity building for Homeless Service Providers and Housing Developers design of the Homeless Service Delivery system
- Rapid Rehousing Services
- Expansion of Street Action Team and Outreach Services

Both PATH and EveryOne Home are based on a *Housing First* program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. What differentiates a *Housing First* approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. Once in housing, two types of other time-limited services are then provided to the client and his/her household: 1) services designed to stabilize the client in housing and prevent future episodes of homelessness, and 2) acclimation to the neighborhood and other services available within the new community. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

City of Oakland Services: Oakland's Community Housing Services (CHS) Division contracts for shelter, transitional housing, temporary housing subsidies, and permanent housing assistance for homeless households. Current funding is detailed by type of intervention in Chart 1 below:

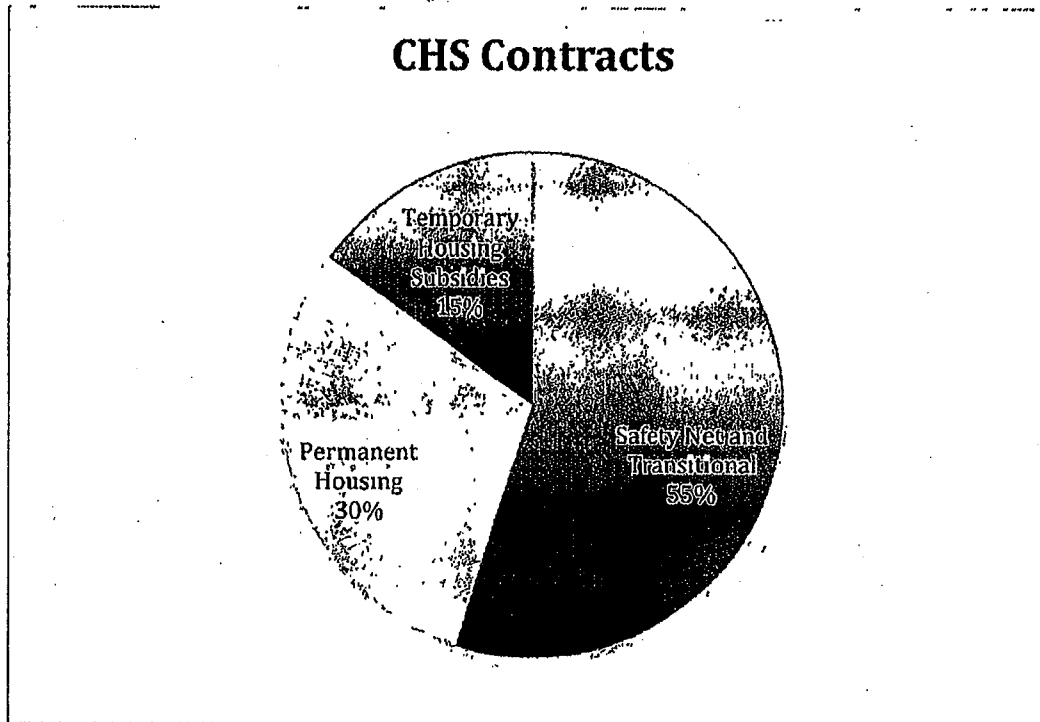


Chart 1

As is shown in Chart 1 above, the majority of the City's funding is directed toward transitional housing, emergency shelter services, or other non-permanent interventions. The City uses approximately 45 percent of its investment in permanent housing strategies: 30 percent of its funds in programs that provide subsidies and services to homeless households placed in permanent supportive housing, and an additional 15 percent in temporary housing subsidy and prevention programs that also place people into permanent housing, though the subsidies and services are typically time-limited and short-term. Both permanent housing strategies are needed. Short-term subsidies are best used for homeless households without permanent disabilities or other major barriers to stabilization, while deeper subsidies and long-term supportive services are a proven strategy for chronically homeless individuals with severe or multiple disabilities.

For your information, several other reports being heard today by City Council more specifically distinguish the type and source of dollars that come into or through the City of Oakland to fund the services and housing interventions mentioned above. Those reports seek authorization from the Council to apply for, accept, and appropriate dollars to the specific homeless and hunger interventions embedded in Chart 1 above.

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Life Enrichment Committee
April 28, 2015

ANALYSIS

Current Needs

Oakland has more than 2,000 homeless men, women, and children at any point in time; an estimated 30 percent are chronically homeless, and many face significant barriers to employment and housing. For instance, Chart 2 below is an annual data analysis which indicates homeless characteristics by type

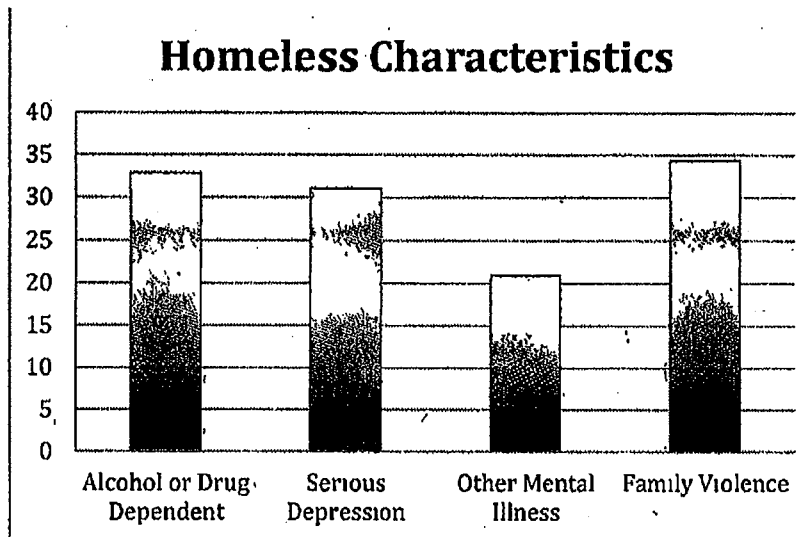


Chart 2

Demographics Snapshot

The homeless population in Oakland is majority male (61 percent), disproportionately African-American (69 percent versus 28 percent of Oakland's total population), and more than 66 percent are between the ages of 41 and 60.

Family Type:

- Homeless Families with Children – For January 2013, it was estimated that in a single day, 22 percent of the homeless population in Oakland (456 people) were living in households with children. Over the course of the same year, Oakland Unified School District reported that more than 600 students experienced homelessness at least once. Rates of domestic abuse tend to be especially high among families.
- Single Adults – The majority of the population is comprised of single adults (nearly 78 percent, 1641 people) living alone or sometimes with other adults. The single adult population tends to be disproportionately male. In recent Countywide surveys 20 percent

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of Oakland's homeless were veterans, while the 2013 U.S. Census showed only four percent of Oakland's adults were veterans. The veteran population in Oakland showed high rates of mental illness with 27 percent disabled by serious depression and 44 percent suffering from post-Traumatic Stress Disorder.

Chronically Homeless

Within the single adult population, a portion of that population is chronically homeless, defined as a person with a disability and currently homeless for a year or more or four or more episodes of homelessness within the last three years. Countywide, the chronically homeless constitute 22 percent of the homeless population; however 82 percent of them are unsheltered. A recent Countywide initiative called Home Stretch enrolled chronically homeless people to prioritize permanent supportive housing resources for the most vulnerable individuals. Data about the 259 people enrolled as of July 1, 2014, further show that a portion of the single adults in the homeless population has highly complex and severe needs. Of 259 chronically homeless people enrolled in Home Stretch, 60 percent are male, 49 percent report more than five years of homelessness in their lifetime, 76 percent self-report significant mental health problems, 82 percent have a record in the county mental health system, and nearly half (48 percent) have a record in the County substance use disorder treatment system.

The majority of homeless people in Oakland are unsheltered. With a very limited number of shelter beds and housing options, homeless adults in Oakland with the barriers described are likely to remain homeless for lengthy periods. Those with disabilities may spend close to two years applying for SSI disability income. If they receive SSI, they will have nearly \$900 per month. Unfortunately, this does not put them in reach of an apartment, with studio units renting for over \$1,200 per month. The U.S. Department of Housing and Urban Development's Fair Market Rent Summary suggests that the average rental price for a one-bedroom apartment in Oakland is between \$1260 and \$1514 per month. For those who cannot afford a one bedroom, HUD has estimated the fair market rent for efficiency in the Oakland - Fremont Metro Area at \$1039 for fiscal year 2015." Chart 3 below outlines Oakland's fair market rents for studio/one bedroom apartments in comparison to income

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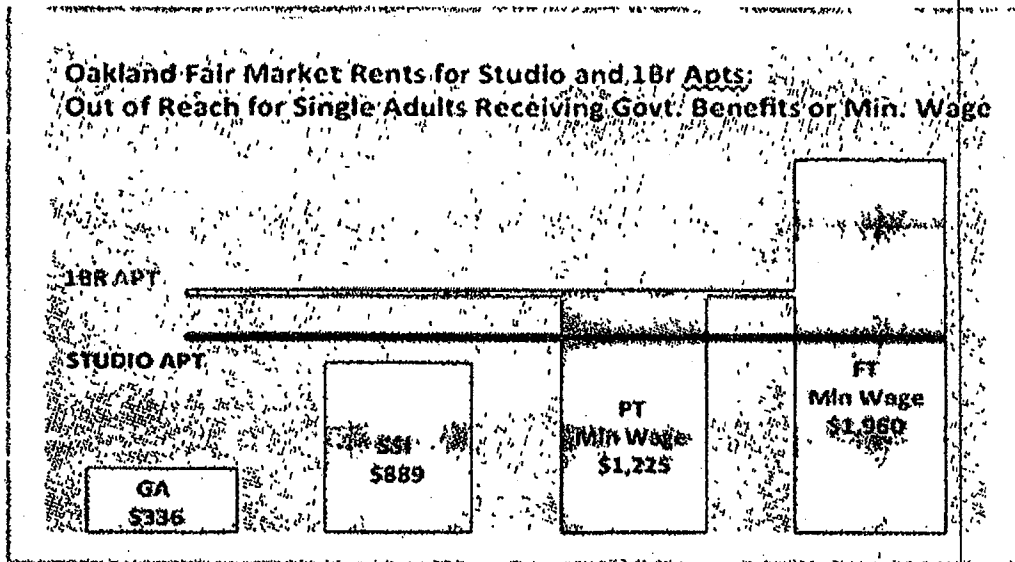


Chart 3

Exacerbating the problem, the end of redevelopment has resulted in far fewer new units for this population. Thus far, the City has been unable to provide new resources for housing the 2,000 people in need. The substantial efforts by City staff and non-profit providers have little effect when there are no available housing units for people under 25 percent of median income, particularly if they also have disabilities that limit their income.

Trends in Alameda County

Data from the Countywide 2013 Homeless Count report show a shift away from families to singles, an increase in street homelessness, and an increase in chronic homelessness. The anticipated data later this year from the 2015 count will show the degree to which Oakland mirrors or deviates from the Countywide trend.

An unprecedented amount of funding has been released at the State and County level to address family homelessness and has become a primary resource for Oakland providers to focus on ending family homelessness. This infusion of targeted resources shows early signs of being impactful for CalWORKs families and legislative analysts at the State level are predicting the funding will be renewed again for the FY 2015/16 fiscal year.

Veteran homelessness has also been targeted with resources from the Federal government and Oakland has the largest program Countywide for outreach to veterans and their families. Until the last eight months the success rates for outreach and housing connection were impressive. The shift in housing prices in the rental market has caused a slow-down in housing placements for veterans and families. Increasingly, providers must house clients in Vallejo, Fairfield, and

Sacramento. Service providers are creative and are using Skype as a way to support their client population when housed at a distance.

PUBLIC OUTREACH/INTEREST

This report did not require public outreach other than the publication on the City's website.

COORDINATION

This item required coordination with EveryOne Home and Alameda County Housing and Community Development's Homeless Management Information Systems staff, U.S. Department of the Census, and various experts on homelessness trends and Housing First interventions.

COST SUMMARY

Current Year CHS Contracts for Homeless and Housing Assistance

Type of Assistance	Oakland's Cost per Client Served	Persons Served	% Exiting Homelessness
Shelter and Transitional Housing	\$4,360	841	85%
Subsidies/Services Permanent Housing	\$10,066	185	99%
Temporary Permanent Housing Subsidies	\$9,786	116	97%
Total persons exiting homelessness last fiscal year			1,011

Table 1

As the numbers in Table 1 above show, Oakland's current investments are effectively ending homelessness for the people they serve. However, turnover in these programs is low, and quantity of resources is not to scale of the need. Since new people become homeless on a daily basis, the current configuration of programs and investments will not result in a dramatic reduction of the homeless population. A greater impact to reducing street homelessness could be achieved by a few core changes

- Invest additional funding into permanent housing strategies which show the highest success rate;
- Implement a shelter diversion program that helps people resolve housing crises so that they are not forced to reside in a shelter, which will in turn free up shelter beds to house more people from the streets;
- Improve outreach efforts to reach more people living outdoors to connect them to resources via expanded outreach activities totaling a greater number of hours per week and modified hours to later in the evening when people have returned to their sleeping areas; and,

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Continue registry efforts to identify all people currently residing outdoors and each person's needs, to enable outreach, housing, and services staff to understand each person's needs, best target the appropriate service to each, and to prioritize the deepest subsidies and most comprehensive services to the most vulnerable.

Additional assistance for housing subsidies and supports is particularly needed among single adults with disabilities. Expanding the scale of partnerships between CHS and non-profit housing providers and the Oakland Housing Authority would be an important and strategic step.

Costs to provide services to 25 homeless single adults in a subsidized setting (such as new MLK building) would be less than \$75,000 ongoingly per year because of leveraged services and operating budget provision for services coordination

Services costs for a "step-down" program from higher cost supportive housing would be only \$60,000 for 25 formerly homeless Oakland PATH Rehousing Initiative (OPRI) clients with Oakland Housing Authority subsidy match.

New housing placements for chronically homeless will cost approximately \$12,000 per client per year for subsidy and approximately \$100,000 per year (\$4,000 per client) for case management and additional assistance for 25 clients.

PAST PERFORMANCE, EVALUATION AND FOLLOW-UP

Permanent Supportive Housing had the lowest rates of participants exiting to homelessness, at one percent, followed by Rapid Rehousing programs (temporary permanent housing subsidies) at three percent. Transitional Housing and Emergency Shelter had a higher percentage of participants exiting to homelessness at 10 percent and 15 percent respectively.

Rapid Rehousing Program Outcomes

Rapid Rehousing in Oakland is geared toward households likely to be able to assume their own rental costs within 24 months. Overall, Rapid Rehousing programs run by three service providers (East Oakland Community Project, First Place Fund for Youth, and Saint Mary's Center) showed extremely positive results. The vast majority of homeless persons served (91 percent) either maintained in housing for over a year or exited into a permanent housing placement. Of the 116 persons served by Rapid Rehousing programs in FY 2013-2014, only three percent of participants exited to homelessness.

Most housing placements were into a rental unit leased by the client. Of those 60 individuals who participated in the program for at least 90 days and exited to housing, 87 percent transitioned to their own apartment rental, 12% exited to permanent placements with friends or family, and two percent (1 participant) moved to permanent supportive housing. Table 2 below outlines:

Table 2

RAPID REHOUSING PROGRAM OUTCOMES FY 2013-2014			
		% of those served	% of those exiting
Persons Served	116		
Housed in program >1 year	22	19%	
Exited to Housing	84	72%	97%
Exited to Homelessness	3	3%	3%

* Not included in overall percentages are the 7 deceased clients during FY2013/14

Permanent Supportive Housing Outcomes

The two Permanent Supportive Housing programs analyzed one run by Abode and one by Lifelong Medical Care, showed strong positive results in maintaining stable housing for participants. This type of housing is targeted to those who need the deepest subsidies and greatest level of support. Retention in housing is the expected outcome for most clients. Of those who do move out of permanent supportive housing, it is also successful to move to other permanent housing. Of those who exited the program, more than half transitioned to another permanent housing placement. One percent of total participants (or two out of 185) exited to homelessness. Table 3 below outlines the permanent housing outcomes:

Table 3

Permanent Housing Outcomes		% of those served
Individuals Served	185	
Housed in program >1 year	161	87%
Exited to other permanent Housing	11	6%
Exited to Homelessness	2	1%

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Transitional Housing Program Outcomes

Overall, nearly 80 percent of individuals participating in transitional housing programs in fiscal year 2013-2014 were either maintained in housing or exited to permanent housing. Of the 389 homeless persons served, 166 (about 43 percent) exited to housing, and 142 (37 percent) were maintained in housing. About 10 percent exited to homelessness. The transitional housing outcome is highlighted below in Table 4.

Table 4

Transitional Housing Outcomes		% of those Served
Persons Served	389	
Persons Maintained in housing	142	37%
Persons Exited to Housing	166	43%
Persons Exited to Homelessness	37	10%

Statistics for Emergency Shelter outcomes for Oakland include just the participants under City of Oakland contracts, receiving case management assistance outlined in Table 5 below.

Table 5

EMERGENCY SHELTER OUTCOMES FY 2013-2014						
Agency	Program	Number Served 13-14 Contract Year	# Exited to Permanent Housing	% Exited to Permanent Housing	# Exit to Shelter or Streets	% Exiting to Shelter or Streets
EOCP	Crossroads PATH, ESG & Supportive Housing Programs	452	131	29%	90	20%

Summary Observations

The City of Oakland has, in partnership with its nonprofit, County, and jurisdictional partners, implemented several strategies as interventions to more successfully address the needs of its overall homeless population in Oakland such as at risk adults and youth, families, emancipated youth, veterans, special needs and disabled adults and youth, as well as unsheltered homeless.

Oakland's safety net of services is stable, but insufficient to meet the needs of the unsheltered and those at risk of becoming homeless. Actions possible to further bolster our safety net services include:

1. Provide funding to open an every night winter shelter for 50 persons from November through April. Secure a facility that can accommodate that number and supplement with overnight motel voucher for overflow. Price tag \$150,000 for beds and staffing may increase depending on real property costs (current budget \$85,758) the difference is approximately \$64,242;
2. Expand the City's outreach and harm reduction capacity from four days a week, 4pm to 8pm to five days per week from 11pm to 2am (or six days a week from 7 pm to 12 am) with an incentivized service approach to leave the streets and street encampments to a sanctioned campground(s) operated like a full service emergency shelter. Price tag for outreach only is \$350,000 (current budget for Outreach and harm reduction is \$179,310) the difference is approximately \$170,690;
3. Expand bed capacity at Crossroads Shelter and St. Mary's Center shelter from December through April. Price tag \$40,000 (Current budget is \$15,000 from City of Emeryville) the difference is approximately \$25,000;
4. Continue to request maintenance of effort support from Alameda County to support permanent housing support for most vulnerable unsheltered population at a pro rata share of their North County contribution for winter shelter; and,
5. Increase both graduated and permanent housing subsidies for those coming through the Henry Robinson Multi-Service Center (HRMSC). Provide a path and pipeline to move unsheltered homeless from the streets (through our Outreach Program) into the Henry Robinson Multi-Services Center and out into permanent housing. Price tag \$1,000,000 (current budget for subsidies approximately \$200,000) the difference is approximately \$800,000.

The City's effort to provide safety net housing to its unsheltered population on the streets has been operating for the past 17 months at the HRMSC; 266 unsheltered, street homeless have been housed at the HRMSC and in that time 68 percent have exited to permanent housing (178

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individuals). Staff believes this number should be targeted for interim housing services and wrap around services with a temporary housing subsidy that decreases over time until they are more stable and able to support their housing independently.

Of the 266 unsheltered homeless, there are another 125 who are having more challenges of living independently without more intensive support over a longer period of time. Those tenants are profiled as longer term, chronic homeless with multiple disabilities that are often physically and mentally debilitating. This population would be served more adequately through permanent supportive housing support, which includes permanent subsidies and services. The cost of a permanent subsidy and service is estimated at \$20,000 per person per year. Staff proposes that the City negotiate specifically with the OHA to set aside vouchers for this population and attach to those coming out of the HRMSC. The City in turn provides a services match to provide the housing services to support the stability of those moved into housing. Estimated cost is \$238,000 for a service team. There is currently no funding identified for this intervention.

Internally, staff proposes the City update its housing policy to carve out an ongoing percentage of units be set aside for those at 15 -25 percent of area median income in order to create a stock of housing affordable to those that are in need of permanent supportive housing.

SUSTAINABLE OPPORTUNITIES

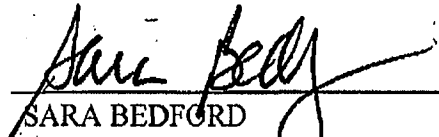
Economic: All funds recommended for possible funding in this report are for the purpose of providing housing and services to homeless to eliminate and prevent homelessness. Such outcomes are achieved through rapid rehousing assistance, homelessness prevention, transitional housing, shelter services, homeless encampment services, and outreach.

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 unsheltered and living on the street.

Social Equity: The intended use of funds recommended in this report is targeted to the most vulnerable and at-risk populations in this City and is providing essential and basic human services, housing and support.

For questions regarding this report, please contact Susan Shelton, Community Housing Services Manager, at 238-6186.

Respectfully submitted,



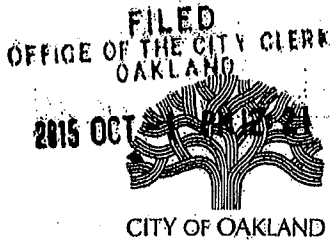
SARA BEDFORD
Director, Human Services Department

Prepared by: Susan R. Shelton, Manager
Community Housing Services Division

'2009, 2011, 2013 Alameda Countywide Homeless Count and Survey" reports prepared for EveryoneHome
" Median rent for a one bedroom in Oakland as of January 2015 reported as \$1295 "January 2015 California
Rental Price Monitor", Apartment List <https://www.apartmentlist.com/rentonomics/january-2015-california-rental-price-monitor/>,
Fair market price in the Oakland / Fremont metropolitan area (and in Alameda County) is set at \$1039 for an
efficiency and \$1260 for a one bedroom for FY2015 by HUD
http://www.huduser.org/portal/datasets/fmr/fmrs/FY2015_code/2015summary.odn

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Attachment B



AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

SUBJECT: Winter Shelter Strategy

FROM: Sara Bedford
Director, Human Services

DATE: September 29, 2015

City Administrator Approval

Date:

9/30/15

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To:

- (1) Enter Into An Agreement And Accept And Appropriate Up To \$152,000 From Alameda County For North County Winter Relief Efforts Including Winter Shelter Beds;
- (2) Enter Into An Agreement And Accept And Appropriate Up To \$15,000 From City Of Emeryville Funds For Winter Shelter Beds;
- (3) Enter Into A Grant Agreement With Society Of St. Vincent De Paul Of Alameda County For The Provision Of 50 Plus Emergency Winter Shelter Beds For The Period Of November 1, 2015 Through April 30, 2016 In An Amount Not To Exceed \$150,000;
- (4) Enter Into A Grant Agreement With Bay Area Community Services, Operator Of The Henry Robinson Service Center, For The Provision Of 10 Emergency Winter Shelter Beds For The Period Of November 1, 2015 Through April 30, 2016 In An Amount Not To Exceed \$30,000; And
- (5) Accept And Appropriate Additional Funds From Alameda County And The City Of Emeryville To Fund Winter Relief Efforts And Amend The Grant Agreements For Additional Winter Relief Efforts For The Period Of November 1, 2015 Through April 30, 2016 Without Returning To Council.

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October 13, 2015

EXECUTIVE SUMMARY

The City of Oakland, in collaboration with the cities in North County (Oakland, Emeryville, Albany, Berkeley) and Alameda County, has developed a Winter Response strategy to address the needs of unsheltered (living on streets, in cars or in other places not meant for human habitation) homeless people during the winter months. The resolution before the City Council funds the continuation of a single site winter shelter accommodating 50 + single adults, as well as a service rich second shelter accommodating 10 single adults who are identified as very vulnerable. We anticipate that the total winter shelter beds will cost approximately \$235,000.

The shelters will be open from approximately 6pm-8am every day. The anticipated period of service provision is November 15, 2015 through April 15, 2016 with an additional two weeks before and after this time period to allow for non-profits to set up and dis-assemble the shelter and to increase the number of days the shelters are open should additional funds become available.

This resolution asks the Council to accept and appropriate funds for this effort.

BACKGROUND / LEGISLATIVE HISTORY

From 1999 through 2012, the City of Oakland, in partnership with Alameda County and the City of Berkeley, operated a regional winter shelter at the Oakland Army Base for homeless North County residents. The shelter was housed in a large warehouse building owned by the former Oakland Redevelopment Agency. This 100 bed congregate shelter for single men and women provided primarily compassionate refuge from inclement weather during the winter months, with a bare minimum of social services on site due to budget constraints. The approximate cost of the shelter was \$300,000 per season plus use of the building itself, with the costs shared by the participating jurisdictions.

Starting in 2013, the Army Base site became unavailable due to development. A suitable site for a large (100 bed) congregate shelter had not been identified. After discussions with jurisdictional partners, a regional winter weather response system was developed as an alternative to the Army Base shelter for the 2013/2014 and 2014/2015 Winter Shelter seasons. The strategies incorporated various active components, including scattered site beds at various agencies, as-needed warming centers, outreach-based interventions, rapid re-housing programming, and housing assistance client services. The as needed warming centers, which have operated since the closure of the Oakland Army Base shelter, have been challenging to staff and manage.

ANALYSIS AND POLICY ALTERNATIVES

The January 2015 EveryOne Home Homeless count indicates that, on any given night, there are 1,384 unsheltered homeless persons in Oakland. Within the unsheltered population 56.5 percent are African American, 24 percent are White, and 12 percent are Latino. Additionally, of these 1384 individuals, 82 percent are 25 years or older. 20.8 percent of the 1384 individuals are chronically homeless, which is defined as a person with a disabling condition who has been homeless for one year continuously or who has had four episodes of homelessness in the past three years. The homeless population in shelters may include people temporarily in transition from institutions or other residential circumstances as well as the working homeless, who work during the day and sleep at the shelter at night.

Throughout Oakland there are approximately 350 shelter beds available on any given night, a portion of which are funded by the City. The proposed additional 60+ Winter Shelter beds during the cold winter months will be funded by the City of Oakland. The cold weather and rain of the winter months cause extreme hardship for those homeless persons who are unable to find shelter, and existing shelters must turn homeless persons away every day during the winter months. The establishment of these shelters will allow the most fragile of the homeless population, in danger of death due to exposure, to come in off the streets. It will also allow those in transition from institutions or other circumstances to have a temporary base from which to pursue self-sufficiency. The winter shelters also provide an opportunity for service providers to reach out and engage chronically homeless individuals. With such limited resources and a high demand even a relatively small winter shelter program will make a positive difference.

Table 1 below further demonstrates findings from the most recent homeless count for the unsheltered population.

Table 1: Oakland Homeless Demographics

Measure	Year: 2015
Total Homeless	2191
Unsheltered (on streets or places not meant for human habitation)	1384
Chronically Homeless	345
With Serious Mental Illness	359
With Substance Use Disorders	262
Victims of Domestic Violence	487
Living with HIV/AIDS	44
Veterans	203
Under the age of 18	240

While the total numbers of homeless individuals have stayed roughly the same since 2009 (the last year with Oakland specific data) there were a few significant changes. The numbers of unsheltered single adults has increased 45 percent since 2009 while the numbers of homeless families have declined by 13 percent. The numbers of homeless veterans in Oakland also dropped significantly, by 49 percent, reflecting a recent sizable increase in both Federal and State resources for this homeless sub-population.

Winter Relief Strategy

After discussions with jurisdictional partners, a regional strategy has been developed using an innovative and hybrid approach that draws upon staff's experience with a single site as well as the last two years' models.

The basic tenets of the strategy are as follows:

Single Site Winter Shelter - Traditional winter shelter beds will be available at The Society of St. Vincent de Paul (SVdP) located at 675 23rd Street Oakland, California 94612. SVdP is a nonprofit organization that provides direct assistance to needy men, women, and children in Alameda County. The organization engages to meet the needs of the poor and the homeless and serves anyone in need, regardless of race, creed, or origin. The proposed location is a large dining hall. The room is utilized as a dining hall Tuesday to Saturday, 10:45 am - 12:45 pm and serves up to 700 hot meals per day to people in need. The SVdP proposed Winter Shelter hours will be from 6pm – 8am thereby enabling the needs of both winter shelter participants and hot meals program recipients to both be served without conflict. The beds will be accessible to participants through a referral process from various City Of Oakland agencies. As part of staff's work, agreements will be reached with participating referring agencies about the number of bed assignments. Though not part of the Winter Shelter program specifically, SVdP operates a drop-in support services center adjacent to the proposed site that offers programs and assistance to help participants with steps toward stability.

Vulnerable Beds Shelter - The second proposed site is the Henry Robinson Center located at 559 16th St Oakland, CA 94612. Bay Area Community Services (BACS) is the operator and will provide up-to 10 beds for those persons identified to be most vulnerable using a vulnerability screening index. The vulnerability screening is designed to be congruent with the Home Stretch prioritization criteria (discussed in following sections) and will identify and target those that are the most medically vulnerable, long time homeless, seniors, and other special needs populations. The vulnerable beds shelter will be available every night during the winter season from approximately 6pm until 8am and will engage participants in intensive case management and rapid-rehousing services. Referrals to the shelter for vulnerable homeless individuals will come from Operation Dignity and BACS during their respective outreach efforts and these agencies will administer a vulnerability screening index. In addition, SVdP, and their referring agencies, will inform BACS if they believe someone might meet eligibility criteria and BACS will outreach to those persons to complete the vulnerability screening.

Outreach team interventions - Outreach teams will provide street outreach to known encampments on an every night basis. Outreach services will be funded through existing homeless mobile outreach programs in coordination with the Alameda County Behavioral Health Agency.

Client Targeting - Clients will be admitted to the winter shelter on a first come, first served basis, for each referring agency allotted bed allocations. In addition, the current strategy proposes using every night street outreach teams to target and engage the most medically vulnerable of the unsheltered homeless for entry to winter shelter and rapid re-housing programming, while still keeping winter shelter beds available for the general homeless population.

Home Stretch -The Winter Shelter Strategy proposed here is at the forefront of the County-wide Home Stretch effort, a collaborative project of the Alameda County Health Care Services Agency, EveryOne Home, and its public and non-profit agency partners. Home Stretch is a system that will coordinate, streamline, and prioritize access to permanent supportive housing for the most vulnerable homeless individuals. The Vulnerable Bed Shelter design proposed here is in alignment with this effort and BACS staff will fulfill the 'housing navigator' role that further supports the process of attaining and retaining permanent supportive housing.

FISCAL IMPACT

City funds will be used to fund the traditional winter shelter and vulnerable bed strategy, outreach, and case management elements. Outreach services and housing-related case management activities will be funded by the County. Oakland will contribute these funds to the regional strategy from an appropriation of approximately \$85,758 in General Funds from the baseline budget dedicated to winter shelter and approximately \$50,000 additional general funds dedicated to homeless services. The City of Emeryville is anticipated to contribute \$15,000 to be administered through the City of Oakland Human Services Department and will be used for the procurement of winter shelter and vulnerable bed accommodations. Alameda County Housing and Community Development (HCD) is also projected to contribute up to \$152,000 towards the North County's single site Winter Shelter, Vulnerable Bed Shelter, and Rapid Rehousing services. The following table below represents the allocation of funding for the FY15/16 winter shelter program:

Source	Fund	Organization	Account	Project	Program	Amount
City of Oakland	1010 General Purpose Fund	78411 Community Housing Services	54912 Grants Contracts	G487210 FY 15-16 OABTWS FY 15 GPF Match	SC22 Fostering Safe and Healthy Communities	\$85,758
City of Oakland	1010 General Purpose Fund	78411 Community Housing Services	54912 Grants Contracts	G463170 OABTWS FY 14 MTC	SC22 Fostering Safe and Healthy Communities	\$3,898
City of Oakland	1010 General Purpose Fund	78411 Community Housing Services	54912 Grants Contracts	A490850 Homeless PATH High Priority Area	SC22 Fostering Safe and Healthy Communities	\$50,000
City of Emeryville	2994 Social Services Grants	78411 Community Housing Services	54912 Grant Contracts	G417220 Winter Shelter & Warming Center Services	SC22 Fostering Safe and Healthy Communities	\$15,000
Alameda County	2160 County of Alameda: Grants	78411 Community Housing Services	54912 Grant Contracts	G463150 OABTWS FY1415 ALA	SC22 Fostering Safe and Healthy Communities	\$152,000
Total Funding:						\$306,656

Staff remains in negotiations with individual providers, the estimated amounts for grant agreements and supplies are shown in the chart below.

Winter Shelter	Clients served per night	Funding source	Amount
St. Vincent de Paul – general beds	50+	General Fund	Up to \$150,000
Henry Robinson Center – vulnerable beds	10	Alameda County	Up to \$30,000
Supplies (cots, bedding)	60	General Fund	Up to \$5000
Food and miscellaneous	60	General Fund	Up to \$50,000
Grand Total			Up to \$235,000

PUBLIC OUTREACH / INTEREST

This item did not require any additional public outreach other than the required posting on the City's website.

COORDINATION

This item required coordination with the Alameda County Housing and Community Development Agency (HCD), Alameda County Health Care Services Agency, and the Cities of Albany, Berkeley and Emeryville, the report and resolution have been approved by the Office of the City Attorney and the Controller's Bureau.

SUSTAINABLE OPPORTUNITIES

Economic: Integration of homeless clients into the economic mainstream reduces crime and provides economic stability for clients, their families, and the community.

Environmental: Integration of homeless clients into familiar Oakland neighborhoods in supervised settings will provide for community stability and productive environments. Homeless shelters improve the quality of Oakland's streets and neighborhoods.

Social Equity: Through the provision of housing and wrap around services to homeless populations, these clients will begin to achieve stability and prosperity and contribute positively to the community.

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ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To:

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- (2) Enter Into An Agreement And Accept And Appropriate Up To \$15,000 From City Of Emeryville Funds For Winter Shelter Beds;
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- (5) Accept And Appropriate Additional Funds From Alameda County And The City Of Emeryville To Fund Winter Relief Efforts And Amend The Grant Agreements For Additional Winter Relief Efforts For The Period Of November 1, 2015 Through April 30, 2016 Without Returning To Council.

For questions regarding this report, please contact Susan Shelton, Manager, Community Housing Services Division at 510-238-6186.

Respectfully submitted,


SARA BEDFORD
Director, Human Services Department

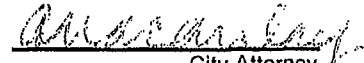
Community Housing Services Division
Reviewed by: Susan Shelton, Manager
Prepared by: Lara Tannenbaum, Planner
Talia Rubin, Program Analyst II

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October 13, 2015

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Approved as to Form and Legality

OAKLAND CITY COUNCIL


City Attorney

RESOLUTION No. _____ C.M.S.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO:

(1) ENTER INTO AN AGREEMENT AND ACCEPT AND APPROPRIATE UP TO \$152,000 FROM ALAMEDA COUNTY FOR NORTH COUNTY WINTER RELIEF EFFORTS INCLUDING WINTER SHELTER BEDS;

(2) ENTER INTO AN AGREEMENT AND ACCEPT AND APPROPRIATE UP TO \$15,000 FROM CITY OF EMERYVILLE FUNDS FOR WINTER SHELTER BEDS;

(3) ENTER INTO A GRANT AGREEMENT WITH SOCIETY OF ST. VINCENT DE PAUL OF ALAMEDA COUNTY FOR THE PROVISION OF 50 PLUS EMERGENCY WINTER SHELTER BEDS FOR THE PERIOD OF NOVEMBER 1, 2015 THROUGH APRIL 30, 2016 IN AN AMOUNT NOT TO EXCEED \$150,000;

(4) ENTER INTO A GRANT AGREEMENT WITH BAY AREA COMMUNITY SERVICES, OPERATOR OF THE HENRY ROBINSON SERVICE CENTER, FOR THE PROVISION OF 10 EMERGENCY WINTER SHELTER BEDS FOR THE PERIOD OF NOVEMBER 1, 2015 THROUGH APRIL 30, 2016 IN AN AMOUNT NOT TO EXCEED \$30,000; AND

(5) ACCEPT AND APPROPRIATE ADDITIONAL FUNDS FROM ALAMEDA COUNTY AND THE CITY OF EMERYVILLE TO FUND WINTER RELIEF EFFORTS AND AMEND THE GRANT AGREEMENTS FOR ADDITIONAL WINTER RELIEF EFFORTS FOR THE PERIOD OF NOVEMBER 1, 2015 THROUGH APRIL 30, 2016 WITHOUT RETURNING TO COUNCIL

WHEREAS, approximately 1384 persons are living outside and unsheltered in the City of Oakland at any given time; and

WHEREAS, the existing homeless shelter system in the City of Oakland provides less than 350 shelter beds per night; and

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

WHEREAS, the Oakland Army Base Temporary Winter Shelter (OABTWS), which provided 100 beds for Oakland single homeless persons during the winter months from 1999 until 2012 is no longer available for the provision of emergency shelter due to development at the Army Base; and

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

WHEREAS, the City of Oakland could provide approximately 50+ additional beds by establishing a temporary winter shelter at Society of St. Vincent de Paul of Alameda County; and

WHEREAS, the City of Oakland could provide approximately 10 additional beds for the most vulnerable persons by establishing a temporary winter shelter at Henry Robinson Service Center operated by Bay Area Community Services (BACS); and

WHEREAS, Funds are available in the amount of up to \$306,656 for the winter shelter beds from the following sources:

NAME	FUND/PROJECT	AMOUNT
General Purpose Funds – City of Oakland	1010.78411.54912.G487210	\$85,758
General Purpose Funds – City of Oakland	1010.78411.54912.G463170	\$ 3,898
General Purpose Funds – City of Oakland	1010.78411.54912. A490850	\$50,000
2015/2016 Alameda County	2160.78411.54912.G463150	\$152,000
2015/2016 City of Emeryville	2994.78411.54912.G417220	\$15,000
TOTAL		\$306,656

; and

WHEREAS, funds were earmarked in the FY 2015-2017 adopted budget in anticipation of funding from the Alameda County for the Winter Shelter program in the amount of \$139,243 in the County of Alameda: Grants Fund (2160), Community Housing Services Org (78411), Grant Contracts Acct (54912), Oakland Army Base Temporary Winter Shelter (OABTWS) FY 2014-2015 Project (G463150) and staff seeks authority to accept and appropriate additional funding in an amount up to \$152,000 from the Alameda County or reduce the budgeted appropriation depending on the actual amount received; and

WHEREAS, the City desires to enter into a grant agreement with Society of St. Vincent de Paul of Alameda County for an amount up to \$150,000; and

WHEREAS, the City desires to enter into a grant agreement with BACS for an amount up to \$30,000; and

WHEREAS, other funding sources may be identified to contribute to the contracting of Winter Relief efforts; and

WHEREAS, no other suitable site has been found for the winter shelter; and

WHEREAS, significant delays in establishing the winter shelter will prevent essential aid and services from being delivered to homeless persons with no other recourse; and

WHEREAS, all health, safety and accessibility requirements will be met in establishing and operating the winter shelter; now, therefore be it

RESOLVED: That the City Council authorizes the City Administrator to enter into an agreement and accept funds from the County of Alameda in an amount up to \$152,000, allocate said funds to the North County Winter relief efforts, and adjust the FY 2015-2016 budgeted appropriation of \$139,243 to up to \$152,000 depending on the actual amount received in the Alameda County Housing and Community Development Department Winter Shelter-Alameda County Fund (2160), Community Housing Services Organization (78411), Grant Contracts Account (54912), and OABTWS FY 2014/2015 Project (G463150) for the contracting of winter relief efforts including winter shelter beds; and be it

FURTHER RESOLVED: That the City Council authorizes the City Administrator to enter into an agreement and accept and appropriate funds from the City of Emeryville in an amount up to \$15,000 and allocate said funds to the Social Services Grants Fund (2994), Community Housing Services Organization (78411), Grant Contracts Account (54912), and Winter Shelter & Warming Center Services Project (G417220) for the contracting of winter shelter beds; and be it

FURTHER RESOLVED: That the City Council authorizes the City Administrator to enter into a grant agreement with Society of St. Vincent de Paul of Alameda County in an amount up \$150,000 to provide approximately 50 winter shelter beds for the time period of November 1, 2015 through April 30, 2015; and be it

FURTHER RESOLVED: That the City Council authorizes the City Administrator to enter into a grant agreement with BACS in an amount up to \$30,000 to provide approximately 10 winter shelter beds for the time period of November 1, 2015 through April 30, 2015; and be it

FURTHER RESOLVED: That the City Council authorizes the City Administrator to accept and appropriate additional funds from Alameda County and the City of Emeryville for North County winter relief efforts and winter shelter beds, and amend the above-referenced grant agreements for the provision of additional shelter beds and services within the term of November 1, 2015 through April 30, 2016 without returning to Council; and be it

FURTHER RESOLVED: That the City Council authorizes the City Administrator to conduct all negotiations, execute and submit all documents, including but not limited to applications, agreements, amendments, modifications, payment requests, and related action which may be necessary to establish and operate the shelter without returning to Council; and be it

FURTHER RESOLVED: That said grant agreements shall be reviewed as to form and legality by the Office of the City Attorney and copies will be filed in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, AND
PRESIDENT GIBSON MCELHANEY

NOES-

ABSENT-

ABSTENTION-

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

**Annual Report to the Oakland Housing Authority
Sponsor-Based Housing Assistance Program
City of Oakland: Oakland PATH Rehousing Initiative
2014-2015**

Overview

Begun in 2010, the Oakland PATH Rehousing Initiative (OPRI), has successfully housed more than 210 formerly homeless Oakland residents with subsidies provided by the Oakland Housing Authority (OHA) and services and program administration contracted to the City of Oakland. OPRI providers work with clients living in homeless encampments, exiting the criminal justice system, residing in shelters, and emancipating from foster care to move into permanent housing with targeted services and subsidies.

Community agencies implementing the program with the City of Oakland include:

- Abode Services
- First Place for Youth
- LifeLong Medical Care
- Operation Dignity
- Volunteers of America
- East Oakland Community Project
- Building Futures with Women and Children
- St. Mary's Center

Strategies and Program Changes

In 2014-2015, providers shifted their focus to program sustainability. Initially, the emphasis was on ensuring stability for those moving into housing from streets and shelters, assisting with more intensive social services, and providing all types of support in life skills and pre-employment. Now, as many OPRI clients have remained housed and are able to attend to basic needs, providers are working to assist clients to move to permanent housing where they pay their full rent, or to supportive housing for seniors or people with disabilities, as appropriate. Beginning in March of 2015, a major component of OPRI meetings convened by the City of Oakland has been the design of a step-down option for tenants who no longer need intensive services, with pathways designed to encourage financial and social independence without jeopardizing housing stability.

Adult Program Successes

In the adult programs serving encampments, shelters, and the reentry population, 97% of people placed have been stably housed for more than 12 months; 90% for a year or more; and 72% for three years or more.

Youth Successes

The housing program for transition aged youth varies significantly from the adult program. The emphasis for these 18-24 year olds is on achieving independent housing

stability within 24 months. As such, First Place offers intensive programming for vocational and employment assistance for two years, and then works with youth to maintain housing independent of ongoing subsidies and services. Youth clients in 2014-2015 maintained housing for at least six months at a rate of 95%, and 12 months at a rate of 91%. Only one youth remained in the program for more than 36 months.

Performance Measures

Annual Outputs:

a) Provide assistance to 125 households.

Exceeded. Oakland provided housing subsidies to **125 households throughout the year, with 115 in housing at the end of June 2015**. The number of individuals assisted over the 12-month period, by target population is detailed below.

Encampment Referred:	34
BHCS Encampment Referred:	21
Reentry Referred:	48
Senior Shelter Referred:	13
Households with Children:	4
Homeless Youth:	19
Total 2013-2014	139

Outputs: Grant to Date

Since the inception of the program, **210 households have been placed into housing directly from homelessness**. In 2014-2015, all 17 new placements were in the Homeless Youth category.

Outcomes

- a) At least 95% of all persons who enter the program remain housed for greater than six months.

Exceeded. Of all clients who had been in housing for more than six months as of June 30, 2015, **194 of 201, or 96.5% remained in housing for at least six months.** Among subpopulations, **100% of homeless placements** (Encampments and Shelters) maintained housing for at least six months, 93% of Reentry clients, and 95% of Youth placements. These rates are very consistent with previous year, with a slight increase in retention among youth.

- b) At least 85% of those who obtain permanent housing will maintain it for more than one year.

Exceeded. Of those placed at least one year before the end date, **164 of 182, or 90% maintained housing for more than 12 months.** Among subpopulations, 93% of all Encampment and Shelter placements, 85% of Reentry clients, and 91% of Youth maintained housing for at least one year.

- c) At least 65% of those who obtain permanent housing will maintain it for more than three years.

Encampment Referrals:	46
BHCS Encampment Referrals:	23
Reentry Referrals:	54
Senior Shelter Referrals:	13
Shelter Households with Children:	3
Homeless Youth:	71
Total Clients Housed	210

Exceeded. Of those placed more than 36 months before the contract end date, **78 of 107, or 73% maintained housing.**

- d) At least 95% of adults who enter the program with no income will have some form of income within one year.

Of those placed at least 12 months previously who had no income on placement, **13 of 13, or 100%**

gained income within 12 months.

Household Descriptions

Household types were primarily single adults:

Household Category	Adult	Youth
Households with Children	7	5
Single Adults/Couples	96	9

Total Households	103	14
------------------	-----	----

Races and Ethnicities were as follows:

Individual Demographics

<i>Races</i>		
White	10	2
Black or African American	101	14
Other or Mixed	9	3
Total	120	19
<i>Ethnicity</i>		
Hispanic/Latino	6	6
Non-Hispanic/Latino	114	13
Total	120	19

Client Successes

➤ Tailoring Housing Placement to Individual Needs

Mr. J has been a participant in OPRI for three years and possesses physical challenges and limitations due to back-related health issues that impacted his mobility, leaving him largely homebound. When Abode learned of the problems Mr. J faced and his increased feelings of isolation, the housing team was able to find an apartment located on the ground floor, which provided easier access and the ability to utilize his scooter to venture outside of his apartment.

The move has had a positive impact on Mr. J's overall sense of well-being and connection to community. He continues to meet and build healthy relationships with his neighbors. The relocation to an apartment that better aligns with his housing needs has given him the opportunity to engage and contribute resulting in a better quality of life.

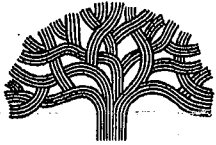
➤ From Housing Stability to Community Leadership

In the Spring of 2013, K.A. secured an OPRI housing subsidy and transitioned in to a studio apartment in East Oakland. He maintains his apartment and pays his rent on time.

Since his initial move to permanent housing, K.A. has worked very hard to achieve other goals he created for himself in his Service Plan. He received services through the Clean Slate program and he is no longer on probation. He went through the Social Security Administration's appeals process; and, with the assistance of a Homeless Action Center attorney, his SSI benefits were approved in 2014. Upon receipt of his first SSI check, K.A. elected to enroll in St. Mary's Center Representative Payee Program to ensure that his rent and bills would be paid on time each month. Additionally, he has been an active and outspoken leader in the St. Mary's Center community. In 2014, K.A. was elected to SMC's

Council of Elders. He eagerly shares his story of transformation, speaking to large groups, as well as one-on-one to new participants, on how he was able to "retrain" himself.

ATTACHMENT B:
Funding Strategies to Address
Homelessness in Oakland



CITY OF OAKLAND

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OFFICE OF THE CITY CLERK
OAKLAND

2017 APR 14 AM 10:38

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: Funding Strategies To Reduce
Homelessness In Oakland

DATE: April 13, 2017

City Administrator Approval

Date:

4/13/17

RECOMMENDATION

Staff Recommends That The City Council Receive An Informational Report On Funding Strategies For Consideration In City Council's Fiscal Year (FY) 2017-19 Biennial Budget Deliberations. The Investments Outlined Below Are Designed To Relieve Human Suffering Currently Being Experienced For People Who Find Themselves Homeless Especially Those Who Must Live Unsheltered On Streets.

EXECUTIVE SUMMARY

The current housing crisis has not only caused displacement of long term Oakland residents to other communities but many of our most vulnerable, low income residents have been driven into literal homelessness, often unsheltered. The current system for all types resources -- shelter, interim and transitional housing, permanent supportive housing -- is inadequate to meet the current and projected need, based on economic and housing cost trends. There is a crisis of health, safety and dignity for unsheltered Oakland residents who are forced to live on streets and under freeways. There is an outcry from sheltered residents to address the issue in their neighborhoods, to respond with compassion and a remarkable number of requests to offer assistance.

The 2015 Homeless count had 2,200 individuals who were literally homeless and of that number 1400 were unsheltered. The balance were in transitional housing or shelters. Staff fully expects the 2017 count to be higher and all homeless counts are considered undercounted by a factor of two or three.

To address this need, staff recommends investments in the following interventions to begin to meet the needs of chronically homeless individuals living on the streets and their sheltered neighbors. These investments are designed to create options to shelter and mitigate health and safety issues while the currently designated funding to develop deeply subsidized housing -- city and county bonds, a proposed state mental health services bond -- will lead to permanent solutions. The potential actions outlined in this staff report are focused on what can be accomplished now, balancing current needs and limited resources.

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Life Enrichment Comte
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The chart below outlines the recommended actions and their costs.

Potential Strategy	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
Renew Shelter Emergency Ordinance	None	Facilitates expeditious implementation of shelter/interim housing proposed here
Private Sector Coordination	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 dedicated 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; leasing costs for non-city owned building would be on top of this amount. Building acquisition possible through housing bond funds from KK or A1.	137 beds, approximately 300 people served over 1 year with 240 getting housed; includes 6 months post housing support (case management and financial assistance)
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	County funded	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 individuals	Explore program options that use individuals who are homeless under employment training e.g. at Safe Haven sites
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)

Any strategy that the City adopts to address homelessness must ensure that resources and interventions are targeted to the people most likely to benefit from them. Attachment A provides a rough estimate of the breakdown of high, medium and low need individuals who experience homelessness in Oakland. [Attachment A- Modeling levels of need .docx](#)

Addressing homelessness in Oakland is occurring in the context of changing policies at the county and federal level. At the county level, significant resources are being added to the existing homeless services infrastructure. These resources are targeted to people with the highest levels of need (as described in Attachment A) and to increase system efficiencies. The strategies outlined in this report are designed to be complementary to the county efforts as well as provide a broader reach within Oakland – addressing a wider population of homeless individuals (including high, medium and low need) and keeping in mind the specific needs of

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Oakland, with its high numbers of unsheltered homeless individuals, high numbers of encampments, and the significant impact of homelessness on the City's housed residents.

REASON FOR URGENCY

The last homeless Point In Time Count, conducted in January 2015, found 1384 individuals sleeping on the streets of Oakland on any given night. These numbers were widely assumed to be an undercount at the time and, although the 2017 numbers are not available yet, it is very possible that the Point In Time count numbers will increase. Additional recent events including the pending closure of the services in place site at 35th/Magnolia (displacing 40 homeless individuals), the pending closure of the City's main Winter Shelter (displacing 65 homeless individuals), and the fire at 2551 San Pablo (displacing over 100 individuals from an existing building that was deeply affordable) have served to highlight the crisis nature of this issue. While there is some relief on the horizon in the form of extremely low income units to be built or rehabbed through the recent county and city bond measures, there is an urgent need for more City focused actions to address this problem.

BACKGROUND / LEGISLATIVE HISTORY

Just as the reasons for homelessness are diverse and complex, the solutions to homelessness are similarly varied. No single response will work effectively given how people come into and stay homelessness. That said, there are demonstrated federal, state and county strategies that we know work in Oakland and can alleviate this crisis.

In the past two years, the City Council has received 3 reports about homelessness in Oakland. These include:

- A September 29, 2015 report regarding the Winter Shelter Strategy for FY 2015-2016. ..\Winter Shelter 2015\85845 CMS - winter shelter 15-16 staff report.pdf
- A January 7th, 2016 report with additional information on the Homeless Crisis in the City of Oakland. . .\Homeless Investments 2016\Published Homeless Crisis Rpt Jan19CC.pdf
- A December 2016 informational report on Homelessness was submitted to the City Council. .\Compassionate Communities\final reso and report\Homeless Encampments-Compassionate Communities report.pdf

All of these reports have recommended some combination of strategies to address the short term, medium term and long term solutions to homelessness. These reports have resulted in the City Council providing additional funding to enhance and expand existing strategies to respond to this problem. This report on homelessness echoes many of the recommendations presented in previous reports and recommends specific interventions for funding including immediate strategies to address encampments and a request to replicate an existing, successful interim intervention model. In addition, it addresses some specific items as requested by the Council including:

- Information On Coordination with State, County and other jurisdictions
- Progress On Identifying Land For A Sanctioned Encampment
- Status And Feasibility Of Tiny Homes As A Partial Solution

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- Number Of Beds In Oakland-Based Shelters
- Other Solutions That The Administration Deems Worthy Of Consideration
- Point-in-time" results of the 2017 homeless count
- Information on using 455 7th Street to house homeless individuals
- Using hotels along MacArthur Blvd. for housing
- Involving the private sector to help address homelessness

Changing Federal/County Landscape of Strategies to Address Homelessness

Coordinated Entry

Coordinated Entry is a standardized method to connect people experiencing homelessness with the resources available in a community. The US Department of Housing and Urban Development (HUD) has mandated that all communities implement a coordinated entry system as their method for distributing resources including emergency shelter, interim housing, rapid rehousing, and permanent supportive housing. See Attachment B: Definition of Housing Interventions.

