



CITY OF OAKLAND

# AGENDA REPORT

**TO:** Jestin D. Johnson  
City Administrator


**FROM:** Martina Bouey  
Acting Director, Human  
Services

**SUBJECT:** HHAP Funded Homeless  
Interventions

**DATE:** July 5, 2024

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City Administrator Approval

  
Jestin Johnson (Jul 11, 2024 19:05 EDT)

Date: Jul 11, 2024

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## **RECOMMENDATION**

**Staff Recommends That The City Council Adopt a Resolution:**

- 1. Awarding And/Or Amending Grant Agreements And Professional Services Agreements To The Homeless Service Providers And For The Terms Identified In Tables 1, 2, And 3 Using Up To \$20,397,380 Of State Homeless, Housing, Assistance, And Prevention (HHAP) Funds, \$1,086,139 In Federal Funds, And \$2,300,000 In Local Measure And GPF Funds;**
- 2. Waiving The Local/Small Local Business Enterprise (L/SLBE) Requirement For Providers Identified In Tables 1 And 2 For The Provision Of Hygiene Services At Homeless Encampments And Homeless System Support;**
- 3. Authorizing The City Administrator To Renew Contracts For One Additional 12-month Term Dependent On Review Of Quantitative And Qualitative Data; And**
- 4. Making California Environmental Quality Act (CEQA) Findings**

## **EXECUTIVE SUMMARY**

The State of California funding including Homeless, Housing, Assistance, and Prevention (HHAP) funds have supported the City of Oakland (City) with the ability to stand up several homeless interventions providing shelter for thousands of Oakland residents. The Community Homelessness Services Division is committed to develop and sustain thoughtful and data informed programs in partnership with the Oakland community, partnering departments, and City Council. Adoption of the proposed resolution will allow the City Administrator to allocate over \$20 million dollars in HHAP funds. This legislation will allow the City Administrator to use HHAP to enter into or extend existing agreements for homeless and hygiene services. The legislation will also allow City staff to move HHAP funds between agreements, if needed, to ensure that time

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limited funds are spent down on time. Adoption of the resolution waives the local and small local business enterprise program (L/SLBE) requirements for small emerging organizations and will provide flexibility in contracting with providers allowing funds to move between providers to ensure service levels are maintained for people experiencing homelessness.

### **REASON FOR URGENCY**

All projects included in this proposed resolution are currently active. Their previous contract terms ended on June 30, 2024. It is urgent to approve these awards so providers can enter into legal contracts as they continue to provide services and receive timely payment for their services.

The State awarded the City of Oakland with \$26,044,615 with an initial disbursement of 50% of the award. Release of remaining funds is contingent on meeting certain contract criteria. On June 11, 2024, the State provided an update regarding the remaining disbursements of HHAP-4. Prior to this date it was unknown what the plan or timeline goal was for the State to provide the second 50% allocation of HHAP 4 funds. The State is currently undergoing a transfer of their homeless programming to a new department. This transfer is expected to take place in July. At the earliest, conversations around HHAP 4 disbursements will take place after that transfer and are expected to resume in August 2024. The City of Oakland has met expenditure requirements to receive the remaining HHAP 4 allocation. Once the State resumes contract compliance reviews, they will review Oakland expenditures as well as County-wide data. Once this review is complete the State will confirm disbursement of funds.

### **BACKGROUND / LEGISLATIVE HISTORY**

The HHAP 4 Fund is a \$1 billion dollar block grant program offered by the State of California to assist local governments in their response to the statewide homelessness crisis. These funds are a continuation of previous one-time funding from the State, including Homeless Emergency Assistance Program (HEAP) and HHAP allocations 1, 2, and 3. The funds are designed to support local jurisdictions to continue building upon what has been developed through previous rounds of State funding and to use for similar purposes. On December 21, 2021, the City Council adopted Resolution No. 88949 C.M.S., which authorized the City Administrator to accept and appropriate HHAP 2 (\$9,311,568) and HHAP 3 (\$24,066,822.52) funds for the provision of emergency homeless interventions. On June 7, 2022 the City Council authorized similar proposed legislation to contract these funds out to homeless service providers to support the homeless population through emergency interventions. HHAP funds are administered at the State level by the California Interagency Council on Homelessness (Cal ICH). In August 2022, Governor Newsom released a letter to the City of Oakland indicating the City was at risk of losing State funding if there was not an increase in response to homelessness. This focuses on positive exits to permanent housing. This letter was followed by a request from the State to visit City homeless interventions and encampments. On November 16, 2022, former Mayor Libby Schaff responded to Governor Newsom's letter detailing the detrimental impacts to homeless services the loss of State funds would have in Oakland. In November 2022, the City Administrator was required to sign a HHAP-4 guidance agreement formulated by the State's ICH department in order to be eligible for the forthcoming HHAP-4 allocation, see **Attachment A**. This document included an agreement to decrease unsheltered homelessness with HHAP-3 and HHAP-4 funds.

On February 1, 2023, during the HHAP-4 application period, the City was required to work in collaboration with Alameda County to amend shared HHAP-3 goals identifying these more aggressive outcomes. While Community Homelessness Services (CHS) has a goal to decrease and ultimately end homelessness in Oakland, we are aware that for every person who exits homelessness in Oakland there is an estimate of 2.5 individuals entering homelessness. We are also aware that the extreme lack of affordable housing unfortunately complicates the mission to decrease and end homelessness. In addition to developing and maintaining emergency homeless interventions, CHS is increasing collaboration with HCD to expand affordable housing in the City. For example, \$7 million dollars in HHAP funds went toward the development of Clifton Hall senior and family housing and an additional \$7 million of HHAP funds are allocated to support affordable housing through HomeKey projects. On December 20, 2022, CHS presented an informational report to Council regarding the HHAP-4 application and HHAP-4 goals. HHAP-4 allocations were subsequently released with Oakland's allocation being \$26,044,615. On June 6, 2023, City Council approved the acceptance and allocation of HHAP-4 funds. The City received fifty percent of the allocation up front. The remaining allocation is dependent on the County meeting defined outcome goals. CHS met with the State's ICH department and discussed the importance of HHAP funds on the City's homeless response system. The City of Oakland has utilized State funding to provide interim shelter and other emergency solutions to the homeless population since the State provided HEAP funds in 2018. These funds are necessary to maintain the current emergency homeless solutions in place throughout the City of Oakland and keep vulnerable Oakland residents sheltered, safe, and healthy.

The State announced round 5 of formula granted HHAP funds. This round required a collaborative application between Cities, Continuum of Cares, and Counties receiving allocations. CHS worked with Alameda County to complete and submit the HHAP 5 application. These funds will continue to support the community by providing shelter and services to support the transition of homeless residents to permanent housing and providing resources to support the retention of permanent housing.

## **ANALYSIS AND POLICY ALTERNATIVES**

The funding recommendations in this proposed resolution seeks to maintain crisis response beds/spaces, and health and hygiene interventions continuing to support the homeless community. Together, these funds support the following:

- 200+ Crisis response beds
- 100+ RV safe Parking spaces- average 2 people/space
- Hygiene (portable toilets, wash stations) at a minimum of 40 encampments and program sites
- Prioritizing ongoing, long-term strategies on City land
- Ensuring one-time funds can be fully spent down in a timely manner
- Aligning with Cal ICH priorities such as systems improvement, preserving existing shelter, and increased positive exits from homelessness.

These numbers are only indicative of services provided through one-year of HHAP funded programs. **Tables 1, 2, and 3** below lists the proposed HHAP funded agreements. CHS aims to enhance services provided to individuals and households who are in a situation where they are deprived of the basic right of housing. Through our experience, knowledge, and outreach we understand everyone's situation and needs are unique. One overwhelming factor we have

identified as an increased need is that of healthcare services, both for mental and physical health. With the current program outline and funding restrictions, the City has limited ability to add these components to the current programs. As of fiscal year 2022/2023, each newly competitive funding application has and will at minimum include a clinical component to support individuals impacted by the trauma of homelessness, as well as other past and current trauma. City homeless representatives, both from CHS and CAO, are also in continued conversations with Alameda County to enhance health services at Oakland funded programs. The County does provide a degree of health services through County contracts in both Oakland encampments and Oakland programs. There remains a gap in this area and space for increased coordination.

Funding in **Table 1** below proposes an actual contract amount as well as an up to amount for interventions. The up-to amount will allow CHS to amend contracts to add additional supportive services to programs should additional funding be identified through competitive grants, private funds, carryforward dollars, or other funding sources. Some funding sources, such as competitive grants, will require additional council approval. Other funding sources, such as unexpected carryforward dollars may not. Increases would not exceed \$250,000 per contract. Increases would solely be used to add clinical support (mental and/or physical health), facility enhancements, housing support, workforce support, hygiene support, or on-site meals. CHS has a goal to enhance all navigation centers by ensuring they all provide essential needs including access to beds, meals, water, restrooms with showers, electricity for heat, fans, mental and physical health support. Historically, community cabin programs were set-up with minimal support allowing for lower costs. Facilities included sheds with two cots and porta potty and handwashing stations as city provided shelter services. With this budget, CHS can commit to 2024 being the last year the City provides this level of shelter services. Over the last year, CHS has enhanced 71<sup>st</sup> RV Safe parking and 3<sup>rd</sup> & Peralta program by adding plumbing and plumbed onsite restrooms with showers and laundry established on site utilizing cost savings and carryforward funds. CHS has depended on such funds to attempt to upgrade city-funded outdoor interventions. This budget dedicates funds to add plumbing and plumbed restrooms to the Mandela Community Cabins located on Wood Street. We are also looking at funding options to upgrade the shelters beyond minor updates currently underway utilizing cost savings which require a reduction of services.

**Table 1 – HHAP Funded Contracts**

Provider	Grant/Professional Services Agreement (PSA)	Up to Amount	Actual Amount	Term	L/SLBE
Building Opportunities for Self-Sufficiency	Wood Street RV Safe Parking PSA	\$1,200,000	\$950,000	July 1, 2024 – Sep 30, 2025	Yes
Gamechange rs	Wood Street Lease	\$160,000	\$80,000	Through December 31, 2026	N/A
Society of St. Vincent de Paul Alameda County	Emergency Congregate Shelter PSA	\$1,470,000	\$1,220,000	July 1, 2024 – Sep 30, 2025	N/A

Urban Compassion Project	Hygiene Oversight and Outreach Grant	\$150,000	\$100,000	January 1, 2025 – Dec 31, 2025	Yes
HCEB	71 <sup>st</sup> RV Safe Parking PSA	\$1,150,000	\$900,000	July 1, 2024 – December 31, 2024	N/A
Youth Spirit Artworks (YSA)	TAY Transitional Housing	\$1,600,000	\$1,350,000	July 1, 2024 – 9/30/2027	N/A
Social Impact Wheel, LLC	Grant writer, research consultant	\$280,000	\$139,950	March 1, 2024 – December 2025	Yes
TBS Site Services	Porta Potties and Handwashing Stations	\$1,000,000	\$750,000	July 1, 2024 – Sep 30, 2025	Yes
HERC Rentals Inc.	Electrical services to outdoor interventions	\$2,500,000	\$2,500,000	April 1, 2024 – December 31, 2025	Yes
Housing Consortium of the East Bay (HCEB)	3 <sup>rd</sup> & Peralta Navigation Center Site Improvement Grant	\$500,000	-	July 1, 2024 – December 31, 2025	No
Operation Dignity, Inc.	West Oakland Complex PSA Site Improvement Grant	\$1,500,000	-	July 1, 2024 – December 31, 2025	No
<b>TOTALS</b>		<b>\$11,510,000</b>	<b>\$7,989,950</b>		

**Table 2 – HHAP Funded Contract Amendments**

<b>Provider</b>	<b>Grant/Professional Services Agreement (PSA)</b>	<b>Amount</b>	<b>Total Contract Amount</b>	<b>Term</b>	<b>L/SLBE</b>
Housing Consortium of the East Bay (HCEB)	3 <sup>rd</sup> & Peralta Navigation Center PSA amendment	\$1,100,000	\$2,250,000	July 1, 2023 – Sep 30, 2025	N/A
Operation Dignity, Inc.	West Oakland Complex PSA (Mandela and Northgate Cabins) amendment	\$3,000,000	\$5,700,000	July 1, 2023 – Sep 30, 2025	N/A
Urban Alchemy	66 <sup>th</sup> Avenue RV Safe Parking PSA amendment	\$2,200,000	\$5,576,375	January 1, 2023 –	Yes

				Sep 30, 2025	
Roots Community Health Center	Miller Community Cabins PSA Amendment	\$500,000	\$1,575,000	July 1, 2023 – December 31, 2024	N/A
WEHOPE – DBA Project We Hope	Mobile Showers PSA Amendment	\$250,000	\$1,005,000	July 1, 2023 – Dec 30, 2025	Yes
Aspire Consulting - Kathie Barkow	Family Services Consultant PSA Amendment	\$60,000	\$120,000	July 1, 2023 – Dec 31, 2026	Yes
<b>TOTALS</b>		<b>\$7,110,000</b>	<b>\$16,226,375</b>		

**Table 3 – HHAP – Combined Funding Contracts**

Provider	Grant/Professional Services Agreement (PSA)	Amount	Funding Sources	Term	Total Contract Amount
Abode Services	Navigate to Housing PSA	\$550,000	State of California Fund (2159), Community Housing Services Org (78411), HHAP Round 4 Project (1006961), Homeless Services & Support Program (NB41)	January 1, 2024 – December 31, 2026	\$1,880,019
		\$1,030,019	HUD-ESG/SHP/HOPWA Fund (2103), Community Housing Services Org (78411), CoC Navigate to Housing Project (1007453), Homeless Services & Support Program (NB41)		
		\$300,000	Measure Q Fund (2244), Community Housing Services Org (78411), City-County Re-entry Job Project (1001142),		



			Homeless Services & Support Program (NB41)		
Operation Dignity	HMOP PSA	\$450,000	State of California Fund (2159), Community Housing Services Org (78411), HHAP Round 4 Project (1006961), Homeless Services & Support Program (NB41)	July 1, 2024 – September 30, 2025	\$1,200,000
		\$750,000	Measure Q Fund (2244), Homelessness Org (02141), Measure Q Homelessness Project (1005349), Homeless Services & Support Program (NB41)		
Covenant House California	TH Expansion Project	\$433,500	State of California Fund (2159), Community Housing Services Org (78411), HHAP Round 4 Project (1006961), Homeless Services & Support Program (NB41)	7/1/2024 – 12/31/2026	\$1,633,500
		\$1,200,000	Low Moderate Income Housing Asset Fund (2830), Housing and Community Development Org (89929), Low Moderate Income Housing Asset Fund Project (1007497), Low Income Housing Program (SC14)		
Jewel'd Legacy Group, LLC	Capacity Building and Event Administration PSA Amendment	\$143,880	State of California Fund (2159), Community Housing Services	7/1/2023 – 12/31/2026	\$250,000

			Org (78411), HHAP Round 3 Project (1006326), Homeless Services & Support Program (NB41)	
		\$50,000	General Purpose Fund (1010), Community Housing Services Org (78411), Hunger Program FY2023 Project (1005635) Homeless Services & Support Program (NB41)	
		\$56,120	HUD-CDBG Fund (2108), Community Housing Services Org (78411), CDBG CHS Delivery Project (1006660), Homeless Services & Support Program (NB41)	
<b>TOTALS</b>		<b>\$4,963,519</b>		<b>\$4,963,519</b>

Additional HHAP funding is allocated to utilities including PG&E and EBMUD and administrative expenses including staffing and supplies. This includes over \$5 million in HHAP funding per fiscal year.

The Covenant House expansion project involves adding twenty new beds to an existing thirty bed transitional housing facility for transition aged youth. In addition to HHAP funding, Covenant House applied to the City’s Rapid Response Homeless Housing (R2H2) Program Request for Proposals, released on November 30, 2023, requesting an additional \$1,200,000. Upon review of the application, Housing and Community Development staff determined that the project meets R2H2 program thresholds and underwriting requirements. Pursuant to City Council Resolution 89977 passed November 7, 2023, \$10,400,740 has been allocated to the program, and Covenant House will be the first R2H2 project, Further, the City funding for the capital cost of this expansion (\$430,000 in HHAP and \$1,200,000 in R2H2) will be provided to the sponsor as a loan that will have a term of 55 years, and which will not require payment of debt service during its term. This type of loan is the vehicle the City uses for all of its capital residential real estate funding.

Staff is requesting to waive the City’s Local/Small Local Enterprise Business Requirement in order to contract with TBS services, Urban Compassion Project, Social Impact Wheel, Aspire Consulting, Urban Alchemy, and WeHope to provide hygiene, consultant, and RV Safe Parking



services. These programs currently provide crucial services supporting the health and well-being of homeless individuals throughout the City of Oakland. These agencies are predominantly small, black-led businesses supporting the Oakland community. Hygiene support is a unique service which CHS has received minimal interest from local businesses, especially small local businesses. As previously stated, TBS Services, Urban Compassion Project and WeHope are all small black led organizations. These three organizations provide hygiene and outreach support to encampments. As of fiscal year 2022/2023 Urban Alchemy began running an RV Safe Parking site in East Oakland. CHS has a rolling RFQ seeking support with homeless services funded through the City of Oakland. Unfortunately, there is not a large pool of vendors who provide homeless services in Oakland beyond food insecurity support and general outreach services. The Capacity Building Program, included in this report, aims to continue to increase this pool of vendors. With the current providers CHS contracts with overextended or unavailable, Urban Alchemy was able to demonstrate the ability to support the City by operating the 100-stall RV Safe Parking site.

### **Policy Alternatives**

The funding recommendations support the continuation of existing programs. It is important to receive authorization for the above-mentioned contracts at this time in order to:

- Maintain existing programs and services serving vulnerable populations. These programs need timely and careful planning if they were to close. The process to close programs that provide crisis response beds/spaces (cabins, shelter, RV safe parking) would require between three to six months to ensure that all clients have a safe place to go. Closing multiple sites simultaneously would cause a strain on our homeless and housing system and increase the risk of individuals returning to homelessness. We are currently in the process of closing two existing programs in order to align with funding requirements. These programs are the Oak Street Community Cabins and Lao Family Transitional Housing Project
- Programs need to begin the contracting process immediately in order to limit any disruption in programming and payment for services.
- The proposed HHAP-4 and Measure Q budget also allows for additional support for exit resources aimed at providing and increasing permanent housing solutions. This is both a requirement of the State funding and a City priority.

If these proposed recommendations are not adopted by the City Council, the beds and services outlined above will close effective immediately transitioning hundreds of Oakland residents back to unsheltered homelessness.

### **FISCAL IMPACT**

Funding discussed in this report is primarily State HHAP funding allocated in various HHAP projects. All funding discussed in this report is allocated within the following Fund/Org/Project/Program funding codes:

Fund: General Purpose Fund (1010), HUD-ESG/SHP/HOPWA Fund (2103), HUD-CDBG Fund (2108), State of California Fund (2159), Measure Q Fund (2244), Low Moderate Income Housing Asset Fund (2830)

Org: Homelessness Org (02141), Community Housing Services Org (78411), Housing and Community Development Org (89929)

Project: City-County Re-entry Job Project (1001142), HHAP FY2021 thru FY2023 Project (1005248), Measure Q Homelessness Project (1005349), Hunger Program FY2023 Project (1005635), HHAP Round 2 Project (1006126), HHAP Round 3 Project (1006326), CDBG CHS Delivery Project (1006660), HHAP Round 4 Project (1006961), HHAP Round 5 Project (1007402), CoC Navigate to Housing Project (1007453), Low Moderate Income Housing Asset Fund Project (1007497)

Program: Homeless Services & Support Program (NB41), Low Income Housing Program (SC14)

Availability of funding in funding codes provided may be contingent upon approval of carryforward of funds from FY23-24 to FY24-25.

### **PUBLIC OUTREACH / INTEREST**

No outreach was deemed necessary for the proposed policy action beyond the standard City Council agenda noticing procedures.

### **COORDINATION**

Coordination has occurred between the Human Services Department, