



AGENDA REPORT


TO: Jestin D. Johnson
City Administrator

FROM: Emily Weinstein
Director, Housing and
Community Development

SUBJECT: Federal Earmark for Inn by the
Coliseum Homekey Development

DATE: August 13, 2024

City Administrator Approval


Jestin Johnson (Aug 29, 2024 13:31 PDT)

Date: Aug 29, 2024

RECOMMENDATION

Staff Recommends That City Council Accept and Appropriate a Grant From the U.S. Department of Housing and Urban Development Under the Economic Development Initiative, Community Project Funding Program in the Amount of \$750,000, and Authorize a Grant of this Funding to Oakland Coliseum Way, LP, for the Inn by the Coliseum Homekey Housing Development at 4801 Coliseum Way.

EXECUTIVE SUMMARY

The Federal Fiscal Year 2023 Consolidated Appropriations Act (P.L. 117-328) contained more than \$2.9 billion dollars for 1,616 congressionally-directed Economic Development Initiative-Community Project Funding (EDI-CPF) grants. One of these EDI-CPF grants set aside \$750,000 for the Inn by the Coliseum development located at 4801 Coliseum Way in Oakland. Having previously received \$11.1 million in Homekey funding and \$10.9 million in City capital and operating funding, this grant covers the remaining cost for the rehabilitation and construction of 36 units of Permanent Supportive Housing for the homeless. Staff therefore is seeking authorization to accept \$750,000 from the U.S. Department of Housing and Urban Development's Community Development Fund. This proposed resolution would also authorize the City Administrator to distribute the funds for the intended purpose of financing the Inn by the Coliseum Homekey development. The Federal Earmark funding from HUD will be received by the City as a grant, and then distributed to the Inn by the Coliseum development team as a loan.

BACKGROUND / LEGISLATIVE HISTORY

The Inn by the Coliseum development previously received \$4.2 million in Measure KK funds towards acquisition and rehabilitation, and \$6.7 million of the City's allocation of Homeless Housing, Assistance and Prevention (HHAP) grant funds to support operations, as part of the

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City's Round 2 Homekey Program¹. The development received \$11.1 million in funding in May 2022 via the statewide Homekey program for homeless housing development. On December 20, 2022, \$750,000 from the HUD Community Development Fund was set aside for the Inn by the Coliseum development as a part of the [Federal Fiscal Year 2023 Consolidated Appropriations Act](#) (P.L. 117-328).

The development was identified by Representative Barbara Lee and Senator Alex Padilla as being eligible for EDI-CPF funding and entered into the congressional record for the Federal Fiscal Year 2023 Consolidated Appropriations Act. The \$750,000 set-aside currently awaits acceptance from the City Administrator as outlined by this proposed resolution.

ANALYSIS AND POLICY ALTERNATIVES

Accepting this EDI-CPF grant will cover the remaining portion of the construction cost for the Inn by the Coliseum development this will enable the construction to proceed.

Oakland faces a significant need for more Permanent Supportive Housing (PSH). According to the 2024 Point in Time Count², Oakland has 5,493 unhoused residents. According to Alameda County's Home Together 2026 plan, Alameda County will require over 4000 new units of PSH during the lifespan of the plan. The 26 units of PSH provided by the Inn by the Coliseum development will help address this unmet need.

The City's process for identifying future candidates for congressionally-directed funding is administered by the City of Oakland's lobbyist. The lobbyist works with departments across the City to identify developments that meet the criteria for congressionally-directed funding and address core city priorities. Staff anticipates examining future [Rapid Response Homeless Housing \(R2H2\)](#) developments to identify upcoming opportunities to use congressionally-directed funding to address homelessness in Oakland.

FISCAL IMPACT

If accepted, this grant would provide \$750,000 to the City for use as a Community Development Fund grant for the Inn by the Coliseum development. The funding would be accepted and appropriated to the Oakland Department of Housing & Community Development Department, under Fund # 2105, Organization 89929 Project Code 1006504.

PUBLIC OUTREACH / INTEREST

No outreach was conducted beyond normal Council noticing procedures.

COORDINATION

This item was reviewed by the Budget Bureau and Office of the City Attorney.

¹ As authorized by [Resolution 88950 C.M.S.](#)

² <https://everyonehome.org/main/continuum-of-care/point-in-time-count-2024/>

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SUSTAINABLE OPPORTUNITIES

Economic: If awarded, the grant would support the operation of permanent supportive housing units. These permanent supportive housing units would help Oakland residents exit homelessness and remain in the community.

Environmental: This item has no significant environmental impacts.

Race and Equity: According to the racial equity analysis of homelessness conducted by Oakland's Department of Race and Equity³, African American Oaklanders experience disproportionate rates of homelessness compared to their percentage of the general population. By providing more permanent supportive housing placements, this grant will help reduce the number of unhoused Oakland residents. This will consequentially reduce the impact of this racial disparity.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That City Council Accept and Appropriate a Grant from the U.S. Department of Housing and Urban Development Under the Economic Development Initiative, Community Project Funding Program in the Amount of \$750,000, and Authorize a Grant of this Funding to Oakland Coliseum Way, LP, for the Inn by the Coliseum Homekey Development at 4801 Coliseum Way.

³ <https://everyonehome.org/wp-content/uploads/2021/02/2021-Centering-Racial-Equity-in-Homeless-System-Design-Full-Report-FINAL.pdf>

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For questions regarding this report, please contact Xochitl Ortiz, Housing Development Coordinator, at xortiz@oaklandca.gov.

Respectfully submitted,

Signed by:

Emily Weinstein

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