Prioritization

Prioritizing chronically homeless people with the highest levels of needs for available resources is a core aspect of a coordinated entry homeless system. The shift from a system of first come, first served to one that prioritizes people based on chronic homeless status and vulnerability is designed to significantly reduce the numbers of unsheltered homeless individuals.

The Case for Coordinated Entry

Most jurisdictions, like Oakland, do not have enough services, housing, or funding to end homelessness in their communities. Prioritization focuses limited resources on those with the most barriers to housing, who also use the most resources within the system (e.g. are the most costly to serve given the lack of coordinated entry such as numerous emergency room visits rather than connecting individuals to the right type of health care to address needs). These individuals are most affected by homelessness and are the least likely to successfully find housing on their own. Over time, as the system houses people with the highest barriers, resources are freed up to serve those with lower barriers.

What exists now

- The City of Oakland began implementing coordinated entry for homeless families in November 2015.
- The City of Berkeley began implementing coordinated entry for all homeless populations in January 2016.
- In 2016, Alameda County Health Care Services Agency began implementing a coordinated entry system, called Home Stretch, which is the single access point county-wide for the system's most intensive housing and supportive services (permanent supportive housing).

Next Steps

Alameda County Health Care Services Agency (Whole Person Care Funding), Everyone Home, and the County Housing and Community Development Department are in the process of investing resources throughout the county to implement the strategies discussed above. The

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goal is to launch a coordinated entry system for all homeless populations in the county by September 2017. HSD applied for funding to implement coordinated entry in Oakland. Regardless of whether Oakland or another entity is awarded CES, it will lead to an increase in street outreach, assessment and housing navigation and eventually fewer unsheltered people.

ANALYSIS AND POLICY ALTERNATIVES

IMMEDIATE STRATEGIES TO ADDRESS ENCAMPMENTS

Health And Hygiene Services In Place

While housing is the end goal in addressing homelessness, there is also value to improving basic quality of life for people experiencing homelessness while they remain unhoused. In March, 2017, the City began a pilot intervention on Wood Street between 24th St. and 26th St to provide health, hygiene and safety interventions to an encampment. K-rails were placed to protect homeless residents from nearby traffic; portable toilet and wash stations and regular garbage pickup have been provided to address health and hygiene needs. Street outreach and street based case management, while not specifically increased for this site, continues to be available through existing services. There are many encampments around the City which could benefit from similar interventions. Each intervention costs approximately \$25,000 to set up and maintain for a year, which includes the cost of k-rails and portable toilets. These interventions target all people living in an encampment regardless of their level of need and have a positive impact on both the homeless and housed residents in an area. These interventions are not a solution to homelessness. Rather they are a way to manage the current crisis in the short term.

The City Council could consider funding for the creation of 5 additional Health and Hygiene Services In Place projects in FY 17/18 and 5 additional sites in FY 18/19 for a cost of \$180,000 per year.

Renewal of Emergency Shelter Crisis Ordinance

The foundation for implementing many of the ideas discussed in this report rests on having city planning, zoning, building, and life-safety codes that support these interventions for addressing homelessness. On January 5, 2016 the City Council adopted Ordinance 13348 C.M.S declaring a shelter crisis in Oakland. That ordinance expired in January 2017. California Government Code section 8698 et seq. - Shelter Crisis - states that upon a declaration of a shelter crisis state or local provisions prescribing "*standards of housing, health, or safety shall be suspended to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis.*" The code further states that a jurisdiction "*may, in place of such standards, enact municipal health and safety standards to be operative during the housing emergency consistent with ensuring minimal public health and safety.*"

The emergency shelter crisis ordinance can be renewed once specific proposals are specified and it can contain specific language related to implementing California Government Code section 8698 et seq. In addition, while California Government Code sections 8698 et seq. refers only to property owned by a political subdivision which "*includes the state, any city, city and county, county, special district, or school district or public agency authorized by law*" **The City Council may also explore broadening its emergency ordinance to include private property which is employed in the use of alleviating homelessness.**

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Private Sector Collaboration

HSD recognizes that the City and its nonprofit partners cannot solve homelessness on our own. HSD's vision is to create a collective response to homelessness that involves a broad swath of the community. The City could solicit community involvement and have the internal capacity to manage community partnerships more effectively.

The City Council could consider funding a position, or contract with a Community Organization to manage all aspects of community partnerships including:

- Organizations/ Faith Based Organizations/ Individuals who want to provide goods, services, or volunteers on one-time or ongoing basis
- Raise private funds, from foundations, businesses, corporations and wealthy individuals (throughout the Bay Area, and beyond) to support the programs and projects associated with Oakland's efforts to address homelessness.
- Engage merchant, business and other local associations such as a Lions Club to get involved in addressing homelessness
- Create a Fund-A-Structure effort – cost out and then fundraise privately for structures and other capital costs associated with Oakland's efforts including: health and hygiene interventions, sanctioned sites, safe parking/safe camping, and more permanent structures such as a second HFSN.
- Engage contractors, builders, unions, and others to volunteer labor to set up temporary sites and structures where feasible.

A city staff person in this role would cost approximately \$137,000. There also may be grant or foundation funding available for such a position.

Explore Dedicated Oakland Police Department Officers- Homeless Engagement Officers

HSD and OPD are actively discussing the possibility of having dedicated Homeless Engagement Officers. Many communities around the country are using dedicated police officers as part of their strategy to address homelessness. These officers develop expertise in homelessness and related issues for both homeless individuals and surrounding, sheltered neighbors. The positions would be similar to officers assigned to schools or particular traffic beats who develop areas of expertise and skill sets with subject matter expertise because of exposure to that set of certain tasks and populations.

The primary role of the Oakland Homeless Engagement Officers would be to build and maintain trusting relationships with homeless residents of Oakland; work with city and county agencies, nonprofits, and community groups to provide targeted services for those in need while addressing quality of life concerns in the communities; work on site with the Department of Public Works when encampments are cleaned or removed; provide enforcement to prevent re-encampment in designated areas; and to provide a sense of security to homeless encampment residents and to nearby housed residents.

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This option will continue to be discussed and considered, given other OPD priorities and staffing. A report back to Council could be considered with the 2017-19 budget deliberations during May and June.

INTERIM HOUSING WITH EXTREMELY LOW BARRIERS TO ENTRY, INTENSIVE SERVICE DELIVERY

Safe Havens: Camping/ Parking

In addition to the Health and Hygiene interventions described above, staff recommend providing additional, deeper services at existing encampments and at locations set up by the city. Safe camping/parking sites are a platform from which services can be delivered and housing goals achieved.

Safe Haven Work to Date: Compassionate Communities

The Compassionate Communities Pilot Program was described in detail in the Homeless Encampments/Compassionate Communities report which was presented to the Council in December 2016. A summary of the project, its outcomes, and lessons learned is below.

Situation

- In October 2016, the encampment at 35th St. and Peralta had a cohort of 40 individuals who had been there regularly for over a year.
- The goal of the pilot was to end unsheltered homeless status for individuals in the pilot site within 6 months
- Unsheltered residents were provided with:
 - Intensive housing navigation (case management)
 - Linkages to housing programs
 - Portable bathrooms and hand-washing stations
 - Garbage pick-up

Successes (as of 4/1/17)

Impact on homeless individuals

- **24 clients of the original cohort have been housed**
 - 8 have moved into permanent housing
 - 16 moved into transitional housing at the Housing First Support Network (HFSN)
- 6 of the original cohort remain at the site
- 7 of the original cohort have left the site and are not locatable
- 3 are currently incarcerated
- Most residents of the site demonstrated increased engagement in services

Neighborhood Impacts:

- Significant reduction in incidence of illegal dumping and garbage build up within & surrounding the site.

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- Significant reduction in the incidence of hazardous health conditions for the housed community and unsheltered residents within & surrounding the site (human waste debris, syringes, etc.)

Lessons Learned

- Nearly half of the campers were housed in the first two months. With the right type of housing options, a surprising number of people were ready to quickly to move indoors. The HFSN was the primary source of housing for this pilot and needs to be expanded (see below).
- Site control is essential to managing who comes in and out of the site if eventual closure within a time certain is the goal to prevent backfill. Any sanctioned site must have this element and there is a cost to assuring that time frame is met.
- There is a subset of people (about 20%) who may take much longer to engage in services and housing options
- Intensifying housing navigation services (housing case management) was key to providing the support to come inside.
- Campers were responsible for and maintained the cleanliness of the site and were supportive of the effort. However, the site was not completely self-governing.
- Housed residents were grateful for immediate cleanliness improvements but still want encampments to be moved. Drug dealing and drug use is most often cited as chief complaints.
- Management of this project has created strong partnerships across multiple city departments (Human Services, Public Works, OPD, Traffic, and City Administration). There is now a core group of people from each of those departments who are a de facto homelessness team.
- Having dedicated OPD officers has been successful. It enabled enforcement of a no camping zone outside of the site, allowed OPD to become well versed in homelessness issues, and allowed people at the site to interact with OPD in a very different way. There has been increased OPD presence and engagement at other homeless encampment interventions as a result of this partnership.
- Shared talking points were critical for all parties. Regular and consistent messaging to sheltered and unsheltered residents was vital.

Next Steps

The pilot site was scheduled to be closed at the end of March, 2017. The City was hoping to obtain a second site where anyone still at the 35th/Peralta site could move when the pilot site was closed. Although only 6 people from the original cohort remain at the pilot site, the spaces have been backfilled by other homeless individuals and there are currently around 40 people still in this location. At the time of this writing, the City is assertively pursuing a lease with Caltrans for another site that can be used as a Safe Camping location and the pilot project remains in place for the time being.

Safe Haven: Camping Parking

The City is actively looking for locations to situate **three longer term safe camping/safe parking sites**. In addition to the Caltrans lot mentioned above, the Department of Real Estate has compiled a list of city owned properties, including vacant lots and parks that could potentially be used for this purpose. Staff is reviewing the list to find feasible locations.

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Locations for safe camping/safe parking will be identified so that the impact to the surrounding community can be managed and a cleaner and safer environment for housed and unhoused residents can be maintained. These sites could provide "services in place" if a current encampment location is conducive to the models below. Alternately, new sites may be identified and people will be invited to participate in programming at the new locations.

The new safe camping/parking projects would have similar aspects to the initial Compassionate Communities Pilot, and will incorporate our learning from that pilot as well as a stronger alignment with County and HUD policy regarding coordinated entry and prioritization. We note again that dedicated and consistent support and intervention services are essential to this approach and involve an ongoing City cost.

If the Council moves forward with such an approach, the three sites could be used in the following ways:

1. A site will operate as safe camping and be in alignment with the coordinated entry process, serving individuals who are chronically homeless with the highest levels of needs. The intention is not to be geographically specific in targeting people but to use the coordinated entry and prioritization processes to offer spaces to the most vulnerable, chronically homeless individuals. Access to housing resources will be allocated through the coordinated entry/prioritization process. This site will provide a safe space for people to stay while they work intensively with their Housing Navigators (case managers) to get referred to Home Stretch for Permanent Supportive Housing. As clients become housed, new, high needs clients will move into the site. We anticipate that a site for high needs individuals can serve 40 individuals at any one time, with 65% of the individuals (26 people) becoming housed over the course of the year. As people exit for housing, additional people will move in.
2. A site will operate as safe camping and will have a geographical focus with specific existing encampments invited to participate. This site will serve individuals with a range of needs. We anticipate that this site will serve 40 people at a time for up to 6 months. Access to housing resources will be allocated through the coordinated entry/prioritization process meaning that some residents will receive homeless specific housing assistance and others will be assisted to increase income, access mainstream housing, and/or reunify with friends and family. Not all people will end their homelessness through this strategy.
3. A site will operate as a safe parking location. This site will prioritize families who are living in their cars as well as other vehicle dwellers as space permits. Access to housing resources will be allocated through the coordinated entry/prioritization process meaning that some residents will receive homeless specific housing assistance and others will be assisted to increase income, access mainstream housing, and/or reunify with friends and family.

Similar to the Compassionate Communities pilot, these sites will have Portable toilets, wash stations, and regular garbage pickup. Since the need for site control was a major lesson learned in the pilot, it would be most effective for the City to contract with a nonprofit agency to provide some site management activities (coordination with other service providers, weekly community meetings, managing site cleanliness) and with a security company to provide 24 hour security, thus ensuring that the sites are only occupied by designated people.

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The City will also contract with a nonprofit agency to provide intensive street based housing navigation services to residents of a site. While the expected new county money will fund an increase in street based housing navigation throughout the City, those funds will be targeted only to the highest needs individuals. Housing Navigation services, funded by the City and provided as a part of these safe camping/safe parking projects, would be available to any individual of the encampment including medium and low need individuals.

Safe camping sites could use individual tents as their housing or could use more substantial modular units (such as Tuff Sheds) that have doors and windows and can accommodate two people. Tents have the advantage of being able to accommodate individuals living separately and modular units have the advantage of being more durable and offering more weather protection and security. In practice, tents and modular units could be used interchangeably. However, staff recommends using modular units due to their weather protection, durability, stability, and capacity to create an organized arrangement.

Funding for up to three, year-long pilot sites would cost \$1,000,000/ year. The recommendation requires identification of appropriate land, ideally city owned or leased. Staff is actively assessing options.

Creation of a large, low barrier, interim housing program - A second Henry Robinson/Housing Fast Support Network (HFSN)

The HFSN, is a 137 bed Interim Housing program that serves people who enter directly from the streets. All people entering the Henry are homeless, extremely low income and nearly half have serious mental illnesses. Many also suffer from alcohol abuse, drug abuse, physical disabilities, and chronic health conditions. Overall, 80% report some form of disability. The HFSN is currently the main entryway into the homeless services system and the major path to get homeless people off of the streets in Oakland, especially for those in the West Oakland and Downtown areas. Each year, the program serves almost 300 people and successfully assists over 80% of their clients to end their homelessness and return to being housed members of the community.

In many ways, the HFSN operates like a Navigation Center in SF – taking people and their possessions directly from the streets for short term, interim stays. Staff requests that the City Council consider a second HFSN and that this facility be even more low barrier and more aligned with the SF Navigation Center model – creating a space that can accommodate groups of people, all of their belongings and their pets. **The cost of an additional large scale Interim Housing program is approximately \$2 million/ year in services and operating costs plus the cost of acquiring a building. Using a prefabricated building(s) on a city owned lot is one option that would help to keep costs down.**

PERMANENT HOUSING DEVELOPMENT

Feasibility Of Tiny Homes As A Partial Solution

There is currently a great deal of interest in Tiny Houses as a solution to homelessness. Many communities around the country are using some form of Tiny Houses as part of their approach to addressing homelessness. However the definition of Tiny Houses can vary greatly from a limited interim structure to one which can be used for permanent housing.

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Unlike many communities around the country which are using Tiny Homes as part of their approach to addressing homelessness, the City of Oakland does not have land available in the quantities that would allow stand-alone Tiny Homes to significantly impact the numbers of literally homeless people on the streets. However, HSD believes that Tiny Homes can play a role in addressing homelessness in Oakland in the following ways:

1. **Tiny Homes for homeless college students:** In the 2016-2017 mid cycle budget, the City Council added \$80,000 for Laney College to design and build two Tiny Homes prototypes. These prototypes, or other Tiny Home models, could be used to house homeless college students on land provided by the college.
2. **Tiny Homes in backyards to house homeless individuals:** Some communities around the country, such as Portland OR, have changed their zoning and other codes to allow people to place Tiny Homes in their backyards if the homes are used to house homeless households for at least 5 years. In Portland's model – which will be piloted this summer, homeless families will live in the homes rent free. In exchange for housing a homeless family for five years, the property owners will get a tax abatement and the tiny house— which they'd eventually be able to use or rent out. This project is just beginning so its impact is not documented. Staff believes that this approach could be one approach for a segment of the homeless population who are fairly stable and do not need of intensive services. If the City Council wishes to pursue such a program, staff will need to complete more analysis and research regarding incentives and resolving other issues as well as figure out the likely financial costs to the City.
3. **Stackable Units:** To reach a density that will impact people who are literally on the streets, the City could consider stackable Tiny Homes. There are a variety of companies who are designing and building these units which can be put together quickly to create apartment building like complexes. These Tiny Homes could be used as Transitional/Interim Housing or as Permanent Supportive Housing. The County is currently increasing their investments in services connected to permanent housing, or tenancy sustaining services while the two recently passed bond measures may be able to provide capital dollars for the creation of stackable tiny homes, or micro units. Additional research and analysis is required to figure out costs and approaches to demonstrate feasibility.

Using 455 7th Street to house homeless individuals

The former Oakland City jail is vacant and has been for over a decade. While staff has not investigated this building specifically, there is concern about housing homeless individuals in a site formerly used as a jail, as well as the current physical condition and status of building systems. Homelessness is already stigmatized and often conflated with criminal activity. HSD feels that turning this facility into any type of homeless service would perpetuate that stigma and would be a deterrent to access for homeless individuals.

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Using hotels along MacArthur Blvd

The City Administrator's office, in partnership with HSD and the Department of Housing and Community Development, has been looking into the feasibility of using hotels along MacArthur Boulevard for interim housing for homeless individuals. Currently, staff have made site visits to some of the hotels along MacArthur and have identified one hotel, the Twin Peaks, as a possible location for the City to master lease unit. In addition, other motels such as the Rodeway Inn in East Oakland are being explored as suitable housing. Staff is also looking into preservation/ conversion of Single Room Occupancy (SRO) hotels (e.g., Sutter, Mitchell, Claridge) as possible sites for permanent or interim housing. More assessment remains to be completed to determine the best use for these units in the City's continuum of homeless services.

OTHER OPTIONS

Employment Services/Job Readiness Training

Staff recommends that funding be allocated for job readiness services which specifically focus on literally homeless people who are living in encampments. Job Readiness includes skills development such as coming to work on time, getting along with supervisors and co-workers, and completing assigned tasks. There are opportunities to use these skills in encampment clean up efforts and neighborhood beautification efforts.

Funding for a pilot project is estimated at \$50,000/ year for one year to support 45 people in supportive employment, job placement as appropriate.

ADDITIONAL INFORMATION REQUESTED BY COUNCIL

Coordination with State, County and other jurisdictions:

The City of Oakland's HSD work is tightly coordinated with larger countywide efforts to address homelessness in Alameda County. The City is an active participant in Everyone Home, the countywide effort to end homelessness in Alameda County. The City has participated in planning efforts for coordinated entry and intends to partner with the county once coordinated entry funding decisions are announced. In addition, in recent months the City and County have partnered in funding the Compassionate Communities pilot project to provide services at an existing encampment in West Oakland.

FISCAL IMPACT

Potential Strategy	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
Renew Shelter Emergency Ordinance	None	Facilitates expeditious implementation of shelter/interim housing proposed here
Private Sector Coordination	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 dedicated 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; leasing costs for non-city owned building would be on top of this amount. Building acquisition possible through housing bond funds from KK or A1.	137 beds, approximately 300 people served over 1 year with 240 getting housed; includes 6 months post housing support (case management and financial assistance)
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	County funded	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 individuals	Explore program options that use individuals who are homeless under employment training e.g. at Safe Haven sites
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)

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, Office of the City Attorney, Controller's Bureau, and the City Administrator's Office.

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 April 25, 2017

SUSTAINABLE OPPORTUNITIES

Economic: As noted in the report, all funds identified in this report are for the purpose of providing housing and services to the homeless to eliminate and prevent homelessness. Such outcomes are achieved through rapid rehousing assistance

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.

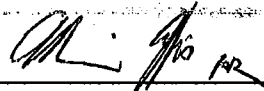
Social Equity: The expenditure of these funds is targeted to the most vulnerable and at-risk populations in this City and is providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council review and consider the potential strategies outlined in this staff report for funding in Council's FY 2017-19 biennial budget deliberations. The investments outlined are designed to relieve human suffering due to homeless, especially for those who must live unsheltered on streets.

For questions regarding this report, please contact Lara Tannenbaum, Community Housing Services, Acting Manager, at 238-6187.

Respectfully submitted,



SARA BEDFORD
Director, Human Services Department

Prepared by: Lara Tannenbaum, Acting
Manager

Attachment A-Modeling Levels of Need
Attachment B- Definition of Housing Interventions

Item: _____
LE Committee
April 25, 2017

Attachment A: Modeling the level of need among people experiencing homelessness in Oakland.

In the 2015 Point In Time Count for Oakland the total number of people experiencing literal homelessness (living on the streets, in shelters, in transitional housing) in Oakland was approximately 2200 individuals. Based on data from other communities around the country as well as from what we know in Oakland, we can roughly estimate that this breaks down to:

- 25% (550) of people are chronically homeless and have high levels of need. These are people who need significant levels of assistance to end their homelessness and are likely to need Permanent Supportive Housing (PSH)– housing that is both deeply affordable (20% AMI or below) and has permanent intensive services attached to each unit.
- 50% (1100) of people are medium need – requiring significant assistance to end their homelessness through time limited interventions such as Transitional Housing or Rapid Rehousing (subsidy assistance) and intensive case management.
 - We estimate that half of this population, or 550 individuals, will resolve their homelessness through these services.
 - We estimate that the other half of this population, or 550 individuals, will require on going affordable housing (at 20%-80% AMI), but may not need on going intensive services
- 25% (550) of people are low need. These are people who may have recently become homeless, who have a work history and no disability, and who could be assisted to end their episode of homelessness through interventions such as move in assistance (deposit and first month's rent), short term Rapid Rehousing subsidies, employment support, or family reunification.

When the City receives the 2017 Point In Time numbers a more robust modeling will be developed including an analysis of who is entering into homelessness, what the levels of need are, and who is exiting homelessness.

Attachment B: Definitions of Housing Interventions

Permanent Supportive Housing (PSH) is housing for people who are homeless and have a disability or families in which one adult or child has a disability. Supportive services designed to meet the needs of the program participants are available. PSH may be building based (an entire building) or may be scatter site (individual units around the city).

Rapid rehousing (RRH)– involves providing temporary financial assistance and services to return people experiencing homelessness to permanent housing. Core components include assistance locating housing, paying for housing and maintaining housing. Clients have a lease in their name and gradually contribute more and more towards their rent until they are able to take over the entire rental payment. RRH programs vary in length from 6 months to 24 months.

Transitional/Interim Housing refers to a supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, and support. Length of stay can be up to 24 months but in Oakland we have transitioned our Transitional/Interim programs to have shorter lengths of stay and have a goal of exiting people to housing within 6 months.

Emergency Shelter - is a facility whose primary purpose is to provide temporary shelter for homeless people in general or for specific populations of homeless individuals. Emergency shelters play a critical role in a crisis response system. Low barrier, permanent housing-focused shelters not only ensure that homeless individuals and families have a safe place to stay, but that their experience of homelessness is as brief as possible.

**ATTACHMENT C:
Supplemental Funding
Recommendations to Address
Homelessness in Oakland**



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OFFICE OF THE CITY CLERK
OAKLAND

2017 MAY 19 AM 9:34

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: Funding Recommendations To
Address Homelessness In Oakland

DATE: May 18, 2017

City Administrator Approval

Date:

5/18/17

RECOMMENDATION

Staff Recommends That the City Council Receive a Supplemental Report and Recommendation to Refer Select Recommendations for Addressing Health, Safety and Services Related to Street Homelessness for Funding Consideration in the City's Biennial FY 2017-2019 Budget Deliberations.

EXECUTIVE SUMMARY

On April 25th, 2017 the Human Services Department presented an informational report on homelessness to the Life Enrichment Committee. That report included strategy recommendations and estimated costs for a range of interventions including Encampment Health and Safety, Interim Housing, and Permanent Housing. The Life Enrichment Committee requested additional information regarding several aspects of the report. This supplemental report is in response to that request.

REASON FOR SUPPLEMENTAL

Staff submits this supplemental report to outline select recommendations for addressing the health, safety and services related to street homelessness. Staff has provided: a prioritized menu of recommendations for funding consideration; more detailed budgets for recommendations proposed; programmatic impacts of proposed interventions; and, potential funding partnership scenarios with County and other partners for consideration.

Item: _____
Life Enrichment Committee
May 23, 2017

BACKGROUND / LEGISLATIVE HISTORY

On April 25, 2017, HSD presented a detailed report on the current homeless services landscape, program models, metrics for measuring success, and scale and scope of the issue.

The chart below was included in that report and is designed to offer a *menu* of near-term options to provide shelter and mitigate health and safety issues for unhoused community members.

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
Renew Shelter Emergency Ordinance	None	Facilitates expeditious implementation of shelter/interim housing proposed here
Private Sector Coordination	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 dedicated 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; leasing costs for non-city owned building would be on top of this amount. Building acquisition possible through housing bond funds from KK or A1. The Mayor has directed staff to include \$10M-\$15M of funds from the first available tranche to acquire such a building.	137 beds, approximately 300 people served over 1 year with 240 getting housed; includes 6 months post housing support (case management and financial assistance)
Permanent Housing Development		
Focus on rapid construction program models for deeply affordable units	TBD by HCD. HCD is already working on strategies to utilize new bond resources for this purpose.	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 e.g., tiny houses or secondary units.	Planning Dept. and HCD are working on potential financial models.	Homeowners could have rental units / tiny homes which could potentially stabilize income for them, e.g. low income seniors, and at the same time provide housing for homeless residents.

Other Options/ Programs		
Coordinated Entry for Oakland	County funded	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 individuals	Explore program options that use individuals who are homeless under employment training e.g., at Safe Haven sites
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)

Funding to develop deeply subsidized housing – city and county bonds, a proposed state mental health services bond – is funding that will lead to longer term permanent housing solutions. However, it is also important to note that deeply subsidized and longer term supportive and permanent housing requires on-going funding for operational and service costs. In order to alleviate the housing crisis for people with deep and multiple needs, this on-going funding must be part of any capital program to construct more of this type of affordable housing. In other words, staff strongly urges the Council to include these on-going costs in any decisions about programs and facilities to decrease homelessness in Oakland.

The City's current investments in chronic homelessness are through HSD's Community Housing Division which has an overall budget of approximately \$12.6 million. The funding comes from a variety of sources including federal, county, state and local funding. These sources and their amounts are outlined in the chart below for FY 2016-17.

Funding Source	Services	Total Award 16/17
City General Fund	Rapid Rehousing, Outreach, Winter Shelter, Services in Permanent Supportive Housing	\$1,257,227.00
HOPWA	Housing Development, Prevention, Housing Subsidies	\$2,196,785.00
HUD/Continuum of Care	Interim/Transitional Housing for singles, families, youth; Rapid Rehousing for Families, Youth,	\$4,838,673.00
ESG	Rapid Rehousing, Shelter, Outreach, Legal/Benefits Advocacy	\$640,050.00
CDBG	Rapid Rehousing, Services in Permanent Supportive Housing, Emergency Food Distribution	\$1,141,625.00
Alameda County	Rapid Rehousing, Winter Shelter, Flexible subsidies	\$572,862.99
Oakland Housing Authority	Housing Subsidies and Housing location services	\$1,960,000.00
Total Funding		\$12,607,722

Of this amount, approximately \$2,000,000 is for HOPWA and is passed through for HIV/ AIDS Housing Development and services to both Contra Costa and Alameda County. Roughly \$1,000,000 is used for City administrative/ direct services staff and the balance of \$9,000,000 is grant funding for the range of services described below.

Service Type	FY 16/17 allocations
Services to support formerly homeless people in permanent housing	\$547,603
Outreach	\$365,000
Rapid Rehousing	\$1,968,604
Shelter (includes winter shelter):	\$569,949
Benefits Advocacy/Legal	\$45,000
Transitional/Interim Housing	\$3,377,764
Housing Subsidies (OPRI):	\$1,960,000
Food Distribution	\$100,000
Encampment Response (Compassionate Communities Pilot, Health and Hygiene Pilot)	\$65,000
Total	\$8,997,920

The charts above do not include other City resources and costs for service such as Public Works and OPD that may be directed to support the work of addressing homelessness. And, in addition to direct County resources given to the City of Oakland, there are many more investments from the County that more broadly support homeless services. These include Permanent Supportive Housing programs (such as Shelter plus Care), and investments in affordable housing which are allocated on a county wide basis. In addition, County funds allocated through the County Social Services Agency and the Health Care Services Agency (including behavioral health and substance abuse services) also provide significant services to homeless individuals.

Although there are significant resources currently being dedicated to addressing homelessness in Oakland, it is not enough given the growing encampments and increasing number of homeless individuals and families. The chart in the next section of this staff report outlines some additional interventions that the Council could consider in the FY 2017-19 budget to supplement

our current investments in this area. These additions require budget trade-offs and will result in cuts elsewhere in the budget.

ANALYSIS AND POLICY ALTERNATIVES

The Mayor and the City Administration have been clear that homelessness is not a problem that can be adequately solved by any city, including Oakland, in isolation. It requires a collaborative approach and reliance on blended funding streams, as has always been the case in the work that has been undertaken to address homelessness for decades. The City of Oakland's HSD work is tightly coordinated with larger countywide efforts to address homelessness in Alameda County. For example, the City is an active participant in Everyone Home, the countywide effort to end homelessness in Alameda County. The City has participated in planning efforts for coordinated entry and will closely partner with the County to implement Coordinated Entry in Oakland. In addition, in recent months the City and County have partnered in funding the Compassionate Communities pilot project to provide services at an existing encampment in West Oakland. Further, HSD also collaborates and coordinates with the City's Housing and Community Development Department (HCDD) in order to increase the supply of permanent supportive housing and assure that once stabilized, former homeless people can receive assistance from subsidy and other housing programs.

The Human Services Department, in alignment with the Mayor and City Administrator, recommends focusing on three priorities from the list of interventions that can be achieved in the near term and have potential for funding partnerships to enhance success and feasibility. They are also interventions that are consistent with the City's role in providing more immediate relief to unsheltered residents and partnering with the County and the Oakland Housing Authority for other higher impact interventions.

These actions outlined below are focused on what can be accomplished now, balancing current needs and limited resources. Priorities include:

- The creation of *up to 10* health and hygiene services-in-place encampment interventions over the next two years.
- The development of at least one (of a recommended three) safe haven site(s)
- The creation of a second Henry Robinson like model for Interim Housing leading to permanent housing.

FISCAL IMPACT

Budgets for each priority intervention listed below are included in this report as **Attachment D**.

Health and Hygiene Services In Place

As housing that is and will be in the pipeline is developed, the need for these types of interim interventions will decrease and they could be phased out. In FY 17/18, HSD recommends the creation and ongoing maintenance of four sites. For FY 18/19 we propose that the City add an additional five sites and continue monthly maintenance at all 10 sites. Each health and hygiene

intervention is estimated to cost about \$29,498 per year in its first year of operation. This includes the following costs:

➤ One time start-up costs (delivery of k-rails, delivery of equipment)	\$ 15,734
➤ Annual Costs portable toilets / wash station service (estimate 2 per site)	\$ 13,764
➤ Garbage service (prioritized by City staff)	\$ 0
➤ Total Annual Cost per site	\$29,498
➤ Total Annual cost for 5 sites in FY 17/18	\$147,490
➤ Total Annual Cost for 10 sites in FY 18/19	\$216,310

It should be noted that on-going garbage pick-up and larger bulk trash removal is currently conducted by Public Works.

The Human Services Department recommends utilizing \$100,000 (of the proposed \$250,000) in encampment related homelessness funding in the Mayor's FY 17-19 proposed budget for this project. Per discussion with County partners, funding for this type of non-service related intervention is appropriately born by City and volunteering community members and organizations, many of whom have already volunteered to support these interventions.

As mentioned in the prior report, over the past six months, management of the Compassionate Communities Pilot as well as other encampment related projects has created strong partnerships across multiple city departments (Human Services, Public Works, OPD, Traffic, and City Administration). There is now a core group of people from each of those departments who are a de facto homelessness team. As recommended in the prior report, on-going support for a dedicated encampment team from Public Works as well as the formal continuation of the existing interdepartmental team is highly desirable. The Mayor's budget has added funding for another KOCB team and for more Public Works support to clean up illegal dumping and to address issues related to street encampments.

Safe Havens: Camping/ Parking

Safe Havens provide a safe place for unsheltered homeless residents to be, where they can be linked to services and work with service providers to obtain permanent housing. We propose to pilot one site where up to 40 high need individuals could locate at one time, with 65% of the individuals (26 people) becoming housed over the course of one year. As those who exit for permanent housing leave the site, additional people will be permitted to move in. All participants would sign a partnership agreement indicating their willingness to actively engage in services and limiting the duration of each person's stay (for example, to 6 or 12 months). The exact length of stay for the site will be decided once a full program design is finalized.

This site would function like a navigation center, but without walls. Some of the key lessons from the Compassionate Communities Pilot were the importance of site control to manage who enters the site and to limit the numbers of people staying there. HSD believes that the best way to manage these issues in a Safe Haven site is to have on site staffing.

We underscore that this is an interim intervention and idea that would serve as a pilot. Its longer term benefit would, at a minimum, be assessed over the initial year to determine if it is worth continuing.

Each Safe Haven site will cost approximately \$425,000 as a single site (multiple sites may yield some economies of scale. A basic budget includes staffing and operational costs as follows:

- Staffing (Site Management, Housing Navigation services to assist people in obtaining housing) \$300,000
- Operations (portable toilets, client supplies, office supplies, laundry) \$118,216
- One Time Costs (storage shed, storage bins pre-fab office space) \$7,000

- **Total Costs for Year 1** **\$425,216**

- Optional One Time Costs (Tuff Sheds/hard sided structures in lieu of tents, bedding, etc.) \$66,000

The Human Services Department recommends utilizing \$150,000 (of the \$250,000) in encampment related homelessness funding in the Mayor's FY 17-19 proposed budget for this project (applied to the costs of site management and operations). HSD recommends and will pursue a match from Alameda County's boomerang encampment interventions set aside funds to support the balance of the budget specifically for the services, as is consistent with their role. Initial staff level conversations with the County have included this option. The request to the County will be for a \$275,000 match.

Staff recommends the optional expense of using hard sided structures (like Tuff Sheds or something similar) rather than tents at a safe haven site. The cost of these structures, plus cots and bedding, would add approximately \$66,000 to the overall cost. However, staff in concert with the Mayor's Office, and with assistance from the Council, believes that there is an opportunity to offset these types of expenses through private donations.

The Safe Haven pilot recommendation requires identification of appropriate land, ideally city owned or leased. Staff has been working actively to assess options, including land owned by the City and other public agencies. Staff has been working on narrowing down a list of City owned property, which was provided by the City's Real Estate office. **(See Attachment E)** Please note that the process of narrowing down is not complete and the list contains sites, which are not and would not be appropriate for the siting of a safe haven location. We understand that siting of any potential Safe Haven location is sensitive and any decision would have to be undertaken weighing and balancing several factors, including size, proximity to public transportation, ensuring equity in addressing encampments in all parts of the city, neighborhood support/ neighborhood impacts of a safe haven site.

Interim Housing- Creation of a large, low barrier, interim housing program - A second Henry Robinson/Housing Fast Support Network (HFSN)

As another interim, but more medium-term solution, the Mayor and City Administration are aligned in recommending the following proposal as having the most potential to have a substantive benefit to unsheltered individuals and therefore it is HSD's highest priority recommendation.

The current Henry houses 137 individuals at any one time, serves 300 clients over the course of the year, and exits over 240 people per year to permanent housing. Only interventions of this

scale and success rate will start to make an impact in reducing the numbers of people experiencing street homelessness in Oakland. With a second program, 600 literally homeless individuals could be served each year with approximately 500 of them becoming permanently housed. Funding this model at less than the estimated cost would result in a smaller program, serving fewer people each year.

Staff recommends the purchase and rehabilitation of similar sized facility to create a "second Henry" through the use of bond funding approved through Measure KK last November. This has been determined to be an eligible expense and would contribute to achieving the 20% and below AMI goal of the Council. The City's role as a provider of housing in general makes this an appropriate role for the City. The Mayor has directed staff to pursue acquisition of a site for this purpose as soon a funding becomes available from the first tranche of infrastructure and affordable housing bond funds. However the associated services necessary to stabilize people and prepare them for more permanent housing options is not an eligible expense for bond funding. Therefore, we need to look to other funding sources, which is the challenge.

Services and operating costs for a large, low barrier Interim Housing model would be approximately \$2,000,000 per year. This includes:

➤ Supportive Services	\$928,578
➤ Operations	\$951,422
➤ Administration	\$120,000
➤ Total	\$2,000,000

Staff has identified the following potential sources of funding for the services/operating costs:

- HUD CoC – HUD has indicated that they are introducing a new program model into their NOFA competition this year (expected to happen over the summer) which combines short term transitional housing with rapid re-housing. This is very similar to the current model at "The Henry" and could potentially be used to fund some costs of a second program, if a building were identified and purchased within the next few months.
- County Funds- the City is in active conversation with the County about what other County resources could be identified to support the creation of a second large Interim Housing model in Oakland.
- Oakland Housing Authority (OHA) – The City is also in current discussion with the OHA to partially fund the Henry Robinson Interim Housing Program through Moving To Work funds. This same type of OHA funding may replicable to cover a similar percentage of service costs at a new program site (e.g. "a second Henry").
- City General Funds – some percentage of City funding should be considered as part of any services funding in order to leverage MediCal funds.

It is important to recognize that each funding source above has its own competitive funding process, and there are no guarantees of funding, but Oakland has been competitive in drawing down County and other sources of funding in the past. While we cannot commit all partners to specific amounts, the budget below represents an estimate of how funding for a second low barrier Interim Housing program *might* be framed based on our current HFSN model. It is important to note *this is simply a sample and has NOT been reviewed, approved or vetted by partner agencies*. Initial discussions with all partners to confirm interest in such a project have taken place but without specific numbers or any Board approvals.

Second Interim Housing Program					
	BUDGET	POTENTIAL SOURCES			
Support Services		HUD CoC	County	City GF	OHA
Personnel (direct service staff i.e. housing navigators, employment, resident counselors, etc.)	\$632,660.00	\$300,000.00	\$232,660.00	\$100,000.00	
Non-Personnel (includes client transportation, food, program supplies, after-care support)	\$295,918.00	\$295,918.00			
Sub Total	\$928,578.00	\$595,918.00	\$232,660.00	\$100,000.00	\$0.00
Operations					
Personnel (direct service staff i.e. security, property management staff, site coordinator, etc.)	\$259,902.00				\$259,902.00
Non-Personnel includes utilities, furniture, communications, repairs, pest, insurance, security system, & service agreements, etc.)	\$691,520.00	\$40,000.00		\$160,000.00	\$491,520.00
Sub Total	\$951,422.00	\$40,000.00	\$0.00	\$160,000.00	\$751,422.00
Administration	\$120,000.00	\$22,000.00	\$33,000.00	\$40,000.00	\$25,000.00
Total	\$2,000,000.00	\$657,918.00	\$265,660.00	\$300,000.00**	\$776,422.00

** This General Fund funding would probably not come on line until 2018 at the earliest. It could be addressed at the mid-cycle revise, when revenue projections related to cannabis and increases in other sources of revenue will be more certain.

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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, Office of the City Attorney, Controller's Bureau, 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: As noted in the report, all funds identified in this report are for the purpose of providing housing and services to the homeless to eliminate and prevent homelessness. Such outcomes are achieved through rapid rehousing assistance

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.

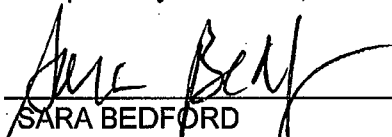
Social Equity: The expenditure of these funds is targeted to the most vulnerable and at-risk populations in this City and is providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That the City Council Receive a Supplemental Report and Recommendation to Refer Select Recommendations for Addressing Health, Safety and Services Related to Street Homelessness for Funding Consideration in the City's Biennial FY 2017-2019 Budget Deliberations.

For questions regarding this report, please contact Lara Tannenbaum, Community Housing Services, Acting Manager, at 238-6187.

Respectfully submitted,



SARA BEDFORD
Director, Human Services Department

Reviewed by: Sara Bedford, Director
Prepared by: Lara Tannenbaum, Acting
Manager

Attachments:
April 25, 2017 staff report
List of Publically Owned Land

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ATTACHMENT

Staff Report

April 25, 2017

**Life Enrichment
Committee Meeting**



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OAKLAND

2017 APR 14 AM 10:38

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: Funding Strategies To Reduce
Homelessness In Oakland

DATE: April 13, 2017

City Administrator Approval

Date:

4/13/17

RECOMMENDATION

Staff Recommends That The City Council Receive An Informational Report On Funding Strategies For Consideration In City Council's Fiscal Year (FY) 2017-19 Biennial Budget Deliberations. The Investments Outlined Below Are Designed To Relieve Human Suffering Currently Being Experienced For People Who Find Themselves Homeless Especially Those Who Must Live Unsheltered On Streets.

EXECUTIVE SUMMARY

The current housing crisis has not only caused displacement of long term Oakland residents to other communities but many of our most vulnerable, low income residents have been driven into literal homelessness, often unsheltered. The current system for all types resources -- shelter, interim and transitional housing, permanent supportive housing -- is inadequate to meet the current and projected need, based on economic and housing cost trends. There is a crisis of health, safety and dignity for unsheltered Oakland residents who are forced to live on streets and under freeways. There is an outcry from sheltered residents to address the issue in their neighborhoods, to respond with compassion and a remarkable number of requests to offer assistance.

The 2015 Homeless count had 2,200 individuals who were literally homeless and of that number 1400 were unsheltered. The balance were in transitional housing or shelters. Staff fully expects the 2017 count to be higher and all homeless counts are considered undercounted by a factor of two or three.

To address this need, staff recommends investments in the following interventions to begin to meet the needs of chronically homeless individuals living on the streets and their sheltered neighbors. These investments are designed to create options to shelter and mitigate health and safety issues while the currently designated funding to develop deeply subsidized housing -- city and county bonds, a proposed state mental health services bond -- will lead to permanent solutions. The potential actions outlined in this staff report are focused on what can be accomplished now, balancing current needs and limited resources.

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The chart below outlines the recommended actions and their costs.

Potential Strategy	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
Renew Shelter Emergency Ordinance	None	Facilitates expeditious implementation of shelter/interim housing proposed here
Private Sector Coordination	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 dedicated 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; leasing costs for non-city owned building would be on top of this amount. Building acquisition possible through housing bond funds from KK or A1.	137 beds, approximately 300 people served over 1 year with 240 getting housed; includes 6 months post housing support (case management and financial assistance)
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	County funded	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 individuals	Explore program options that use individuals who are homeless under employment training e.g, at Safe Haven sites
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)

Any strategy that the City adopts to address homelessness must ensure that resources and interventions are targeted to the people most likely to benefit from them. Attachment A provides a rough estimate of the breakdown of high, medium and low need individuals who experience homelessness in Oakland. [Attachment A- Modeling levels of need .docx](#)

Addressing homelessness in Oakland is occurring in the context of changing policies at the county and federal level. At the county level, significant resources are being added to the existing homeless services infrastructure. These resources are targeted to people with the highest levels of need (as described in Attachment A) and to increase system efficiencies. The strategies outlined in this report are designed to be complementary to the county efforts as well as provide a broader reach within Oakland – addressing a wider population of homeless individuals (including high, medium and low need) and keeping in mind the specific needs of

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Oakland, with its high numbers of unsheltered homeless individuals, high numbers of encampments, and the significant impact of homelessness on the City's housed residents.

REASON FOR URGENCY

The last homeless Point In Time Count, conducted in January 2015, found 1384 individuals sleeping on the streets of Oakland on any given night. These numbers were widely assumed to be an undercount at the time and, although the 2017 numbers are not available yet, it is very possible that the Point In Time count numbers will increase. Additional recent events including the pending closure of the services in place site at 35th/Magnolia (displacing 40 homeless individuals), the pending closure of the City's main Winter Shelter (displacing 65 homeless individuals), and the fire at 2551 San Pablo (displacing over 100 individuals from an existing building that was deeply affordable) have served to highlight the crisis nature of this issue. While there is some relief on the horizon in the form of extremely low income units to be built or rehabbed through the recent county and city bond measures, there is an urgent need for more City focused actions to address this problem.

BACKGROUND / LEGISLATIVE HISTORY

Just as the reasons for homelessness are diverse and complex, the solutions to homelessness are similarly varied. No single response will work effectively given how people come into and stay homelessness. That said, there are demonstrated federal, state and county strategies that we know work in Oakland and can alleviate this crisis.

In the past two years, the City Council has received 3 reports about homelessness in Oakland. These include:

- A September 29, 2015 report regarding the Winter Shelter Strategy for FY 2015-2016. .\Winter Shelter 2015\85845 CMS - winter shelter 15-16 staff report.pdf
- A January 7th, 2016 report with additional information on the Homeless Crisis in the City of Oakland. .\Homeless Investments 2016\Published Homeless Crisis Rpt Jan19CC.pdf
- A December 2016 informational report on Homelessness was submitted to the City Council. .\Compassionate Communities\final reso and report\Homeless Encampments-Compassionate Communities report.pdf

All of these reports have recommended some combination of strategies to address the short term, medium term and long term solutions to homelessness. These reports have resulted in the City Council providing additional funding to enhance and expand existing strategies to respond to this problem. This report on homelessness echoes many of the recommendations presented in previous reports and recommends specific interventions for funding including immediate strategies to address encampments and a request to replicate an existing, successful interim intervention model. In addition, it addresses some specific items as requested by the Council including:

- Information On Coordination with State, County and other jurisdictions
- Progress On Identifying Land For A Sanctioned Encampment
- Status And Feasibility Of Tiny Homes As A Partial Solution

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- Number Of Beds In Oakland-Based Shelters
- Other Solutions That The Administration Deems Worthy Of Consideration
- Point-in-time" results of the 2017 homeless count
- Information on using 455 7th Street to house homeless individuals
- Using hotels along MacArthur Blvd. for housing
- Involving the private sector to help address homelessness

Changing Federal/County Landscape of Strategies to Address Homelessness

Coordinated Entry

Coordinated Entry is a standardized method to connect people experiencing homelessness with the resources available in a community. The US Department of Housing and Urban Development (HUD) has mandated that all communities implement a coordinated entry system as their method for distributing resources including emergency shelter, interim housing, rapid rehousing, and permanent supportive housing. See Attachment B: Definition of Housing Interventions.

Prioritization

Prioritizing chronically homeless people with the highest levels of needs for available resources is a core aspect of a coordinated entry homeless system. The shift from a system of first come, first served to one that prioritizes people based on chronic homeless status and vulnerability is designed to significantly reduce the numbers of unsheltered homeless individuals.

The Case for Coordinated Entry

Most jurisdictions, like Oakland, do not have enough services, housing, or funding to end homelessness in their communities. Prioritization focuses limited resources on those with the most barriers to housing, who also use the most resources within the system (e.g. are the most costly to serve given the lack of coordinated entry such as numerous emergency room visits rather than connecting individuals to the right type of health care to address needs). These individuals are most affected by homelessness and are the least likely to successfully find housing on their own. Over time, as the system houses people with the highest barriers, resources are freed up to serve those with lower barriers.

What exists now

- The City of Oakland began implementing coordinated entry for homeless families in November 2015.
- The City of Berkeley began implementing coordinated entry for all homeless populations in January 2016.
- In 2016, Alameda County Health Care Services Agency began implementing a coordinated entry system, called Home Stretch, which is the single access point county-wide for the system's most intensive housing and supportive services (permanent supportive housing).

Next Steps

Alameda County Health Care Services Agency (Whole Person Care Funding), Everyone Home, and the County Housing and Community Development Department are in the process of investing resources throughout the county to implement the strategies discussed above. The

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goal is to launch a coordinated entry system for all homeless populations in the county by September 2017. HSD applied for funding to implement coordinated entry in Oakland. Regardless of whether Oakland or another entity is awarded CES, it will lead to an increase in street outreach, assessment and housing navigation and eventually fewer unsheltered people.

ANALYSIS AND POLICY ALTERNATIVES

IMMEDIATE STRATEGIES TO ADDRESS ENCAMPMENTS

Health And Hygiene Services In Place

While housing is the end goal in addressing homelessness, there is also value to improving basic quality of life for people experiencing homelessness while they remain unhoused. In March, 2017, the City began a pilot intervention on Wood Street between 24th St. and 26th St to provide health, hygiene and safety interventions to an encampment. K-rails were placed to protect homeless residents from nearby traffic; portable toilet and wash stations and regular garbage pickup have been provided to address health and hygiene needs. Street outreach and street based case management, while not specifically increased for this site, continues to be available through existing services. There are many encampments around the City which could benefit from similar interventions. Each intervention costs approximately \$25,000 to set up and maintain for a year, which includes the cost of k-rails and portable toilets. These interventions target all people living in an encampment regardless of their level of need and have a positive impact on both the homeless and housed residents in an area. These interventions are not a solution to homelessness. Rather they are a way to manage the current crisis in the short term.

The City Council could consider funding for the creation of 5 additional Health and Hygiene Services In Place projects in FY 17/18 and 5 additional sites in FY 18/19 for a cost of \$180,000 per year.

Renewal of Emergency Shelter Crisis Ordinance

The foundation for implementing many of the ideas discussed in this report rests on having city planning, zoning, building, and life-safety codes that support these interventions for addressing homelessness. On January 5, 2016 the City Council adopted Ordinance 13348 C.M.S declaring a shelter crisis in Oakland. That ordinance expired in January 2017. California Government Code section 8698 et seq. - Shelter Crisis - states that upon a declaration of a shelter crisis state or local provisions prescribing "*standards of housing, health, or safety shall be suspended to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis.*" The code further states that a jurisdiction "*may, in place of such standards, enact municipal health and safety standards to be operative during the housing emergency consistent with ensuring minimal public health and safety.*"

The emergency shelter crisis ordinance can be renewed once specific proposals are specified and it can contain specific language related to implementing California Government Code section 8698 et seq. In addition, while California Government Code sections 8698 et seq. refers only to property owned by a political subdivision which "*includes the state, any city, city and county, county, special district, or school district or public agency authorized by law*" The City Council may also explore broadening its emergency ordinance to include private property which is employed in the use of alleviating homelessness.

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Private Sector Collaboration

HSD recognizes that the City and its nonprofit partners cannot solve homelessness on our own. HSD's vision is to create a collective response to homelessness that involves a broad swath of the community. The City could solicit community involvement and have the internal capacity to manage community partnerships more effectively.

The City Council could consider funding a position, or contract with a Community Organization to manage all aspects of community partnerships including:

- Organizations/ Faith Based Organizations/ Individuals who want to provide goods, services, or volunteers on one-time or ongoing basis
- Raise private funds, from foundations, businesses, corporations and wealthy individuals (throughout the Bay Area, and beyond) to support the programs and projects associated with Oakland's efforts to address homelessness.
- Engage merchant, business and other local associations such a Lions Club to get involved in addressing homelessness
- Create a Fund-A-Structure effort – cost out and then fundraise privately for structures and other capital costs associated with Oakland's efforts including: health and hygiene interventions, sanctioned sites, safe parking/safe camping, and more permanent structures such as a second HFSN.
- Engage contractors, builders, unions, and others to volunteer labor to set up temporary sites and structures where feasible.

A city staff person in this role would cost approximately \$137,000. There also may be grant or foundation funding available for such a position.

Explore Dedicated Oakland Police Department Officers- Homeless Engagement Officers

HSD and OPD are actively discussing the possibility of having dedicated Homeless Engagement Officers. Many communities around the country are using dedicated police officers as part of their strategy to address homelessness. These officers develop expertise in homelessness and related issues for both homeless individuals and surrounding, sheltered neighbors. The positions would be similar to officers assigned to schools or particular traffic beats who develop areas of expertise and skill sets with subject matter expertise because of exposure to that set of certain tasks and populations.

The primary role of the Oakland Homeless Engagement Officers would be to build and maintain trusting relationships with homeless residents of Oakland; work with city and county agencies, nonprofits, and community groups to provide targeted services for those in need while addressing quality of life concerns in the communities; work on site with the Department of Public Works when encampments are cleaned or removed; provide enforcement to prevent re-encampment in designated areas; and to provide a sense of security to homeless encampment residents and to nearby housed residents.

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This option will continue to be discussed and considered, given other OPD priorities and staffing. A report back to Council could be considered with the 2017-19 budget deliberations during May and June.

INTERIM HOUSING WITH EXTREMELY LOW BARRIERS TO ENTRY, INTENSIVE SERVICE DELIVERY

Safe Havens: Camping/ Parking

In addition to the Health and Hygiene interventions described above, staff recommend providing additional, deeper services at existing encampments and at locations set up by the city. Safe camping/parking sites are a platform from which services can be delivered and housing goals achieved.

Safe Haven Work to Date: Compassionate Communities

The Compassionate Communities Pilot Program was described in detail in the Homeless Encampments/Compassionate Communities report which was presented to the Council in December 2016. A summary of the project, its outcomes, and lessons learned is below.

Situation

- In October 2016, the encampment at 35th St. and Peralta had a cohort of 40 individuals who had been there regularly for over a year.
- The goal of the pilot was to end unsheltered homeless status for individuals in the pilot site within 6 months
- Unsheltered residents were provided with:
 - Intensive housing navigation (case management)
 - Linkages to housing programs
 - Portable bathrooms and hand-washing stations
 - Garbage pick-up

Successes (as of 4/1/17)

Impact on homeless individuals

- **24 clients of the original cohort have been housed**
 - 8 have moved into permanent housing
 - 16 moved into transitional housing at the Housing First Support Network (HFSN)
- 6 of the original cohort remain at the site
- 7 of the original cohort have left the site and are not locatable
- 3 are currently incarcerated
- Most residents of the site demonstrated increased engagement in services

Neighborhood Impacts:

- Significant reduction in incidence of illegal dumping and garbage build up within & surrounding the site.

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- Significant reduction in the incidence of hazardous health conditions for the housed community and unsheltered residents within & surrounding the site (human waste debris, syringes, etc.)

Lessons Learned

- Nearly half of the campers were housed in the first two months. With the right type of housing options, a surprising number of people were ready to quickly to move indoors. The HFSN was the primary source of housing for this pilot and needs to be expanded (see below).
- Site control is essential to managing who comes in and out of the site if eventual closure within a time certain is the goal to prevent backfill. Any sanctioned site must have this element and there is a cost to assuring that time frame is met.
- There is a subset of people (about 20%) who may take much longer to engage in services and housing options
- Intensifying housing navigation services (housing case management) was key to providing the support to come inside.
- Campers were responsible for and maintained the cleanliness of the site and were supportive of the effort. However, the site was not completely self-governing.
- Housed residents were grateful for immediate cleanliness improvements but still want encampments to be moved. Drug dealing and drug use is most often cited as chief complaints.
- Management of this project has created strong partnerships across multiple city departments (Human Services, Public Works, OPD, Traffic, and City Administration). There is now a core group of people from each of those departments who are a de facto homelessness team.
- Having dedicated OPD officers has been successful. It enabled enforcement of a no camping zone outside of the site, allowed OPD to become well versed in homelessness issues, and allowed people at the site to interact with OPD in a very different way. There has been increased OPD presence and engagement at other homeless encampment interventions as a result of this partnership.
- Shared talking points were critical for all parties. Regular and consistent messaging to sheltered and unsheltered residents was vital.

Next Steps

The pilot site was scheduled to be closed at the end of March, 2017. The City was hoping to obtain a second site where anyone still at the 35th/Peralta site could move when the pilot site was closed. Although only 6 people from the original cohort remain at the pilot site, the spaces have been backfilled by other homeless individuals and there are currently around 40 people still in this location. At the time of this writing, the City is assertively pursuing a lease with Caltrans for another site that can be used as a Safe Camping location and the pilot project remains in place for the time being.

Safe Haven: Camping Parking

The City is actively looking for locations to situate **three longer term safe camping/safe parking sites**. In addition to the Caltrans lot mentioned above, the Department of Real Estate has compiled a list of city owned properties, including vacant lots and parks that could potentially be used for this purpose. Staff is reviewing the list to find feasible locations.

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Locations for safe camping/safe parking will be identified so that the impact to the surrounding community can be managed and a cleaner and safer environment for housed and unhoused residents can be maintained. These sites could provide "services in place" if a current encampment location is conducive to the models below. Alternately, new sites may be identified and people will be invited to participate in programming at the new locations.

The new safe camping/parking projects would have similar aspects to the initial Compassionate Communities Pilot, and will incorporate our learning from that pilot as well as a stronger alignment with County and HUD policy regarding coordinated entry and prioritization. We note again that dedicated and consistent support and intervention services are essential to this approach and involve an ongoing City cost.

If the Council moves forward with such an approach, the three sites could be used in the following ways:

1. A site will operate as safe camping and be in alignment with the coordinated entry process, serving individuals who are chronically homeless with the highest levels of needs. The intention is not to be geographically specific in targeting people but to use the coordinated entry and prioritization processes to offer spaces to the most vulnerable, chronically homeless individuals. Access to housing resources will be allocated through the coordinated entry/prioritization process. This site will provide a safe space for people to stay while they work intensively with their Housing Navigators (case managers) to get referred to Home Stretch for Permanent Supportive Housing. As clients become housed, new, high needs clients will move into the site. We anticipate that a site for high needs individuals can serve 40 individuals at any one time, with 65% of the individuals (26 people) becoming housed over the course of the year. As people exit for housing, additional people will move in.
2. A site will operate as safe camping and will have a geographical focus with specific existing encampments invited to participate. This site will serve individuals with a range of needs. We anticipate that this site will serve 40 people at a time for up to 6 months. Access to housing resources will be allocated through the coordinated entry/prioritization process meaning that some residents will receive homeless specific housing assistance and others will be assisted to increase income, access mainstream housing, and/or reunify with friends and family. Not all people will end their homelessness through this strategy.
3. A site will operate as a safe parking location. This site will prioritize families who are living in their cars as well as other vehicle dwellers as space permits. Access to housing resources will be allocated through the coordinated entry/prioritization process meaning that some residents will receive homeless specific housing assistance and others will be assisted to increase income, access mainstream housing, and/or reunify with friends and family.

Similar to the Compassionate Communities pilot, these sites will have Portable toilets, wash stations, and regular garbage pickup. Since the need for site control was a major lesson learned in the pilot, it would be most effective for the City to contract with a nonprofit agency to provide some site management activities (coordination with other service providers, weekly community meetings, managing site cleanliness) and with a security company to provide 24 hour security, thus ensuring that the sites are only occupied by designated people.

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The City will also contract with a nonprofit agency to provide intensive street based housing navigation services to residents of a site. While the expected new county money will fund an increase in street based housing navigation throughout the City, those funds will be targeted only to the highest needs individuals. Housing Navigation services, funded by the City and provided as a part of these safe camping/safe parking projects, would be available to any individual of the encampment including medium and low need individuals.

Safe camping sites could use individual tents as their housing or could use more substantial modular units (such as Tuff Sheds) that have doors and windows and can accommodate two people. Tents have the advantage of being able to accommodate individuals living separately and modular units have the advantage of being more durable and offering more weather protection and security. In practice, tents and modular units could be used interchangeably. However, staff recommends using modular units due to their weather protection, durability, stability, and capacity to create an organized arrangement.

Funding for up to three, year-long pilot sites would cost \$1,000,000/ year. The recommendation requires identification of appropriate land, ideally city owned or leased. Staff is actively assessing options.

Creation of a large, low barrier, interim housing program - A second Henry Robinson/Housing Fast Support Network (HFSN)

The HFSN, is a 137 bed Interim Housing program that serves people who enter directly from the streets. All people entering the Henry are homeless, extremely low income and nearly half have serious mental illnesses. Many also suffer from alcohol abuse, drug abuse, physical disabilities, and chronic health conditions. Overall, 80% report some form of disability. The HFSN is currently the main entryway into the homeless services system and the major path to get homeless people off of the streets in Oakland, especially for those in the West Oakland and Downtown areas. Each year, the program serves almost 300 people and successfully assists over 80% of their clients to end their homelessness and return to being housed members of the community.

In many ways, the HFSN operates like a Navigation Center in SF – taking people and their possessions directly from the streets for short term, interim stays. Staff requests that the City Council consider a second HFSN and that this facility be even more low barrier and more aligned with the SF Navigation Center model – creating a space that can accommodate groups of people, all of their belongings and their pets. **The cost of an additional large scale Interim Housing program is approximately \$2 million/ year in services and operating costs plus the cost of acquiring a building. Using a prefabricated building(s) on a city owned lot is one option that would help to keep costs down.**

PERMANENT HOUSING DEVELOPMENT

Feasibility Of Tiny Homes As A Partial Solution

There is currently a great deal of interest in Tiny Houses as a solution to homelessness. Many communities around the country are using some form of Tiny Houses as part of their approach to addressing homelessness. However the definition of Tiny Houses can vary greatly from a limited interim structure to one which can be used for permanent housing.

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Unlike many communities around the country which are using Tiny Homes as part of their approach to addressing homelessness, the City of Oakland does not have land available in the quantities that would allow stand-alone Tiny Homes to significantly impact the numbers of literally homeless people on the streets. However, HSD believes that Tiny Homes can play a role in addressing homelessness in Oakland in the following ways:

1. **Tiny Homes for homeless college students:** In the 2016-2017 mid cycle budget, the City Council added \$80,000 for Laney College to design and build two Tiny Homes prototypes. These prototypes, or other Tiny Home models, could be used to house homeless college students on land provided by the college.
2. **Tiny Homes in backyards to house homeless individuals:** Some communities around the country, such as Portland OR, have changed their zoning and other codes to allow people to place Tiny Homes in their backyards if the homes are used to house homeless households for at least 5 years. In Portland's model – which will be piloted this summer, homeless families will live in the homes rent free. In exchange for housing a homeless family for five years, the property owners will get a tax abatement and the tiny house—which they'd eventually be able to use or rent out. This project is just beginning so its impact is not documented. Staff believes that this approach could be one approach for a segment of the homeless population who are fairly stable and do not need of intensive services. If the City Council wishes to pursue such a program, staff will need to complete more analysis and research regarding incentives and resolving other issues as well as figure out the likely financial costs to the City.
3. **Stackable Units:** To reach a density that will impact people who are literally on the streets, the City could consider stackable Tiny Homes. There are a variety of companies who are designing and building these units which can be put together quickly to create apartment building like complexes. These Tiny Homes could be used as Transitional/Interim Housing or as Permanent Supportive Housing. The County is currently increasing their investments in services connected to permanent housing, or tenancy sustaining services while the two recently passed bond measures may be able to provide capital dollars for the creation of stackable tiny homes, or micro units. Additional research and analysis is required to figure out costs and approaches to demonstrate feasibility.

Using 455 7th Street to house homeless individuals

The former Oakland City jail is vacant and has been for over a decade. While staff has not investigated this building specifically, there is concern about housing homeless individuals in a site formerly used as a jail, as well as the current physical condition and status of building systems. Homelessness is already stigmatized and often conflated with criminal activity. HSD feels that turning this facility into any type of homeless service would perpetuate that stigma and would be a deterrent to access for homeless individuals.

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Using hotels along MacArthur Blvd

The City Administrator's office, in partnership with HSD and the Department of Housing and Community Development, has been looking into the feasibility of using hotels along MacArthur Boulevard for interim housing for homeless individuals. Currently, staff have made site visits to some of the hotels along MacArthur and have identified one hotel, the Twin Peaks, as a possible location for the City to master lease unit. In addition, other motels such as the Rodeway Inn in East Oakland are being explored as suitable housing. Staff is also looking into preservation/ conversion of Single Room Occupancy (SRO) hotels (e.g., Sutter, Mitchell, Claridge) as possible sites for permanent or interim housing. More assessment remains to be completed to determine the best use for these units in the City's continuum of homeless services.

OTHER OPTIONS

Employment Services/Job Readiness Training

Staff recommends that funding be allocated for job readiness services which specifically focus on literally homeless people who are living in encampments. Job Readiness includes skills development such as coming to work on time, getting along with supervisors and co-workers, and completing assigned tasks. There are opportunities to use these skills in encampment clean up efforts and neighborhood beautification efforts.

Funding for a pilot project is estimated at \$50,000/ year for one year to support 45 people in supportive employment, job placement as appropriate.

ADDITIONAL INFORMATION REQUESTED BY COUNCIL

Coordination with State, County and other jurisdictions:

The City of Oakland's HSD work is tightly coordinated with larger countywide efforts to address homelessness in Alameda County. The City is an active participant in Everyone Home, the countywide effort to end homelessness in Alameda County. The City has participated in planning efforts for coordinated entry and intends to partner with the county once coordinated entry funding decisions are announced. In addition, in recent months the City and County have partnered in funding the Compassionate Communities pilot project to provide services at an existing encampment in West Oakland.

FISCAL IMPACT

Potential Strategy	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
Renew Shelter Emergency Ordinance	None	Facilitates expeditious implementation of shelter/interim housing proposed here
Private Sector Coordination	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 dedicated 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; leasing costs for non-city owned building would be on top of this amount. Building acquisition possible through housing bond funds from KK or A1.	137 beds, approximately 300 people served over 1 year with 240 getting housed; includes 6 months post housing support (case management and financial assistance)
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	County funded	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 individuals	Explore program options that use individuals who are homeless under employment training e.g. at Safe Haven sites
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)

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, Office of the City Attorney, Controller's Bureau, and the City Administrator's Office.

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SUSTAINABLE OPPORTUNITIES

Economic: As noted in the report, all funds identified in this report are for the purpose of providing housing and services to the homeless to eliminate and prevent homelessness. Such outcomes are achieved through rapid rehousing assistance

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 expenditure of these funds is targeted to the most vulnerable and at-risk populations in this City and is providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council review and consider the potential strategies outlined in this staff report for funding in Council's FY 2017-19 biennial budget deliberations. The investments outlined are designed to relieve human suffering due to homeless, especially for those who must live unsheltered on streets.

For questions regarding this report, please contact Lara Tannenbaum, Community Housing Services, Acting Manager, at 238-6187.

Respectfully submitted,



SARA BEDFORD
Director, Human Services Department

Prepared by: Lara Tannenbaum, Acting
Manager

Attachment A-Modeling Levels of Need
Attachment B- Definition of Housing Interventions

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Attachment A: Modeling the level of need among people experiencing homelessness in Oakland.

In the 2015 Point In Time Count for Oakland the total number of people experiencing literal homelessness (living on the streets, in shelters, in transitional housing) in Oakland was approximately 2200 individuals. Based on data from other communities around the country as well as from what we know in Oakland, we can roughly estimate that this breaks down to:

- 25% (550) of people are chronically homeless and have high levels of need. These are people who need significant levels of assistance to end their homelessness and are likely to need Permanent Supportive Housing (PSH)– housing that is both deeply affordable (20% AMI or below) and has permanent intensive services attached to each unit.
- 50% (1100) of people are medium need – requiring significant assistance to end their homelessness through time limited interventions such as Transitional Housing or Rapid Rehousing (subsidy assistance) and intensive case management.
 - We estimate that half of this population, or 550 individuals, will resolve their homelessness through these services.
 - We estimate that the other half of this population, or 550 individuals, will require on going affordable housing (at 20%-80% AMI), but may not need on going intensive services
- 25% (550) of people are low need. These are people who may have recently become homeless, who have a work history and no disability, and who could be assisted to end their episode of homelessness through interventions such as move in assistance (deposit and first month's rent), short term Rapid Rehousing subsidies, employment support, or family reunification.

When the City receives the 2017 Point In Time numbers a more robust modeling will be developed including an analysis of who is entering into homelessness, what the levels of need are, and who is exiting homelessness.

Attachment A

Attachment B: Definitions of Housing Interventions

Permanent Supportive Housing (PSH) is housing for people who are homeless and have a disability or families in which one adult or child has a disability. Supportive services designed to meet the needs of the program participants are available. PSH may be building based (an entire building) or may be scatter site (individual units around the city).

Rapid rehousing (RRH)— involves providing temporary financial assistance and services to return people experiencing homelessness to permanent housing. Core components include assistance locating housing, paying for housing and maintaining housing. Clients have a lease in their name and gradually contribute more and more towards their rent until they are able to take over the entire rental payment. RRH programs vary in length from 6 months to 24 months.

Transitional/Interim Housing refers to a supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, and support. Length of stay can be up to 24 months but in Oakland we have transitioned our Transitional/Interim programs to have shorter lengths of stay and have a goal of exiting people to housing within 6 months.

Emergency Shelter - is a facility whose primary purpose is to provide temporary shelter for homeless people in general or for specific populations of homeless individuals. Emergency shelters play a critical role in a crisis response system. Low barrier, permanent housing-focused shelters not only ensure that homeless individuals and families have a safe place to stay, but that their experience of homelessness is as brief as possible.

Attachment B

ATTACHMENT D - Budgets: Health and Hygiene Services in Place

	DESCRIPTION	ANNUAL COST 17/18	ANNUAL COST 18/19
Start Up Costs	k-rails, portable toilet and wash station delivery (5 sites in FY 17/18, 5 additional sites in FY 18/19)	\$78,670.00	\$78,670.00
On going costs	yearly service to portable toilets (5 sites in FY 17/18, 10 sites in FY 18/19)	\$68,820.00	\$137,640.00
Total		\$147,490.00	\$216,310.00

Safe Haven

STAFFING	DESCRIPTION	ANNUAL COST 17/18	ANNUAL COST 18/19
Site Management, Housing Navigation	Site Management: Provide general oversight of the space and activities within it; address any issues as they arise including facilities issues, conflict resolution, volunteer/donation management; Housing Navigation: link clients to benefits and resources as needed; assist with obtaining documents needed for housing; assist with housing		
Total Staffing		\$300,000.00	\$300,000.00

OPERATIONS- ON GOING COSTS	DESCRIPTION	ANNUAL COST 17/18	ANNUAL COST 18/19
On Going Operational Costs	portable toilets, wash stations; snacks, office supplies, flex funds (for obtaining client documents, etc.), laundry		
Total Operations		\$118,216.00	\$118,216.00

OPERATIONS- ONE TIME	DESCRIPTION	ANNUAL COST 17/18	ANNUAL COST 18/19
One Time costs	storage shed and bins; pre-fab office space, office equipment;		
Total one time expenditures		\$7,000.00	\$7,000.00

TOTAL ANNUAL COST		\$425,216.00	\$425,216.00
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STRUCTURES- ONE TIME COSTS; 40 INDIVIDUALS @ ONE TIME			
POSSIBLE ONE-TIME EXPENDITURES	DESCRIPTION	ANNUAL COST 17/18	ANNUAL COST 18/19
Total one time expenditures	Hard sided structures (Tuff Sheds or other); cots, bedding)	\$66,000.00	\$0.00
		\$66,000.00	\$0.00

* HSD expects that we can obtain donations of goods or funding to cover some or all of these costs

Low Barrier, Interim Housing site (2nd Henry Robinson)

	DESCRIPTION	ANNUAL COST 17/18	ANNUAL COST 18/19
Support Services			
Personnel	direct service staff i.e. housing navigators, employment, resident counselors, etc.	\$632,660.00	\$632,660.00
Non-Personnel	includes client transportation, food, program supplies, after-care support	\$295,918.00	\$295,918.00
Total		\$928,578.00	\$928,578.00
Operations			
Personnel	direct service staff i.e. security, property management staff, site coordinator, etc.	\$259,902.00	\$259,902.00
Non-Personnel	utilities, furniture, communications, repairs, pest, insurance, security system, & service agreements, etc.	\$691,520.00	\$691,520.00
Total		\$951,422.00	\$951,422.00
Administration		\$120,000.00	\$120,000.00
Total Cost		\$2,000,000.00	\$2,000,000.00

Attachment D

INFORMATION ABOUT ATTACHMENT E – LIST OF PUBLICALLY OWNED LAND

The attached list is extensive and staff is still in the process of evaluating potential sites for various facilities for sanctioned safe housing and other, sanctioned camping and other projects. We have color coded the sites with the most opportunity as follows:

Green: represents the site characteristics and location that would be workable.

Yellow: represents some of the site characteristics but some aspects need more evaluation.

Red: flagged as a possible concern given certain site characteristics and location.

Please note that larger print copies of this list will be available at the Council meeting for those who are not able to view on line.

List of Publicly ATTACHMENT E - Owned Land, Sheet 1

APN	TALIA REVIEW	STATUS	STREET #	STREET_NAME	AGENCY	DEPARTMENT	USE	LOT_SIZE_SQ_FT	IMPROVED	COMMENTS	BASEZONE	ZN LABEL	ACRES	FOR SALE	DEVELOPED	SURPLUS	OPEN SPACE	NOTE
		Active	1772	85th Av	LEA	OPR	85th Ave Mini Park	5300		Grant deed	OS (AMP)	OS (AMP)	0.24591801	No	No	No	No	High density neighborhood, 2 contiguous parcels
		Active	1772	85th Av	LEA	OPR	85th Ave Mini Park	4739		Judgment deed	OS (AMP)	OS (AMP)	0.24591801	No	No	No	No	High density neighborhood, 2 contiguous parcels
		Active	1803	88th Av	LEA	OPR	88th Ave Mini Park	4813		Grant deed	OS (AMP)	OS (AMP)	0.33511259	No	No	No	No	High density neighborhood, 3 contiguous parcels
		Active	1801	88th Av	LEA	OPR	88th Ave Mini Park	4813		Grant deed	OS (AMP)	OS (AMP)	0.33511259	No	No	No	No	High density neighborhood, 3 contiguous parcels
		Active	1805	88th Av	LEA	OPR	88th Ave Mini Park	6893		Grant deed	OS (AMP)	OS (AMP)	0.33511259	No	No	No	No	High density neighborhood, 3 contiguous parcels
		Active	1624	Alice St	LEA	OPR	Alice Arts Center	18360		Trustee deed	CBD-C	CBD-C	68.74517334	No	No	No	No	bdg
		Active	9685	Sumner St	LEA	OPR	Alondale Rec Center	12100		Judgment deed	OS (NP)	OS (NP)	3.45581897	No	No	No	No	High density neighborhood
		Active	7101	Krause Av	LEA	OPR	Arroyo Viejo Rec Center	71842.36		Grant deed	OS (CP)	OS (CP)	15.57923539	No	No	No	No	High density neighborhood
		Active	1580	Foothill Bl	LEA	OPR	Athol Park	73500		Grant deed	CB-2	CB-2	11.44576709	No	No	No	No	High density neighborhood
		Active		Pleasant Valley Av	PWA	Maintenance	Brandon Sr Median	13580		Grant deed	RD-1	RD-1	950.6249723	No	No	No	No	half tennis court, half park not viable, 31% of land
		Active		New St	LEA	OPR	Brookdale Park	51558		Judgment deed	OS (CP)	OS (CP)	5.19488524	No	No	No	No	High density neighborhood, 2 contiguous parcels
		Active	2535	High St	LEA	OPR	Brookdale Rec Center	134600.4		Grant deed	OS (CP)	OS (CP)	5.19488524	No	No	No	No	High density neighborhood, 2 contiguous parcels
20-123-1		Active	655	East 14th St	LEA	OPR	Clinton Park	87000		Grant deed	OS (NP)	OS (NP)	1.98986904	No	No	No	No	same location, park
5-389-3		Active	1269	19th St	LEA	OPR	Defernery Park Pool Bldg	4112.64	Yes	Grant deed	RM-2	RM-2/C-20	12.12855007	No	No	No	No	park w/ pool, tennis courts, basketball courts, rac center bldg
294-140-14		Active	3555	Frutvale Av	LEA	Library	Oriond Branch Library	14830		Grant deed	CM-3	CM-3	22.39245066	No	No	No	No	bdg
26-836-14-2		Active	3400	Dimond Av	PWA	Parking	Dimond Parking Lot	19700		Grant deed	RM-3	RM-3	3.57981832	No	No	No	No	parking lot (5 contiguous parcels)
26-836-15		Active	3400	Dimond Av	PWA	Parking	Dimond Parking Lot	19700		Grant deed	RM-3	RM-3	3.57981832	No	No	No	No	parking lot (5 contiguous parcels)
26-836-15-2		Active	3400	Dimond Av	PWA	Parking	Dimond Parking Lot	19700		Grant deed	RM-3	RM-3	3.57981832	No	No	No	No	parking lot (5 contiguous parcels)
26-836-14-1		Active	3400	Dimond Av	PWA	Parking	Dimond Parking Lot	19700		Grant deed	RM-3	RM-3	3.57981832	No	No	No	No	parking lot (5 contiguous parcels)
44-484-3		Active	98th Av	LEA	OPR	Elmhurst Park	87500		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels	
44-499-13		Active	1201	98th Av	LEA	OPR	Elmhurst Plaza	2304		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels
44-495-37		Active		97th Av	LEA	OPR	Elmhurst Plaza	4759		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels
44-495-10		Active		97th Av	LEA	OPR	Elmhurst Plaza	11100		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels
44-495-14		Active		B St	LEA	OPR	Elmhurst Plaza	1474		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels
44-495-15		Active		B St	LEA	OPR	Elmhurst Plaza	1476		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels
44-495-12		Active		98th Av	LEA	OPR	Elmhurst Plaza	31292		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels
44-495-16		Active		B St	LEA	OPR	Elmhurst Plaza	1450		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels
44-495-29		Active		97th Av	LEA	OPR	Elmhurst Plaza	4500		Grant deed	OS (NP)	OS (NP)	3.70272554	No	No	No	No	High density neighborhood, 9 contiguous parcels
25-719-7-1		Active	3050	International Bl	CEDA	Redevelopment	Future project	73500	Yes	Purchase price includes Derby lot # 025-0720-002-01	CC-2	CC-2	20.4724800	No	No	No	No	vacant lot
16-1442-40-1		Active	6124	San Pablo Av	LEA	OPR	Goblen Gate Rec Center	12730		Grant deed	OS (NP)	OS (NP)	3.14570818	No	No	No	No	next to Aspir Academy
29-1073-6		Active	4157	35th Av	PWA	Maintenance	Hillside Retaining Wall	10343		Grant deed	RD-1	RD-1	976.8397926	No	No	No	No	half street
41-1-4		Active	1230	Filbert St	LEA	OPR	Lowell Park	955808		Grant deed	OS (NP)	OS (NP/S-20)	3.97845339	No	No	No	No	next to elementary and middle school
3-58-30-4		Active	1800	Market St	LEA	OPR	Mardon Campbell Park	71150		Grant deed	OS (NP)	OS (NP/S-20)	2.56512436	No	No	No	No	next to JPP Bridge Academy
41-4132-35-1		Active	62th Av	LEA	Library	Library	Martin Luther King Jr Branch Library	13068		Grant deed	RU-4	RU-4	7.0379007	No	No	No	No	bdg
60-3371-3-2		Active	80th Av	LEA	OPR	OPR	McCormick Field	11462211		Judgment deed	RD-1	RD-1	194.30955	No	No	No	No	next to East Oakland Pkide Elementary
32-2091-82		Active		Ransom Av	LEA	OPR	Park	3,399	No		OS (RCA)	OS (RCA)	1.12790301	No	No	No	No	aka Jungle Hill (8 contiguous parcels)
32-2091-86		Active		Santa Rita St	LEA	OPR	Park	9445	No		OS (RCA)	OS (RCA)	1.12790301	No	No	No	No	aka Jungle Hill (8 contiguous parcels)
32-2091-79-1		Active		Ransom Av	LEA	OPR	Park	9445	No		OS (RCA)	OS (RCA)	1.12790301	No	No	No	No	aka Jungle Hill (8 contiguous parcels)
32-2091-87		Active		Ransom Av	LEA	OPR	Park	9445	No		OS (RCA)	OS (RCA)	1.12790301	No	No	No	No	aka Jungle Hill (8 contiguous parcels)
32-2091-99		Active		Santa Rita St	LEA	OPR	Park	3,342	No		OS (RCA)	OS (RCA)	1.12790301	No	No	No	No	aka Jungle Hill (8 contiguous parcels)
32-2091-93		Active		Santa Rita St	LEA	OPR	Park	3,601	No		OS (RCA)	OS (RCA)	1.12790301	No	No	No	No	aka Jungle Hill (8 contiguous parcels)
32-2091-85		Active		Ransom Av	LEA	OPR	Park	3,338	No		OS (RCA)	OS (RCA)	1.12790301	No	No	No	No	aka Jungle Hill (8 contiguous parcels)
32-2091-84		Active		Santa Rita St	LEA	OPR	Park	3469	No		OS (RCA)	OS (RCA)	1.12790301	No	No	No	No	aka Jungle Hill (8 contiguous parcels)
21-270-11		Active		Park Bl	LEA	OPR	Park Blvd Park	34259		Judgment deed	OS (PMP)	OS (PMP)	0.07105391	No	No	No	No	not viable, traffic island
21-224-38		Active	343	Wanna Pl	PWA	Parking	Parkway Parking Lot	11460		Judgment deed	OS (PMP)	OS (PMP)	0.07105391	No	No	No	No	parking lot (2 contiguous parcels)

List of Publicly ATTACHMENT E - Owned Land, Sheet 1

Parcel ID	Status	Area	Address	Owner	Use	Description	Area	Acquirement	Legal Description	Area	Legal Description	Area	Legal Description	Area	Legal Description	Area	Legal Description	Notes
21-2247-3	Active		3rd Av	PWA	Parking	Parkway Parking Lot	2640	Grant deed	CN-2	CN-2	11,445,6709	No	No	No	No	No	parking lot (2 contiguous parcels)	
12-993-6-1	Active		11st St	PWA	Parking	Piedmont Ave. Parking Lot	2760	Grant deed	CN-1	CN-1	25,652,7691	No	No	No	No	No	No	heavy retail area, parking lot
27-856-33	Active	3042	Nicol Ave	LEA	OPR	Public park and open space	5,124	Grant deed	OS (AMP)	OS (AMP)	0,204,0099	No	No	No	No	No	No	park located in high density neighborhood
38-3234-12-3	Active	5818		LEA	OPR	Rainbow Rec Center		OS (NP)	OS (NP)	19,098,0659	No	No	No	No	No	No	No	11 contiguous parcels
38-3234-20	Active	5726	East 15th St	LEA	OPR	Rainbow Rec Center	1829	Grant deed	OS (NP)	OS (NP)	2,361,9993	No	No	No	No	No	No	11 contiguous parcels
38-3234-8	Active	1429	Seminary Av	LEA	OPR	Rainbow Rec Center	1320	Grant deed	OS (NP)	OS (NP)	2,361,9993	No	No	No	No	No	No	11 contiguous parcels
38-3234-10-1	Active	1419	Seminary Av	LEA	OPR	Rainbow Rec Center	1320	Grant deed	OS (NP)	OS (NP)	2,361,9993	No	No	No	No	No	No	11 contiguous parcels
38-3234-7	Inactive	5800	East 14th St	LEA	OPR	Rainbow Rec Center	4662	Grant deed	OS (NP)	OS (NP)	2,361,9993	No	No	No	No	No	No	11 contiguous parcels, incorrectly shown in the file
38-3234-12-2	Active	5818	East 14th St	LEA	OPR	Rainbow Rec Center	5293	Grant deed	OS (NP)	OS (NP)	2,361,9993	No	No	No	No	No	No	11 contiguous parcels
38-3234-12-2	Active	5817	East 14th St	LEA	OPR	Rainbow Rec Center	5950	Judgment deed	CN-3	CN-3	19,038,0659	No	No	No	No	No	No	11 contiguous parcels
38-3234-12-2	Active	5823	Seminary Av	LEA	OPR	Rainbow Rec Center	1365	Grant deed	OS (NP)	OS (NP)	2,361,9993	No	No	No	No	No	No	11 contiguous parcels
38-3234-12	Active	5809	East 16th St	LEA	OPR	Rainbow Rec Center	0	Grant deed	OS (NP)	OS (NP)	2,361,9993	No	No	No	No	No	No	11 contiguous parcels
38-3234-13-1	Active	5812	International Blvd	LEA	OPR	Rainbow Rec Center	0	OS (NP)	CN-3	CN-3	19,038,0659	No	No	No	No	No	No	11 contiguous parcels
38-3234-11	Active	5801	East 16th St	LEA	OPR	Rainbow Rec Center	8100	Grant deed	OS (NP)	OS (NP)	2,361,9993	No	No	No	No	No	No	11 contiguous parcels
21-244-7	Active	1969	East 19th St	LEA	OPR	San Antonio Rec Center	6000	Grant deed	RM-2	RM-2	17,137,2589	No	No	No	No	No	No	Mag. 2 contiguous parcels
21-243-2	Active	1826	East 19th St	LEA	OPR	San Antonio Rec Center	10246	Grant deed	RM-2	RM-2	17,137,2589	No	No	No	No	No	No	tenny courts, 2 contiguous parcels
45-5214-2-3	Active	10215	E St	LEA	OPR	Stonemust Park	8490	Grant deed	OS (NP)	OS (NP)	3,880,0611	No	No	No	No	No	No	next to Fred Korematsu Academy parking structure
14-648-16-3	Active	2100	Telegraph Av	CEQA	Redevelopment	Telegraph Garage	7730	Grant/quit deed	CD-P	CD-P	77,073,9682	No	No	No	No	No	No	
14-1219-3	Active	5005	Telegraph Av	LEA	Library	Temescal Branch Library	1336	Grant deed	CN-3	CN-3	1,600,9757	No	No	No	No	No	No	bdg
15-1369-5	Active	476	72nd St	PWA	Maintenance	Temescal Community Garden	3000	Grant deed	RM-2	RM-2	390,732,5122	No	No	No	No	No	No	high density neighborhood, 2 contiguous parcels
15-1169-10	Active	880	12th St	PWA	Maintenance	Temescal Community Garden		RM-2	RM-2	390,732,5122	No	No	No	No	No	No	No	high density neighborhood, 2 contiguous parcels
1A-1229-19-5	Active	500	Cavour St	LEA	OPR	Temescal Creek Park	74052	OS (LP)	OS (LP)	1,895,6665	No	No	No	No	No	No	No	parking to be between Ave and 26
20-195-1	Active		19th Av	PWA	Maintenance	Traffic Island	17454	Grant deed	OS (PMP)	OS (PMP)	6,267,82761	No	No	No	No	No	No	not visible, traffic island
40-3370-1-3	Active		18th Av	LEA	OPR	Webster Academy Playground	5106,38	Exchange deed	RD-1	RD-1	194,330,955	No	No	No	No	No	No	tennis courts, adjacent to East Oakland Pride Elementary
5-404-6-1	Active	1150	18th St	PWA	Muni Bldgs	West Oakland MultiService	5855	Grant deed	RM-4	RM-4	12,839,26093	No	No	No	No	No	No	West Oakland Branch Library, 8 contiguous parcels
5-404-2	Active	1801	Adeline St	PWA	Muni Bldgs	West Oakland MultiService	3096	Grant deed	RM-2	RM-2	20,052,11311	No	No	No	No	No	No	West Oakland Branch Library, 8 contiguous parcels
5-404-6-2	Active	1170	18th St	PWA	Muni Bldgs	West Oakland MultiService	6647		RM-4	RM-4	12,839,26093	No	No	No	No	No	No	West Oakland Branch Library, 8 contiguous parcels
5-404-3	Active		Adeline St	PWA	Muni Bldgs	West Oakland MultiService	3225		RM-4	RM-4	12,839,26093	No	No	No	No	No	No	West Oakland Branch Library, 8 contiguous parcels
5-404-4	Active		Adeline St	PWA	Maintenance	Parking Lot	3225		RM-4	RM-4	12,839,26093	No	No	No	No	No	No	West Oakland Branch Library, 8 contiguous parcels
5-404-33	Active	1165	19th St	PWA	Maintenance	Parking Lot	3328		RM-4	RM-4	12,839,26093	No	No	No	No	No	No	West Oakland Branch Library, 8 contiguous parcels
5-404-3-2	Active	1181	East 19th St	PWA	Muni Bldgs	Parking Lot	17203	Grant deed	RM-4	RM-4	12,839,26093	No	No	No	No	No	No	West Oakland Branch Library, 8 contiguous parcels
5-404-5	Active		Adeline St	PWA	Maintenance	Parking Lot	4301		RM-4	RM-4	12,839,26093	No	No	No	No	No	No	West Oakland Branch Library, 8 contiguous parcels
48A-7095-49	Active	6175	Broadway	LEA	OPR	Vacant Lot	4720	sell to adjacent, Grant deed	OS (SU)	OS (SU)	0,122,9533	No	No	No	No	No	No	not visible, residential area
19-66-1-3	Active		Frederick St				6	Part of Oakland	D-C-5	D-C-5	43,399,77108	No	No	No	No	No	No	file records show as 33,996 sq ft (not visible, half parking lot, half street)

ATTACHMENT E - List of Publicly Owned Land, Sheet 2

APN	TALIA REVIEW	STATUS	STREET #	STREET_NAME	AGENCY	DEPARTMENT	USE	Lot Size SF.	IMPROVED	COMMENTS	BASEZONE	ZNLABEL	ACRES	FOR SALE	DEVELOPED	SURPLUS	Open Space	NOTE
2-19-2		Active	659	14th St	LEA	Library	African American Museum	15000		Grant deed	CBD-X	CBD-X/S-7	6.22877468	No	No	No	No	bidg
37A-3152-8		Active		Keller Av	PWA	Maintenance	1' strip			Grant Deed	RH-4	RH-4	522.2597602	No	No	No	No	Remove/Keller Ave and 580
37A-3150-41		Active		Kimberlin Hts Dr	PWA	Maintenance	1' strip	0		Grant Deed	RH-4	RH-4	2350.460389	No	No	No	No	
8-827-19-1		Active		Jackson St	LEA	OPR	Alice Arts Ingress/Egress	360			CBD-C	CBD-C	68.74517334	No	No	No	No	
8-627-18-1		Active		Jackson St	LEA	OPR	Alice Arts Ingress/Egress	720		Final order of condemnation	CBD-C	CBD-C	68.74517334	No	No	No	No	
		M	3711	Suter St	LEA	OPR	Allendale Rec Center	0										NOT CITY-OWNED, sold to OUSD, 32-2030-72
018 0310 001 02		M		22nd St			Army Base	173020.32		No deed								
29-1067-13		Active		Jordan Rd	PWA	Maintenance	Avenue Terrace Playground	44705		Quitclaim Deed	OS (NP)	OS (NP)	1.29457433	No	No	No	No	
033 2177 021 00		M		12th St	CEDA	CEDA Real Estate	BART Parking	148539.6	No	This parcel was purchased with Parcel 033-2198-019 from BART for Future Housing Project with Unity Council.								
033 2197 019 00		M		12th St	CEDA	Redevelopment/Real Estate	Bart Parking Lot	148539.6	No	This parcel was purchased with parcel 033-2177-021 from BART for Fruitvale Future Housing project with Unity Council.								
22-343-2-1		Active		10th Av	LEA	OPR	Bella Vista Rec Area	22500		Grant Deed	OS (NP)	OS (NP)	1.59563318	No	No	No	No	
44-5008-12		Active	9600	Edes Av	LEA	DHS/Head Start	Brookfield Headstart	14000		Grant Deed	RM-1	RM-1	27.20581862	No	No	No	No	
44-5053-1-6		Active			PWA	Maintenance	Brookfield Village Park	784951		Grant Deed	OS (CP)	OS (CP)	16.40874759	No	No	No	No	
40A-3441-36-5		Active	4053	Edwards Av	LEA	OPR	Burkhalter Rec Center	155519		Grant Deed	OS (NP)	OS (NP)	3.5114695	No	No	No	No	
40A-3441-56-3		Active	3925	Columbian Dr	LEA	OPR	Burkhalter Rec Center	155519		Grant Deed	OS (NP)	OS (NP)	3.5114695	No	No	No	No	
15-1374-1-2		Active	560	Racine St	LEA	OPR	Bushrod Park & Rec. Cente	358612		Gift deed	OS (CP)	OS (CP)	10.16338974	No	No	No	No	
15-1374-10		Active	570	59th St	LEA	OPR	Bushrod Rec. Center	6750		Grant Deed	RM-2	RM-2	24.98570536	No	No	No	No	
48A-7093-3-1		Active	6784	Chabot Rd	LEA	OPR	Chabot Ball Field	179423		Grant Deed	OS (NP)	OS (NP)	3.65443622	No	No	No	No	
		M	0	11th St	CEDA	Housing	City Center Garage	0										
2-97-40		Active	0	11th St	CEDA	Redevelopment	City Center Garage (parki	0			CBD-C	CBD-C	43.64468118	No	No	No	No	
2-97-38		Active	0	11th St	CEDA	Redevelopment	City Center Garage (parki	0			CBD-C	CBD-C	43.64468118	No	No	No	No	
2-97-39		Active	0	11th St	CEDA	Redevelopment	City Center Garage (parki	0			CBD-C	CBD-C	43.64468118	No	No	No	No	
2-97-45		Active	0	12th St	CEDA	Redevelopment	City Center Garage (parki	18971			CBD-P	CBD-P	72.0730682	No	No	No	No	
40A-3468-8-3		Active	13560	Skyline Bl	LEA	OPR	City Stables	319295		Grant Deed	OS (SU)	OS (SU)	7.44404726	No	No	No	No	
		M	1509	Clay St			Civic	15563	Yes	Quit deed								
23-413-14		Active		Merritt Av	PWA	Maintenance	Cleveland Cascade	15000		Grant Deed	RU-2	RU-2	10.97786474	No	No	No	No	
23-414-16		Active		Lake Shore Av	LEA	OPR	Cleveland Cascade			Gift deed	OS (SU)	OS (SU)/S-4	0.34505558	No	No	No	No	
16-1394-49		Active	410	61st St	LEA	OPR	Colby Park	15980		Gift deed	OS (PMP)	OS (PMP)	0.3724116	No	No	No	No	
45-5322-8-2		Active	9854	Koford Rd	LEA	OPR	Columbian Gardens Park	12,769		Grant Deed	RD-1	RD-1	425.0996644	No	No	No	No	
45-5322-8-1		Active	9801	Hesket Rd	PWA	Maintenance	Columbian Gardens Park	12769		Grant Deed	RD-1	RD-1	425.0996644	No	No	No	No	
38-3188-1-7		Active	3000	62nd Av	LEA	OPR	Concordia Center	151153.2		Grant Deed	OS (NP)	OS (NP)	4.51341304	No	No	No	No	
2-98-2		Active		11th St	CEDA	Economic Dev	Convention Center	56900		1964-1978, 1980; Grant Deed	CBD-P	CBD-P	72.0730682	No	No	No	No	
2-98-1		Active	1421	Washington St	PWA	Parking	Convention Center Parking	35275		Condemnation deed	CBD-C	CBD-C	43.64468118	No	No	No	No	
32-2044-6-1		Active			LEA	OPR	Courtland Creek	2709			OS (LP)	OS (LP)	1.69776664	No	No	No	No	
32-2044-3-1		Active		High St	LEA	OPR	Courtland Creek	3052			OS (LP)	OS (LP)	1.69776664	No	No	No	No	
32-2047-18-1		Active			LEA	OPR	Courtland Creek	1750			RM-4	RM-4	14.29035176	No	No	No	No	
32-2046-36-1		Active			LEA	OPR	Courtland Creek	6339			OS (LP)	OS (LP)	1.06812266	No	No	No	No	
32-2044-9-3		Active		High St	LEA	OPR	Courtland Creek	935			OS (LP)	OS (LP)	1.69776664	No	No	No	No	
32-2044-10-1		Active			LEA	OPR	Courtland Creek	4423			OS (LP)	OS (LP)	1.69776664	No	No	No	No	
32-2046-11-2		Active		High St	LEA	OPR	Courtland Creek	1431			OS (LP)	OS (LP)	1.06812266	No	No	No	No	
32-2044-8-1		Active			LEA	OPR	Courtland Creek	2999			OS (LP)	OS (LP)	1.69776664	No	No	No	No	
32-2047-17-1		Active		High St	LEA	OPR	Courtland Creek	4745			RM-4	RM-4	14.29035176	No	No	No	No	
32-2044-7-1		Active			LEA	OPR	Courtland Creek	2714			OS (LP)	OS (LP)	1.69776664	No	No	No	No	
32-2043-7-2		Active		Gordon St	LEA	OPR	Courtland Creek	13506			OS (LP)	OS (LP)	1.69776664	No	No	No	No	
32-2046-6-5		Active			LEA	OPR	Courtland Creek	4701			OS (LP)	OS (LP)	1.06812266	No	No	No	No	
		M	2532	High St			Courtland Creek	3839		Grant Deed								
002 0060 006 00		M			LEA	Museum	Cultural Center	0		Pac Ren Plaza								
9-695-13		Active	675	29th St	LEA	OPR	Durant Park	14000		very clean and; Grant Deed	OS (AMP)	OS (AMP)	0.31982557	No	No	No	No	
43-4550-10-1		Active		East 14th St	LEA	OPR	East Oakland Youth Dev, C	38853		Grant Deed	CN-3	CN-3	7.74725043	No	No	No	No	
48-5813-3-5		Active		Dunsmuir Av	LEA	OPR	Entrance to Dunsmuir	874685		Grant Deed	OS (SU)	OS (SU)	219.4460007	No	No	No	No	
21-229-2		Active	271	Newton Av	LEA	OPR	F. M. Smith Rec Center	4754		Judgment deed	OS (NP)	OS (NP)/S-12	2.03994317	No	No	No	No	
21-229-4		Active	263	Newton Av	LEA	OPR	F. M. Smith Rec Center	4700		Grant Deed	OS (NP)	OS (NP)/S-12	2.03994317	No	No	No	No	

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21-229-3	Active	267	Newton Av	LEA	OPR	F. M. Smith Rec Center	5850		Grant Deed	OS (NP)	OS (NP)/S-12	2.03994317	No	No	No	No		
21-229-5-5	Active	1969	Park Bl	LEA	OPR	F. M. Smith Rec Center	53143		Quit deed	OS (NP)	OS (NP)/S-12	2.03994317	No	No	No	No		
3-59-16-4	Active	1605	M L King Jr Wvy	OFD	Fire	Fire	16600		Grant Deed	CBD-X	CBD-X	91.04385279	No	No	No	No		
	M	1027	60th St			Fire	13000		Grant Deed									
2-91-1	Active	1310	Oak St	PWA	Maintenance	Fire Alarm Bldg.	51416	Yes	Grant Deed	D-LM-4	D-LM-4	25.39829422	No	No	No	No		
41-4060-5	Active	6775	San Leandro Bl	PWA	Maintenance	Flood Control	46250		Grant Deed	D-CO-1	D-CO-1	60.12956985	No	No	No	No		
42-4328-2-2	Active	8098	South Coliseum Wvy	PWA	Maintenance	Flood Control Banks	21000		Grant Deed	D-CO-2	D-CO-2	195.634532	No	No	No	No		
33-2135-26-2	Active		Foothill Bl	LEA	OPR	Foothill Meadows Park	49223		Grant Deed	OS (NP)	OS (NP)	1.19997134	No	No	No	No		
20-172-22-2	Active		Foothill Bl	LEA	OPR	Franklin Rec Center/Park	98865		Grant Deed	OS (NP)	OS (NP)	2.25590177	No	No	No	No		
35-2401-2	Active	4559	Foothill Bl	LEA	OPR	Fremont Pool Bldg.	28252		Grant Deed	RU-1	RU-1	10.34598334	No	No	No	No		
44-5014-5	Active		Edes Av	CEDA	Oakland Redevelopment Agency	Futhure Housing	17414	Yes	There is an existing vacant commercial building on site and an in lease with CBS Outdoor.			RM-4	RM-4	0.95154729	No	No	No	No
8-668-9-7	Active	2330	Webster St	CEDA	Redevelopment	Future Development	45000	No	Property was purchased for Central District Redevelopment Area. Purchase price includes 2315 Valdez.			D-BV-2	D-BV-2	15.92490747	No	No	No	No
39-3291-20	Active		Foothill Bl	CEDA	Redevelopment	Future Library site	53143.2	Yes	Funding from Central City East Tax Allocation Board			CC-1	CC-1	34.56013293	No	No	No	No
25-720-2-1	Active		Derby Av	CEDA	Redevelopment	Future project	9,000	No	Purchase price includes 3050 International Blvd. (APN 025-0719-007-01)			RM-4	RM-4	9.02792508	No	No	No	No
8-668-4	Active	2315	Valdez St	CEDA	Redevelopment	Future project	16855	No	Property was purchased for Central District Redevelopment Area. Purchase price includes 2330 Webster.			D-BV-2	D-BV-2	15.92490747	No	No	No	No
	M	1111	Franklin St	CEDA	ORA	Garage	38000	Yes	ORA owned garage in UC regent building									
48H-7690-2	Active	7361	Claremont Av	LEA	OPR	Garber Park, Wooded	566280		Steep upslope; Gift deed	OS (RCA)	OS (RCA)	228.4869196	No	No	No	No		
20-202-1-1	Active	1630	23rd Av	LEA	OPR	Garfield Ballfield	28510		Exchange deed	OS (NP)	OS (NP)	2.68658646	No	No	No	No		
	M	670	98th Av	PWA	Maintenance	gas station	15406		auction parcel; Grant Deed									
15-1307-13	Active	5606	San Pablo Av	LEA	Library	Golden Gate Library	12430		Judge deed	CN-3	CN-3	13.17215671	No	No	No	No		
11-836-29-1	Active		Walker Av	PWA	Parking	Grand Avenue Parking Lot	13981		Grant Deed	CN-2	CN-2	17.67779518	No	No	No	No		
11-836-16	Active	721	Walker Av	PWA	Parking	Grand Avenue Parking Lot	9455		Grant Deed	RU-2	RU-2	8.25272134	No	No	No	No		
5-383-14-3	Active	0	14th St	CEDA	Housing	Greater Cooper Church par	0		sell to church; Grant Deed	RM-4	RM-4/S-20	10.51537802	No	No	No	No		
1-183-1	Active	640	Harrison St	LEA	OPR	Harrison Square Park	87120		Grant Deed	OS (SU)	OS (SU)	2.52921001	No	No	No	No		
	M	8521	A St			Highland School Playground	219542		Grant Deed									
29-1073-7-3	Active	4151	35th Av	PWA	Maintenance	Hillside Retaining Wall	8400		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-18-2	Active	4109	35th Av	PWA	Maintenance	Hillside Retaining Wall	4750		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-2	Active	3475	Victor Av	PWA	Maintenance	Hillside Retaining Wall	7521		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-7-2	Active		35th Av	PWA	Maintenance	Hillside Retaining Wall	10343		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-4	Active	4169	35th Av	PWA	Maintenance	Hillside Retaining Wall	5076		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-19-2	Active	4101	35th Av	PWA	Maintenance	Hillside Retaining Wall	4800		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-8-1	Active	4123	35th Av	PWA	Maintenance	Hillside Retaining Wall	11650		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-5	Active	4163	35th St	PWA	Maintenance	Hillside Retaining Wall	4932		Judg./Condemnation deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-21-2	Active	4039	35th Av	PWA	Maintenance	Hillside Retaining Wall	4800		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-7-4	Active	4135	35th Av	PWA	Maintenance	Hillside Retaining Wall	9713		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-20-2	Active	4045	35th Av	PWA	Maintenance	Hillside Retaining Wall	4800		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
29-1073-3	Active	4175	35th Av	PWA	Maintenance	Hillside Retaining Wall	7960		Grant Deed	RD-1	RD-1	976.6397926	No	No	No	No		
42-4328-1-24	Active		Coliseum Wvy	CEDA	Real Estate	Hold	383328		City sold half of interest in this property to Redevelopment agency on 6/11/2010 to cover budget shortages.			D-CO-2	D-CO-2	195.634532	No	No	No	No
40-3317-48-13	Active		73rd Av	CEDA	Redevelopment	Hold for future development	7,000	No	The vacant lot is comprised of two parcels (040-3317-032-00 and 040-3317-048-13)			CC-2	CC-2	11.09897294	No	No	No	No
40-3317-32	Active		73rd Av	CEDA	Redevelopment	Hold for future development	7,000	No	The vacant lot is comprised of two parcels (040-3317-032-00 and 040-3317-048-13)			CC-2	CC-2	11.09897294	No	No	No	No
46-5428-16	Active	9826	Holly St	LEA	OPR	Holly Mini Park	7500		Grant Deed	OS (AMP)	OS (AMP)	0.34580746	No	No	No	No		
46-5428-15	Active	9830	Holly St	LEA	OPR	Holly Mini Park	7500		Grant Deed	OS (AMP)	OS (AMP)	0.34580746	No	No	No	No		

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		M		Adeline St			Housing	9362.25		Grant Deed								
		M	7826	Hillmont Dr			Housing	11335		Tax deed								
		M	1514	West St			Housing Development	0		Judgment Deed/Executors Deed								
8-541-8-5		Active	540	17th St	CEDA	Redevelopmentt	Ice Center	70567		Grant Deed	CBD-X	CBD-X	91.04385279	No	No	No	No	

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1-213-1		Active	645	7th St	LEA	OPR	Jefferson Square Recreasi	60000	Yes	Quit Deed - Landmark Designation 83-398	OS (NP)	OS (NP)	1.37957149	No	No	No	No
43A-4675-2-24		Active		Fontaine St	LEA	OPR	King Estates Park	1034114.4		Grant Deed	OS (RCA)	OS (RCA)	83.96310634	No	No	No	No
43A-4675-2-31		Active	8255	Fontaine St	LEA	OPR	King Estates Park	6000		Grant Deed	OS (RCA)	OS (RCA)	83.96310634	No	No	No	No
43A-4675-2-30		Active	8501	Fontaine St	LEA	OPR	King Estates Park	797148		Grant Deed	OS (RCA)	OS (RCA)	83.96310634	No	No	No	No
43A-4649-72-7		Active		Fontaine St	LEA	OPR	King Estates Park	92462		duplicate entry, Grant Deed	OS (RCA)	OS (RCA)	83.96310634	No	No	No	No
43A-4675-2-18		Active		Crest Av	LEA	OPR	King Estates Park	2570040		Grant Deed	RD-1	RD-1	947.6022381	No	No	No	No
43A-4675-2-6		Active		Granada Av	LEA	OPR	King Estates Park	15		Grant Deed	RD-1	RD-1	947.6022381	No	No	No	No
43A-4675-2-25		Active		Fontaine St	LEA	OPR	King Estates Park	1437000		Grant Deed	OS (RCA)	OS (RCA)	83.96310634	No	No	No	No
2-25-1		Active	1016	10th St	LEA	OPR	Lafayette Square Park	60000			OS (SU)	OS (SU)	1.36163432	No	No	No	No
11-836-42-2		Active		Lake Park Wy	LEA	OPR	Lake Park Mini Park	522720		Grant Deed	OS (NP)	OS (NP)	1.17502304	No	No	No	No
11-836-41-4		Active		Grand Av	LEA	OPR	Lakeshore Park	522720			OS (NP)	OS (NP)	6.07828599	No	No	No	No
10-764-2		Active	291	Grand Av	LEA	OPR	Lakeside Park	1001880		Grant Deed	OS (RSP)	OS (RSP)/S-4	236.5653066	No	No	No	No
41-3901-4		Active	796	66th Av	CEDA	Real Estate Division	Land Banking	196020	Yes	Property was purchased for Land Banking in the Coliseum Redevelopment area	D-CO-2	D-CO-2	195.634532	No	No	No	No
		M	3614	Foothill Bl	CEDA	CEDA Real Estate	Land Banking 5,252	0	Yes	was purchased by ORA for future development.							
032 2084 050 00		M	3614	Foothill Bl	CEDA	CEDA Real Estate	Land Banking 5,252	0	Yes	was purchased by ORA for future development.							
12-985-29-1		Active		40th St	PWA	Maintenance	Landscaped strip	53751		Grant Deed	RU-1	RU-1	3.27985316	No	No	No	No
002 0060 005 00		M			LEA	Library	Library	0		Pac Ren Plaza							
2-71-1		Active	250	10th St	LEA	OPR	Lincoln Square Recreation	60000			OS (NP)	OS (NP)	2.70856217	No	No	No	No
12-926-2		Active		Monte Vista Av	LEA	OPR	Linda Vista Park	211702		Judge deed	OS (SU)	OS (SU)	7.66221515	No	No	No	No
		M	1055		LEA	OPR	Live Oak Pool	0		school property							
48G-7435-14-1		Active	6345	Valley View Rd	LEA	OPR	Lot, grass	20477		Steep upslope; Tax deed	RH-4	RH-4	2350.460389	No	No	No	No
		M	1570	Grand View Dr	LEA	OPR	Lot, grass	11664		Steep downslope; Tax deed. Sold with 048-7602-014-00.							
48H-7672-9-1		Active	7361	Claremont Av	LEA	OPR	Lot, grass & Wooded	22935		Steep upslope; Gift deed	RH-4	RH-4	175.2129855	No	No	No	No
48H-7701-2		Active		Dwight Wy	LEA	OPR	Lot, Wooded	10760		Grant Deed	RH-2	RH-2	42.1863442	No	No	No	No
4-35-31-1		Active	1307	Chestnut St	LEA	OPR	Lowell Park	379			OS (NP)	OS (NP)/S-20	8.97845539	No	No	No	No
4-11-5		Active	1304	Filbert St	LEA	OPR	Lowell Park	355808		Grant Deed	OS (NP)	OS (NP)/S-20	8.97845539	No	No	No	No
4-13-16-2		Active	1026	12th St	LEA	OPR	Lowell Park	355808		Grant Deed	OS (NP)	OS (NP)/S-20	8.97845539	No	No	No	No
4-11-3		Active	978	12th St	LEA	OPR	Lowell Park	355808			OS (NP)	OS (NP)/S-20	8.97845539	No	No	No	No
2-89-1		Active	125	14th St	LEA	Library	Main Library Branch	0			D-LM-4	D-LM-4	25.39829422	No	No	No	No
37-2575-17		Active	4665	Geranium Pl	PWA	PWA	Maintenance slop stabilization - Open Space	9120	No		RH-4	RH-4	2350.460389	No	No	No	No
		M	720	2nd St			Maintenance Warehouse	40000		Sold to Port of Oakland							
11-839-23		Active		Lake Shore Av	LEA	OPR	Mandana Plaza	46000		Gift deed	OS (PMP)	OS (PMP)	0.2909033	No	No	No	No
22-364-21		Active	2701	22nd Av	LEA	OPR	Manzanita Rec. Center	38125		Grant Deed	OS (NP)	OS (NP)	0.9641855	No	No	No	No
36-2438-41-1		Active	4618	Allendale Av	LEA	OPR	Maxwell Park	0		Grant Deed	OS (NP)	OS (NP)	1.62353183	No	No	No	No
36-2438-40-1		Active	4618	Allendale Av	LEA	OPR	Maxwell Park Restroom	54450		Grant Deed	OS (NP)	OS (NP)	1.62353183	No	No	No	No
5-434-1		Active		26th St	LEA	OPR	McClymonds Mini Park	3333	Yes		OS (AMP)	OS (AMP)	0.24843323	No	No	No	No
5-434-35		Active		Linden St	LEA	OPR	McClymonds Mini Park	5000	Yes	Grant Deed	OS (AMP)	OS (AMP)	0.24843323	No	No	No	No
37-2605-91		Active		Mountain Bl	LEA	OPR	McCrea Park	65732		Director's deed	OS (SU)	OS (SU)	7.83800333	No	No	No	No
37-2605-87		Active		Aliso Av	LEA	OPR	McCrea Park	103890		Grant Deed	OS (SU)	OS (SU)	3.91096563	No	No	No	No
37-2605-88		Active		Aliso Av	LEA	OPR	McCrea Park	80768		Grant Deed	OS (SU)	OS (SU)	3.91096563	No	No	No	No
37-2605-89		Active		Mountain Bl	LEA	OPR	McCrea Park	95671		Grant Deed	OS (SU)	OS (SU)	7.83800333	No	No	No	No
37-2605-92		Active		Mountain Bl	LEA	OPR	McCrea Park	261360		Grant Deed	RH-4	RH-4	2350.460389	No	No	No	No
37-2605-90		Active		Mountain Bl	LEA	OPR	McCrea Park	1512403.2		Judgment Deed	OS (SU)	OS (SU)	7.83800333	No	No	No	No
26-810-47-1		Active	3100	Mckillop Rd	PWA	Maintenance	Mckillop Road Slope	123361		Quit/Grant Deed	OS (NP)	OS (NP)	3.91394016	No	No	No	No
26-810-29-1		Active	2920	Mckillop Rd	PWA	Maintenance	Mckillop Road Slope	41928		Quit/Grant Deed	OS (NP)	OS (NP)	3.91394016	No	No	No	No
26-810-36		Active	2910	Mckillop Rd	PWA	Maintenance	Mckillop Road Slope	6988		Grant Deed	OS (NP)	OS (NP)	3.91394016	No	No	No	No
19-83-18-2		Active	1125	29th Av	PWA	Maintenance	Median	113256		Grant Deed	M-30	M-30	28.24200844	No	No	No	No
44-5020-5-52		Active	90	Hegenberger Rd	PWA	Maintenance	Median	60000		part of street; Grant Deed	CR-1	CR-1	122.5661813	No	No	No	No
14-1203-17		Active		52nd St	PWA	Maintenance	Median	9150		Quit deed	RM-2	RM-2	390.7325122	No	No	No	No
9-699-38-7		Active	426	29th St	PWA	Parking	Medical Hill Parking Str	44850		Grant Deed	S-1	S-1	36.57611672	No	No	No	No
35-2384-1		Active	4805	Foothill Bl	LEA	Library	Melrose Library	10850		Grant Deed	RU-5	RU-5	13.0488842	No	No	No	No

Remote/Golf Links Rd and 580

Remote /west side of Leona Lts Park

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20-153-6		Active	1449	Miller Av	LEA	Library	Miller Avenue Library	11970		City owned property was transferred to ORA in January of 2012. It will go to successor agency.	RM-2	RM-2	34.22904331	No	No	No	No
		M		Hassler Wy	CEDA	Redevelopment	Mitigation Land	40662									
48F-7357-13-1		Active	6235	La Salle Av	PWA	Parking	Montclair Garage	35821		Grant Deed	CN-1	CN-1	19.27752444	No	No	No	No
48F-7362-3		Active	1687	Mountain Bl	LEA	Library	Montclair Library	9515		Gift deed	RH-4	RH-4	2350.460389	No	No	No	No
		M	2825		CEDA	Redevelopment	Montgomery Wards Bldg.	341946		OUED							
		M		Oakland Av	LEA	Parks and Recreation	Morcom Rose Garden	8877		Grant Deed							
050 0926 001 00		M		Oakland Av	LEA	Parks and Recreation	Morcom Rose Garden	8877		Grant Deed							
051 4736 008 00		M	198	Oak Rd	LEA	Parks and Recreation	Morcom Rose Garden	260924		Gift deed							
22-350-1		Active	2601	Highland Av	LEA	OPR	Morgan Plaza	18200		Judgment deed	OS (AMP)	OS (AMP)	0.67821694	No	No	No	No
002 0100 002 00		M		12th St	LEA	OPR	Multi	9734		Grant Deed							
002 0100 003 00		M		12th St	LEA	OPR	Multi	1324		Grant Deed							
002 0100 011 00		M	1220	Harrison St	LEA	OPR	Multipurpose	74474		Grant Deed							
25-662-1		Active	94601		LEA	Museum	Museum Storage	0			D-CE-3	D-CE-3/S-19	97.34195279	No	No	No	No
25-663-1		Active			LEA	Museum	Museum Storage	0		2 parcel sale	D-CE-3	D-CE-3/S-19	97.34195279	No	No	No	No
		M		Hegenberger Rd	CEDA	JPA	Network Coliseum	4527950									
		M		Hegenberger Rd	CEDA	JPA	Network Coliseum	371218									
041 3901 008 00		M		Hegenberger Rd	CEDA	JPA	Network Coliseum	4527950									
041 3901 009 00		M		Hegenberger Rd	CEDA	JPA	Network Coliseum	371218									
		M	1121	14th St	CEDA	Housing	Oak Center Cultural Center	16090		Grant Deed							
48-6868-1-1		Active		Oak Hill Rd	PWA	Maintenance	Oak Hill Knoll	13480		Grant Deed	RH-1	RH-1	143.1037426	No	No	No	No
10-806-24-2		Active	3233	Kempton Av	LEA	OPR	Oak Park	20764		very clean and; Grant Deed	OS (AMP)	OS (AMP)	0.48770524	No	No	No	No
41-3901-7-5		Active		73rd Av	CEDA	Redevelopment	Oakland Coliseum Intercity Railroad Rear Parking.	35000	No	Lot size includes parcel 041-3901-007-03	D-CO-1	D-CO-1	60.12956985	No	No	No	No
29A-1353-13-2		Active		Leimert Bl	PWA	Water Shed	oepr space	12500	No	Purchased from Alameda County	OS (RCA)	OS (RCA)	63.11277357	No	No	No	No
48E-7350-10		Active		Park Bl	PWA	PWA	Open Space	547479	No	This parcel & parcels 48E-7348-28-2, 67-0, 48E-7349-32, 48E-7350-10, 48F 7355-19, 48F-7366-21-2 acquired from EBRPD in exchg for city-owned props 48H-7699-9, 48H-7531-1, 48D-7291-4, 29-1200-7	RH-3	RH-3/S-10	68.45129521	No	No	No	No
29A-1353-11-2		Active		Leimert Bl	PWA	water shed	Open Space	9600	No		OS (RCA)	OS (RCA)	63.11277357	No	No	No	No
48E-7348-67		Active		Park Bl	PWA		Open Space	547479	No	This parcel & parcels 48E-7348-28-2, 67-0, 48E-7349-32, 48E-7350-10, 48F 7355-19, 48F-7366-21-2 acquired from EBRPD in exchg for city-owned props 48H-7699-9, 48H-7531-1, 48D-7291-4, 29-1200-7	RH-3	RH-3/S-10	68.45129521	No	No	No	No
29-1158-11-3		Active		Butters Dr	LEA	OPR	Open Space	9827			OS (RCA)	OS (RCA)	0.24240309	No	No	No	No
48D-7244-12-3		Active		Scout Rd	PWA	PWA	Open Space	233892	No	This parcel & parcels 48E-7348-28-2, 67-0, 48E-7349-32, 48E-7350-10, 48F 7355-19, 48F-7366-21-2 acquired from EBRPD in exchg for city-owned props 48H-7699-9, 48H-7531-1, 48D-7291-4, 29-1200-7	RH-3	RH-3/S-10	68.45129521	No	No	No	No
28-906-36		Active		Lincoln Av	PWA	Maintenance	Open Space	10083		Grant Deed	CN-1	CN-1	22.93245066	No	No	No	No
48D-7268-11		Active		Castle Dr	LEA	Parks and Recreation	Open Space	16157	No	Parcel 3 of 3; Cost includes all three parcels.	OS (RCA)	OS (RCA)	10.18613806	No	No	No	No
48D-7309-27-3		Active		Moore Dr	LEA	OPR	Open Space	15340		Grant Deed	RH-3	RH-3/S-10	108.4172126	No	No	No	No
48E-7348-28-2		Active		Park Bl	PWA	PWA	Open Space	547479	No	This parcel & parcels 48E-7348-28-2, 67-0, 48E-7349-32, 48E-7350-10, 48F 7355-19, 48F-7366-21-2 acquired from EBRPD in exchg for city-owned props 48H-7699-9, 48H-7531-1, 48D-7291-4, 29-1200-7	RH-3	RH-3/S-10	108.4172126	No	No	No	No

Remont/located in Montclair neighborhood

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48F-7355-19		Active		Park Bl	PWA	PWA	Open Space	547479	No	This parcel & parcels 48E-7348-28-2, 67-0, 48E-7349-32, 48E-7350-10, 48F 7355-19, 48F-7366-21-2 acquired from EBRPD in exchg for city-owned props 48H-7699-9, 48H-7531-1, 48D-7291-4, 29-1200-7	RM-3	RM-3	4.1805692	No	No	No	No	
29-1159-6-2		Active		Butters Dr	LEA	OPR	Open Space	12078			OS (RCA)	OS (RCA)	0.2871509	No	No	No	No	

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48F-7366-21-2			Active		Park Bl	PWA	PWA	Open Space	547479	No	This parcel & parcels 48E-7348-28-2, 67-0, 48E-7349-32, 48E-7350-10, 48F 7355-19, 48F-7366-21-2 acquired from EBRPD in exchg for city-owned props 48H-7699-9, 48H-7531-1, 48D-7291-4, 29-1200-7	OS (LP)	OS (LP)/S-10	14.34668538	No	No	No	No
48E-7349-32			Active		Park Bl	PWA	PWA	Open Space	547479	No	This parcel & parcels 48E-7348-28-2, 67-0, 48E-7349-32, 48E-7350-10, 48F 7355-19, 48F-7366-21-2 acquired from EBRPD in exchg for city-owned props 48H-7699-9, 48H-7531-1, 48D-7291-4, 29-1200-7	OS (LP)	OS (LP)/S-10	14.34668538	No	No	No	No
48D-7268-2-19			Active		Castle Dr	LEA	Parks and Recreation	Open Space	26702	Yes	Parcel 1 of 3; Cost includes all three parcels	OS (RCA)	OS (RCA)	10.18613806	No	No	No	No
48D-7268-2-20			Active		Castle Dr	LEA	Parks and Recreation	Open Space	16157	No	Parcel 2 of 3; Cost includes all three parcels	OS (RCA)	OS (RCA)	10.18613806	No	No	No	No
48H-7526-7			Active		Tunnel Rd	LEA	OPR	Open Space, grass	127630		Grant Deed	RH-2	RH-2	47.3364733	No	No	No	Remote/west side of Caldecott Tunnel
41-4155-30-3			Active		Hawley St	PWA	Maintenance	Open Space, grass	0			RD-2	RD-2	101.2562986	No	No	No	No
41-4162-1-4			Active		Hawley St	PWA	Maintenance	Open Space, grass	38974		Grant Deed	D-CO-1	D-CO-1	60.12956985	No	No	No	No
48E-7350-1-4			Active		Snake Rd	LEA	OPR	Open Space, Wooded	2774772		Upslope; Grant Deed	RD-1	RD-1	7.0113951	No	No	No	Remote/located in Montclair neighborhood
37-2685-1-16			Active		Mcdonell Av	LEA	OPR	Open Space, Wooded	403365.6		Grant Deed	OS (RCA)	OS (RCA)	45.87970481	No	No	No	No
48E-7349-16-3			Active		Magellan Dr	LEA	OPR	Open Space, Wooded	12880		Downslope; Grant Deed	RH-3	RH-3/S-10	108.4172126	No	No	No	No
40A-3449-23-1			Active		Sterling Dr	LEA	OPR	Open Space, Wooded	35861		Grant Deed	RD-1	RD-1	947.6022381	No	No	No	No
48B-7125-3		4875	Active		Broadway Tr	LEA	OPR	Ostrander Park	43560		Gift deed	CN-3	CN-3	2.24157014	No	No	No	No
37A-3138-2		5000	Active		Redwood Rd	LEA	OPR	Owen James Main Field	214053.84		Grant Deed	OS (NP)	OS (NP)	3.84986214	No	No	No	No
8-649-5		2025	Active		Broadway	LEA	OPR	Paramount Theater	30475		Grant Deed	CBD-P	CBD-P	72.0730682	No	No	No	No
8-716-59		1911	Active		Telenrah Av	LEA	OPR	Park	25000	Yes	Transfer from ORA Park	OS (NP)	OS (NP)	0.57394768	No	No	No	No
1-177-1		163	Active		9th St	LEA	OPR	Park	15748		Easement granted to BART for subsurface tunnel use	OS (SU)	OS (SU)	2.39340596	No	No	No	No
23-431-43		704	Active		Mckinley Av	LEA	OPR	Park	1		Grant Deed	RD-1	RD-1	58.4004732	No	No	No	No
29-1200-6-3			Active		Joaquin Miller Rd	LEA	OPR	Park	3267000		Tax deed	OS (RSP)	OS (RSP)	58.93327056	No	No	No	No
	M	1431			82nd Av			Park	5000		Grant Deed							
	M	1425			82nd Av			Park	10000		Grant Deed							
	M	1422			81st Av			Park	5000		Grant Deed							
21-279-2		2124	Active		Park Bl	LEA	OPR	Park Blvd. Park	34293		Judgment deed	OS (PMP)	OS (PMP)	1.23275264	No	No	No	No
002 0100 005 00		1220	M		Harrison St	LEA	OPR	Parking Facility Lot	39367									
2-101-1			Active		9th St	CEDA	Redevelopment Agency	Parking Garage	13406	Yes	Parking garage condo	D-LM-2	D-LM-2	28.03846613	No	No	No	No
		822	Active		Washington St	CEDA	Redevelopment	Parking Lot	0			CBD-P	CBD-P/S-7	13.59259816	No	No	No	No
48F-7365-36			Active		Mountain Bl	LEA	OPR	Path	63621		Quitclaim deed	CN-1	CN-1	19.27752444	No	No	No	No
48-5661-27-3			Active		Peralta Oaks Dr	LEA	OPR	Peralta Oaks Planting	6170		Director's deed	RD-1	RD-1	947.6022381	No	No	No	No
48-5662-47-2		2946	Active		Barrett St	LEA	OPR	Peralta Oaks Planting	4400		Grant Deed	RD-1	RD-1	947.6022381	No	No	No	No
48-5662-13-3			Active		Peralta Oaks Dr	LEA	OPR	Peralta Oaks Planting	6649		Director's deed	RD-1	RD-1	947.6022381	No	No	No	No
12-993-5		4016	Active		Howe St	PWA	Parking	Piedmont Ave. Parking Lot	11701			CN-1	CN-1	25.69527691	No	No	No	No
12-993-4		4000	Active		Howe St	PWA	Parking	Piedmont Ave. Parking Lot	11330		Grant Deed	CN-1	CN-1	25.69527691	No	No	No	No
21-225-14-1			Active		Lake Shore Av	LEA	OPR	Pine Knoll Park	62726		Grant Deed	OS (SU)	OS (SU)/S-4	1.75367936	No	No	No	No
19-39-2-4		1319	Active		East 12th St	LEA	OPR	Port View Park	12074		Grant Deed	OS (PMP)	OS (PMP)	1.11596872	No	No	No	No
19-39-4-3		1341	Active		East 12th St	LEA	OPR	Port View Park	11925		Grant Deed	OS (PMP)	OS (PMP)	1.11596872	No	No	No	No
	M	1614			8th St			Prescott Recreation Park	0		Grant Deed							
002 0019 012 00			M		Castro St	CEDA	Redevelopment	Preservation Park	6679									
002 0019 013 00		0	M		Castro St	CEDA	Redevelopment	Preservation Park	4770									
002 0019 014 00		0	M		Castro St	CEDA	Redevelopment	Preservation Park	5513									
002 0019 015 00		0	M		Castro St	CEDA	Redevelopment	Preservation Park	4348									
002 0019 016 00		0	M		Castro St	CEDA	Redevelopment	Preservation Park	7850									
002 0019 017 00		0	M		12th St	CEDA	Redevelopment	Preservation Park	6148									
002 0019 018 00		0	M		12th St	CEDA	Redevelopment	Preservation Park	4000									
002 0019 019 00		0	M		12th St	CEDA	Redevelopment	Preservation Park	4400									
002 0019 020 00		0	M		12th St	CEDA	Redevelopment	Preservation Park	10400									
002 0019 021 00		0	M		12th St	CEDA	Redevelopment	Preservation Park	3848									
002 0019 022 00		0	M			CEDA	Redevelopment	Preservation Park	5928									
002 0019 023 00		0	M			CEDA	Redevelopment	Preservation Park	7895									
002 0019 024 00		0	M			CEDA	Redevelopment	Preservation Park	5103									
002 0019 012 00			M		Castro St	CEDA	Redevelopment	Preservation Park	6679									

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002 0019 013 00	M	0	Castro St	CEDA	Redevelopment	Preservation Park	4770											
002 0019 014 00	M	0	Castro St	CEDA	Redevelopment	Preservation Park	5513											
002 0019 015 00	M	0	Castro St	CEDA	Redevelopment	Preservation Park	4346											
002 0019 016 00	M	0	Castro St	CEDA	Redevelopment	Preservation Park	7850											
002 0019 017 00	M	0	12th St	CEDA	Redevelopment	Preservation Park	6148											
002 0019 018 00	M	0	12th St	CEDA	Redevelopment	Preservation Park	4000											
002 0019 019 00	M	0	12th St	CEDA	Redevelopment	Preservation Park	4400											
002 0019 020 00	M	0	12th St	CEDA	Redevelopment	Preservation Park	10400											
002 0019 021 00	M	0	12th St	CEDA	Redevelopment	Preservation Park	3848											
002 0019 022 00	M	0		CEDA	Redevelopment	Preservation Park	5928											
002 0019 023 00	M	0		CEDA	Redevelopment	Preservation Park	7895											
002 0019 024 00	M	0		CEDA	Redevelopment	Preservation Park	5103											
	M	654	13th St	CEDA	Redevelopment	Preservation Park	9282											
	M	660	13th St	CEDA	Redevelopment	Preservation Park	9348											
	M	672	13th St	CEDA	Redevelopment	Preservation Park	7212											
	M	678	13th St	CEDA	Redevelopment	Preservation Park	5570											
	M		Castro St	CEDA	Redevelopment	Preservation Park	6679											
	M	0	Castro St	CEDA	Redevelopment	Preservation Park	4770											
	M	0	Castro St	CEDA	Redevelopment	Preservation Park	5513											
	M	0	Castro St	CEDA	Redevelopment	Preservation Park	4346											
	M	0	Castro St	CEDA	Redevelopment	Preservation Park	7850											
	M	0	12th St	CEDA	Redevelopment	Preservation Park	6148											
	M	0	12th St	CEDA	Redevelopment	Preservation Park	4000											
	M	0	12th St	CEDA	Redevelopment	Preservation Park	4400											
	M	0	12th St	CEDA	Redevelopment	Preservation Park	10400											
	M	0	12th St	CEDA	Redevelopment	Preservation Park	3848											
	M	0		CEDA	Redevelopment	Preservation Park	5928											
	M	0		CEDA	Redevelopment	Preservation Park	7895											
	M	0		CEDA	Redevelopment	Preservation Park	5103											
38-3201-18	Active	6015	Bancroft Av	PWA	Maintenance	Private Yard	65680		Grant Deed	RU-4	RU-4	23.25207583	No	No	No	No		
47-5576-7-3	Active	10451	Macarthur Bl	CEDA	ORA	Project	20000	No		CN-3	CN-3	6.22200887	No	No	No	No		
46-5475-4-1	Active	2309		PWA	Maintenance	Public Housing	0			RM-3	RM-3	30.28762062	No	No	No	No		
46-5475-3-1	Active	2315		PWA	Maintenance	Public Housing	0			RM-3	RM-3	30.28762062	No	No	No	No		
30-1869-58-3	Active		Aliso Av	LEA	OPR	Redwood Heights Rec Centre	12490		Grant Deed	OS (NP)	OS (NP)	2.86753547	No	No	No	No		
30-1869-34-4	Active	3731	Redwood Rd	LEA	OPR	Redwood Heights Rec Centre	98970		Grant Deed	OS (NP)	OS (NP)	2.86753547	No	No	No	No		
29-1090-14-2	Active	3724	Redwood Rd	LEA	OPR	Redwood Heights Rec Centre	3037			RD-1	RD-1	976.6397926	No	No	No	No		
48B-7125-2	Active	4869	Broadway	LEA	OPR	Remnant	43560		Gift deed	OS (LP)	OS (LP)	0.44214798	No	No	No	No		Not Viable/ Broadway Terr neighborhood
47-5556-19-3	Active		100th Av	PWA	Maintenance	Remnant	0		Grant Deed	RD-1	RD-1	262.0781811	No	No	No	No		Not Viable/ Strip of Land
45-5303-1	Active	550	98th Ave	PWA	Maintenance	Remnant	0		Brick Wall to s	RD-1	RD-1	425.0996644	No	No	No	No		Half street (98th Ave), Half land
48-6869-1	Active		Skyline Bl	PWA	Maintenance	Remnant	29280		Gift deed	RH-3	RH-3	54.28449334	No	No	No	No		
47-5557-20-3	Active		103rd Av	PWA	Maintenance	Remnant	0			RD-1	RD-1	262.0781811	No	No	No	No		
45-5299-18	Active	382		PWA	Maintenance	Remnant	0		Brick Wall to s	RD-1	RD-1	425.0996644	No	No	No	No		
47-5558-37-3	Active		Bancroft Av	PWA	Maintenance	Remnant	14420		Grant Deed	RM-3	RM-3	5.79968539	No	No	No	No		
48-6869-5	Active		Skyline Bl	PWA	Maintenance	Remnant	47418			RH-3	RH-3	54.28449334	No	No	No	No		
45-5299-17	Active	376		PWA	Maintenance	Remnant	0		Brick Wall to s	RD-1	RD-1	425.0996644	No	No	No	No		

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45-5299-15	Active	364		PWA	Maintenance	Remnant	0		Brick Wall to s	RD-1	RD-1	425.0996644	No	No	No	No
45-5299-13	Active	352		PWA	Maintenance	Remnant	0		Brick Wall to s	RD-1	RD-1	425.0996644	No	No	No	No
45-5303-24	Active	500		PWA	Maintenance	Remnant	0		Brick Wall to s	RD-1	RD-1	425.0996644	No	No	No	No
45-5237-7-2	Active		Pearmain St	PWA	Maintenance	Remnant	15778		Grant Deed	CIX-2	CIX-2	20.19078557	No	No	No	No
45-5299-16	Active	370		PWA	Maintenance	Remnant	0		Brick Wall to s	RD-1	RD-1	425.0996644	No	No	No	No
45-5299-14	Active	358		PWA	Maintenance	Remnant	0		Brick Wall to s	RD-1	RD-1	425.0996644	No	No	No	No
48-5599-30-2	Active		Macarthur Bl	PWA	Maintenance	Remnant				CN-3	CN-3	3,14235629	No	No	No	No
45-5276-4-4	Active			PWA	Maintenance	Remnant	0			CIX-2	CIX-2/S-19	35.9249036	No	No	No	No
48-6869-2	Active		Skyline Bl	PWA	Maintenance	Remnant	56192		Tax deed	RH-3	RH-3	54.28449334	No	No	No	No
45-5238-1-1	Active	760		PWA	Maintenance	Remnant	0			CIX-2	CIX-2	20.19078557	No	No	No	No
3-49-1-12	Active		Market St	CEDA	Redevelopment	Remnant Parcel	0			RM-2	RM-2/S-20	21.55494034	No	No	No	No
43-4573-16-2	Active		Bancroft Av	PWA	Maintenance	Remnant strip	12207		Grant Deed	RM-4	RM-4	20.65310974	No	No	No	No
43-4571-22-4	Active		Bancroft Av	PWA	Maintenance	Remnant strip	21200		Grant Deed	RM-3	RM-3	8.83466972	No	No	No	No
41-3901-5-4	Active		74th Av	PWA	Maintenance	Right of Way Near Railroad	11402		Grant Deed	CIX-2	CIX-2	15.4912726	No	No	No	No
14-1249-67-3	Active		College Av	LEA	Library	Rockridge Library	24411		Grant Deed	CN-1	CN-1	43.83967351	No	No	No	No
10-832-1	Active	700	Jean St	LEA	OPR	Rose Garden Fieldhouse	276910		Grant Deed	OS (SU)	OS (SU)	7.66221515	No	No	No	No
10-831-1	Active	657	Chetwood St	LEA	OPR	Rose Gardens	276910		Grant Deed	OS (SU)	OS (SU)	7.66221515	No	No	No	No
48H-7531-2	Active		Broadway Tr	LEA	OPR	RW Freeway Ramp	149846.4		Judgment/Condemnation deed	RD-1	RD-1	950.6246723	No	No	No	No
20-295-1	Active	1630	16th Av	LEA	OPR	San Antonio Park	461736		Anx deed	OS (CP)	OS (CP)	10.61740473	No	No	No	No
25-722-26	Active	1637	Fruitvale Av	LEA	OPR	Sanborn Recreation Center	88949		Grant Deed	OS (NP)	OS (NP)	1.97751235	No	No	No	No
	M		Grande Vista Av			Sch	61000		Grant Deed							
29-1270-3-2	Active	2666	Mountain Bl	LEA	OPR	Sequoia Lodge	383458.68		Grant Deed	OS (RSP)	OS (RSP)	4.37179877	No	No	No	No
8-635-1	Active	274	19th St	LEA	OPR	Snow Park	190444		Grant Deed	OS (NP)	OS (NP)	3.95709367	No	No	No	No
48H-7526-2-1	Active		Tunnel Rd	LEA	OPR	Sports Center	2251180.8		(G) Broadway; Grant Deed	OS (AF)	OS (AF)	10.90529527	No	No	No	No
025 0662 001 00	M	450	Lancaster St	LEA	OMCA	Storage Facility for the Museum	80150.4	Yes	Parcel 025-0663-001-00 was purchased at the same time				No	Yes	No	No
45-5371-13	Active		105th Av	PWA	Maintenance	Storm Drainage Area	67130		Grant Deed	RD-1	RD-1	425.0996644	No	No	No	No
45-5370-22	Active		Knight St	PWA	Maintenance	Storm Drainage Area	16625		Grant Deed	RD-1	RD-1	425.0996644	No	No	No	No
45-5370-20-1	Active		105th Av	PWA	Maintenance	Storm Drainage Area	58975		Grant Deed	RD-1	RD-1	425.0996644	No	No	No	No
3-61-2-2	Active		San Pablo Av	PWA	Public Works	Street	0		Grant Deed	CBD-X	CBD-X	91.04385279	No	No	No	No
43A-4642-46	Active		Alvingroom Ct	PWA	Maintenance	Street			Grant Deed	RM-4	RM-4	7.8841737	No	No	No	No
14-1218-13-3	Active		52nd St	PWA	Public Works	Street	57716		Grant Deed	CN-2	CN-2	53.49735173	No	No	No	No
43A-4663-24	Active		Keller Av	PWA	Public Works	Street	9130			RH-4	RH-4	522.2597602	No	No	No	No
8-655-6	Active	155	Grand Av	PWA	Maintenance	Street	10000		part of street; Grant Deed	D-BV-2	D-BV-2	15.92490747	No	No	No	No
40-3331-3-3	Active			PWA	Maintenance	Street Remnant	0			RD-2	RD-2	266.6359823	No	No	No	No
41-4144-40-6	Active		Spencer St	PWA	Maintenance	Street Remnant	53729		apn:04141440400	RD-2	RD-2	101.2562986	No	No	No	No
40-3328-55-1	Active	2320		PWA	Maintenance	Street Remnant	0			RD-2	RD-2	266.6359823	No	No	No	No
41-4189-35-2	Active	7404	Rudsdale St	PWA	Maintenance	Street Remnant	32400		Grant Deed	RM-3	RM-3	6.08067691	No	No	No	No
41-4175-3-3	Active	7501	San Leandro St	PWA	Maintenance	Street Remnant	0		Grant Deed	CIX-2	CIX-2	15.4912726	No	No	No	No
41-4155-29-11	Active			PWA	Maintenance	Street Remnant	55757			RD-2	RD-2	101.2562986	No	No	No	No
40-3326-5-9	Active			PWA	Maintenance	Street Remnant	0			RD-2	RD-2	266.6359823	No	No	No	No
40-3330-7-6	Active			PWA	Maintenance	Street Remnant	0			RD-2	RD-2	266.6359823	No	No	No	No
41-4162-32-4	Active	841	75th Av	PWA	Maintenance	Street Remnant	61325		Grant Deed	D-CO-1	D-CO-1	60.12956985	No	No	No	No
41-4144-39-3	Active	7315		PWA	Maintenance	Street Remnant	0			RD-2	RD-2	101.2562986	No	No	No	No
40-3324-29-7	Active		73rd Av	PWA	Maintenance	Street Remnant	13529		Grant Deed	RD-2	RD-2	266.6359823	No	No	No	No
40-3317-64-13	Active			PWA	Maintenance	Street Remnant	0			RD-2	RD-2	266.6359823	No	No	No	No
41-4173-5-1	Active	7425	San Leandro St	PWA	Maintenance	Street Remnant	74052		Grant Deed	D-CO-1	D-CO-1	60.12956985	No	No	No	No
23-478-5-1	Active		Emerson Wy	PWA	Maintenance	Street Remnant	12500		Grant Deed	RM-4	RM-4	15.16760735	No	No	No	No
41-3902-9	Active		Oakport St	CEDA	Redevelopment	Street Remnant	0			D-CO-3	D-CO-3	195.9332469	No	No	No	No
41-4137-38-3	Active		Rudsdale St	PWA	Maintenance	Street Remnant	50900		Grant and condemnation deeds	RD-2	RD-2	101.2562986	No	No	No	No
40-3325-6-6	Active		73rd Av	PWA	Maintenance	Street Remnant	21544		Grant Deed	RD-2	RD-2	266.6359823	No	No	No	No
	M	4201	Foothill Bl	PWA	Maintenance	Street Remnant	16900	No	sld to adj prop; acquired for street widening for foothill and 42nd Ave							
41-4137-39-3	Active	7327	Rudsdale St	PWA	Maintenance	Street Remnant/Flood Ccnt	47100		Grant Deed	RD-2	RD-2	101.2562986	No	No	No	No
16-1438-9	Active		Market St	PWA	Public Works	Street Widening	25918		Quitclaim deed	HBX-1	HBX-1	31.00307483	No	No	No	No
40-3317-48-11	Active		73rd Av			Stret Highway Express	47916		Grant Deed; Ordinances #7030, 7920, 7951, 7986, 8056, 8131, 8147, 8188, 8189, 8212, 8219, 8245, 8264, 8313, 9011, 7903, 82222	RD-2	RD-2	266.6359823	No	No	No	No

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44-4963-20-2		Active	1270	93rd Av	LEA	DHS/Head Start	Summer food program for kids;storage	13608		Grant Deed; Former fire station #20. was sold to ORA 2/26/2012.	RM-1	RM-1	43.00888076	No	No	No	No
19-41-1-2		Active		East 12th St	PWA	Maintenance	Support Slope	48350		Judgment deed	CIX-2	CIX-2	125.0444703	No	No	No	No
19-101-5		Active	2257	East 12th St	PWA	Maintenance	Support Slope (Open Space)	66371		Grant Deed	CIX-2	CIX-2	125.0444703	No	No	No	No
9-721-1		Active	3233	Market St	LEA	Parks & Rec	Teen Center	11130	Yes		RM-2	RM-2	132.3664968	No	No	No	No
14-1258-60		Active		Arbor Av	LEA	OPR	Temescal Creek	3		Dir. deed	RM-4	RM-4	21.36238193	No	No	No	No
14-1227-16-1		Active	5105		LEA	OPR	Temescal Creek Park	0			RM-1	RM-1	350.8595885	No	No	No	No
14-1227-17-1		Active	5101		LEA	OPR	Temescal Creek Park	0			RM-1	RM-1	350.8595885	No	No	No	No
14-1227-14-3		Active	0		LEA	OPR	Temescal Creek Park	0			RM-1	RM-1	350.8595885	No	No	No	No
14-1227-15-1		Active	5111		LEA	OPR	Temescal Creek Park	0			RM-1	RM-1	350.8595885	No	No	No	No
23-479-20		Active	3775	Park Bl	PWA	Maintenance	Traffic Island	16440		Condemnation and quitclaim deed	RM-3	RM-3	25.04269096	No	No	No	No
20-194-12-4		Active		Foothill Bl	PWA	Maintenance	Traffic Island	0			RM-3	RM-3/C	1.093047	No	No	No	No
19-99-4		Active	1008	23rd Av	PWA	Maintenance	Traffic Island	13108		Grant Deed	CIX-2	CIX-2	125.0444703	No	No	No	No
29-1062-31-5		Active		Monterey Bl	PWA	Maintenance	Traffic Island	10250		Condemnation deed	RH-4	RH-4	2350.460389	No	No	No	No
20-195-1		Active		15th Av	PWA	Maintenance	Traffic Island	17424		Grant Deed	OS (PMP)	OS (PMP)	0.26782761	No	No	No	No
5-477-7		Active	3501	Adeline St	LEA	DHS/Comm Housing Serv	Transitional Housing	39983	Yes	Single-family home; Grant Deed	RM-2	RM-2	85.43020812	No	No	No	No
45-5396-1		Active	10501	Acalanes Dr	LEA	OPR	Tyrone Carney Prk	18150		Grant Deed	OS (AMP)	OS (AMP)	0.42112308	No	No	No	No
40-3319-47-3		Active	1485	Sunshine Ct	CEDA	CEDA	Vacant	17182	No	Tax deed (was acquired w/ 1443 Sunshine Ct, for a total of \$17,125.67); Cooperation agreement with ORA & City to acquire for removal of blight	RD-2	RD-2	266.6359823	No	No	No	No
25-733-8-2		Active	2777	Foothill Bl	CEDA	Redevelopment	Vacant Building	17000	Yes		RU-5	RU-5	7.79838753	No	No	No	No
		M	1027	Adeline St	CEDA	Housing	Vacant Building	9362		sold							
48A-7110-34		Active	5900	Broadway	LEA	OPR	Vacant Lot	47200		Grant Deed	RD-2	RD-2	3.95764649	No	No	No	No
41-4189-16-2		Active			PWA	Maintenance	Vacant Lot	0			CC-2	CC-2	11.09897294	No	No	No	No
41-3903-1-3		Active		Oakport St	CEDA	Redevelopment	Vacant Lot	548846		Grant Deed	OS	OS	754.4883686	No	No	No	No
42-4328-4-8		Active		South Coliseum Wy	PWA	Maintenance	Vacant Lot	184477		Grant Deed	D-CO-2	D-CO-2	195.634532	No	No	No	No
		M	727	Pine St	CEDA	Housing	vacant lot	13062		State of CA; Grant Deed							
		M		Keller Av	PWA	Maintenance	Vacant Lot	91476		auction parcel; Grant Deed							
42-4323-12-1		Active		Edes Av	PWA	Maintenance	Vacated Street (Edes)	10174		Grant Deed	RD-1	RD-1	425.0996644	No	No	No	No
46-5468-3-3		Active	9600	Sunnyside St	LEA	OPR	Verdese Carter Park	118919		Grant Deed	OS (NP)	OS (NP)	4.69912201	No	No	No	No
10-768-6-1		Active	210	Grand Av	LEA	DHS/Senior Center	Veteran's Memorial Bldg.	9475		Grant Deed	OS (SU)	OS (SU)/S-4	4.15365734	No	No	No	No
10-768-4		Active	200	Grand Av	LEA	DHS/Senior Center	Veteran's Memorial Bldg.	126324		Quit/Grant Deed	OS (SU)	OS (SU)/S-4	4.15365734	No	No	No	No
26-801-1-1		Active	2526	East 29th St	LEA	OPR	W. D. Wood Park/Cent. Kes	140699		north side has; Grant Deed	OS (NP)	OS (NP)	10.03396071	No	No	No	No
5-388-24-4		Active	1734	Adeline St	LEA	DHS/Senior Center	West Oakland Senior Cente	13132	Yes		RM-4	RM-4/S-20	4.7540673	No	No	No	No
6-11-6		Active		14th St	LEA	OPR	Willow Mini Park	2502		Grant Deed	RM-2	RM-2	140.5630895	No	No	No	No
6-11-18		Active		18th St	LEA	OPR	Willow Mini Park	4952		Grant Deed	OS (NP)	OS (NP)	0.74510353	No	No	No	No
6-11-3		Active	1691	14th St	LEA	OPR	Willow Mini Park	2519		Grant Deed	OS (NP)	OS (NP)	0.74510353	No	No	No	No
6-11-4		Active	1687	14th St	LEA	OPR	Willow Mini Park	2484		Grant Deed	OS (NP)	OS (NP)	0.74510353	No	No	No	No
6-11-19		Active	1694	13th St	LEA	OPR	Willow Mini Park	16142		Grant Deed	OS (NP)	OS (NP)	0.74510353	No	No	No	No
6-11-2		Active	1693	14th St	LEA	OPR	Willow Mini Park	4611	Yes	Grant Deed	OS (NP)	OS (NP)	0.74510353	No	No	No	No
6-11-1		Active	1368	Willow St	LEA	OPR	Willow Mini Park	4065		Grant Deed	OS (NP)	OS (NP)	0.74510353	No	No	No	No
6-11-5		Active	1683	14th St	LEA	OPR	Willow Mini Park	2545		Grant Deed	OS (NP)	OS (NP)	0.74510353	No	No	No	No
43-4550-10-1		Active	8200	International Bl	CEDA	Real Estate Services	Youth Center	40000	Yes		CN-3	CN-3	7.74725043	No	No	No	No
77A-745-23-2		Active		Doolittle Dr				0			M-40	M-40	147.2686897	No	No	No	No
19-70-1-5		Active	2121	Diesel St				0		Port of Oakland	D-CE-5	D-CE-5	43.93977108	No	No	No	No
74-1040-9		Active		Maitland Dr				0		Port of Oakland	IG	IG	2388.482596	No	No	No	No
45-5320-3-1		Active	9805	Empire Rd				0			RD-1	RD-1	425.0996644	No	No	No	No
77A-745-34-2		Active		Doolittle Dr				0		Port of Oakland property	M-40	M-40	147.2686897	No	No	No	No
19-40-3-3		Active		14th Av				0			CIX-2	CIX-2	125.0444703	No	No	No	No
42-4425-11		Active	8407	Edge Water Dr				0			D-CO-5	D-CO-5	106.9101719	No	No	No	No
74-1025-1		Active		Maitland Dr				0		Port of Oakland property	IG	IG	2388.482596	No	No	No	No
1-157-7		Active	100	Alice St				0		Port property; Deed grant	M-20	M-20/S-4	32.89059768	No	No	No	No
19-71-1-5		Active		East 7th St				0		Port of Oakland	D-CE-6	D-CE-6	32.04979036	No	No	No	No
4-35-2-7		Active	0	14th St	CEDA	Housing		0			RM-2	RM-2/S-20	35.71665534	No	No	No	No
77A-745-23-2		Active		Doolittle Dr				0			M-40	M-40	147.2686897	No	No	No	No
74-1025-2		Active		Maitland Dr				0		Port of Oakland	IG	IG	2388.482596	No	No	No	No
44-5020-3-43		Active		98th Av				0			CIX-2	CIX-2/S-19	28.35284207	No	No	No	No
45-5320-9-7		Active		98th Av				0			RD-1	RD-1	425.0996644	No	No	No	No
1-135-4		Active	110	Washington St				40985		Port property	C-45	C-45/S-4	50.93566202	No	No	No	No
74-1040-4-2		Active						0		Port of Oakland Property	IG	IG	2388.482596	No	No	No	No
1-133-8		Active	105	Washington St				60000		Port property	C-45	C-45/S-4	50.93566202	No	No	No	No

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		M	585	Moraga Ave 8th St				0										
		M	555	12th St				60000		Grant Deed; formerly 002-0033-006 through 015								
		M	575	15th St				0										
		M		Linden St				0										
		M	743	Walker Av				0										
		M	3258	Grand Av				9440		Grant Deed								
		M	1624	Trestle Glen Rd				0										
		M	1027	60th Av				13000										
		M	6121	San Pablo Av				0										
		M	2333	23rd Av		Housing Authority		0										
		M		Park Bl				13795		Grant Deed; Acquisition dates: 02/26/1952 and 11/13/1949								
		M	3402	Davis St				0										
		M	2670	63rd Av				0										
		M	2593	62nd Av				0										
		M	2521	60th Av				0										
		M	1431	82nd Av				5,000										
		M	1425	82nd Av				5,000										
		M	1419	82nd Av				5,000										
		M	1416	81st Av				0										
		M	1428	81st Av				5000		Grant Deed								
		M	1153	79th Av				3,675										
		M	1153	79th Av				3267.6		Grant Deed								
		M	1236	87th Av				0										
		M	2282	83rd Av				3542		Grant Deed								
		M	9618	E St				0										
		M	9840	Kitty Ln				23216		Trustee's deed								
		M	10828	Pearmain St				3,500										
		M	10828	Pearmain St				0										
		M	210	98th Av				0										
		M	667	Douglas Av				5,000										
		M	667	Douglas Av				0										
		M	565	Douglas Av				5,000										
		M	565	Douglas Av				0										
		M	414	Douglas Av				3,027										
		M	820	Peralta Av				0										
		M	2200	Harbor Bay Pkwy		Port of Oakland		0										
		M	7832	Hillmont Dr				11984										
		M	8215	Golf Links Rd				0										
		M		Bay Forest Dr				0										
		M	10001	Doolittle Dr		Port Property		0										
		M	10001	Doolittle Dr		Port Property		0										
077A 0745 033 02	3-67-2	Active	Active		City Hall Pz	PWA	Muni Bldgs.	Frank Ogawa Plaza	448086			OS (SU)	OS (SU)	0.8092958	No	No	No	No
	8-623-6-1	Active	Active	1731	Franklin St	PWA	Traffic Eng.	Franklin Garage	45000		Grant deed	CBD-P	CBD-P	72.073068	No	No	No	No

2018 OCT 11 PM 3:55

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION:

1) AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A GRANT AGREEMENT WITH BAY AREA COMMUNITY SERVICES (BACS) FOR AN AMOUNT NOT TO EXCEED \$800,000 TO PROVIDE AN INTERIM HOUSING PROGRAM FOR UNSHELTERED PERSONS AT THE CITY-OWNED PROPERTY LOCATED AT 641 WEST GRAND AVENUE FOR A TERM OF NOVEMBER 1, 2018 THROUGH JUNE 30, 2019; AND

2) FINDING AND DETERMINING THAT THE LEASE OF THE PROPERTY AT 641 WEST GRAND AVENUE TO BACS FOR LESS THAN ITS FAIR MARKET RENTAL VALUE IS IN THE BEST INTEREST OF THE CITY; AND

3) DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

WHEREAS, the number of unsheltered persons in the City of Oakland exceeds 1,900 per the most recent Point-In-Time Homeless Count and Survey, conducted in January 2017, which is a 26 percent increase from the same survey conducted in January 2015; and

WHEREAS, approximately 50 percent of the homeless population in Alameda County resides in Oakland; and

WHEREAS, the current number of unsheltered persons in Oakland significantly exceeds the number of available shelter and interim housing beds; 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; and

WHEREAS, analysis and evidence has demonstrated that providing safe and stable interim housing combined with essential support services are two primary components of a successful transition out of homelessness; and

WHEREAS, on June 19, 2017, the City Council approved Resolution No. 86774 C.M.S., which authorized issuance of the first tranche of Measure KK housing bond funds in an amount not to exceed \$50 million (subsequently amended on June 29, 2017, per City Council Resolution No. 86814 C.M.S. to increase the amount to \$55 million), including funds for the purchase of a transitional housing facility or facilities in an amount up to \$14 million dollars; and

WHEREAS, on May 1, 2018, the City Council approved Ordinance No. 13484 C.M.S., which authorized the purchase of a 70-unit SRO residential hotel located at 641 West Grand Avenue for \$7 million for use as transitional housing; and

WHEREAS, following the purchase, City staff proposes to lease the City-owned property at 641 West Grand to Bay Area Community Services ("BACS") for a term of eight months commencing on November 1, 2018 through June 30, 2019, which may be extended upon the end of the initial eight month term for up to four separate annual terms upon mutual agreement of the City and BACS, to allow BACS to expand the interim housing model it is currently providing at the Henry J. Robinson Multi Service Center to the newly acquired property located at 641 West Grand Avenue; and

WHEREAS, City staff proposes to execute a grant agreement with BACS in an amount not to exceed eight hundred thousand dollars (\$800,000) to provide funding for BACS to operate an interim housing program for unsheltered adults at 641 West Grand Avenue during a grant term commencing on November 1, 2018, and ending June 30, 2019; and

WHEREAS, the one-time funds are available in the amount of up to \$800,000, during the grant term, as identified in the table below:

Fund	Organization	Account	Project	Amount
1870 <u>Affordable Housing Trust Fund</u>	78411 Community Housing Services	54919 <u>Services: Miscellaneous Contract</u>	1003813 <u>GPF Second Henry HRMSC</u>	\$800,000

; and

WHEREAS, an interim housing program at 641 West Grand Avenue is projected to provide interim housing to approximately 90 unsheltered persons at any given time and to approximately 180 persons during the grant term; and

WHEREAS, one-time funding is available in the amount of \$800,0000 in the Affordable Housing Trust Fund (1870), Community Housing Services Organization (78411), Miscellaneous Contract Services Account (54912), Second Henry HRMSC Project (1003813), Fostering Safe and Healthy Communities Program (SC22) and additional funding is expected to be available from Alameda County and the State of California; and

WHEREAS, Oakland Municipal Code ("OMC") 2.42.110 provides that City-owned real property must be leased for a rent equal to or exceeding the property's fair market rental value unless the City Council has made a finding and determination that the lease of the property for less than its fair market rental value is in the best interest of the City; and

WHEREAS, in making the required finding and determination, the City Council may consider the value of in-kind services to the City or the community at-large provided by the lessee such as but not limited to property security and maintenance, social and cultural benefits to the community or other services; and

WHEREAS, BACS will operate a transitional and rapid re-housing program at 641 West Grand Avenue to mitigate the homeless crisis by providing respite, shelter, nourishment, case management, and housing navigation services to approximately 180 unsheltered persons annually; now, therefore, be it

RESOLVED: That the City Administrator is hereby authorized to enter into a grant agreement with Bay Area Community Services in an amount not to exceed \$800,000 to operate an interim housing program for unsheltered adults at 641 West Grand Avenue during a grant term commencing on November 1, 2018, and ending June 30, 2019; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to negotiate, submit and execute all documents, including, but not limited to, applications, contracts, grant agreements, amendments, payment requests, reports, and related actions for the completion of this program during the grant term without returning to Council; and be it

FURTHER RESOLVED: That the City Council hereby determines that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guidelines Section 15301, which exempts the operation of existing private or public facilities involving negligible or no expansion of use; and be it

FURTHER RESOLVED: That the above agreements shall be reviewed and approved by the Office of the City Attorney to form and legality and placed on file in the Office of the City Clerk; and be it

FURTHER RESOLVED: That based on the in-kind services provided by BACS as discussed above and in the City Administrator's report accompanying this resolution, the City Council hereby finds and determines that leasing the property at 641 West Grand Avenue to BACS for less than the property's fair market value is in the best interest of the City.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, AND PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the
Council of the City of Oakland, California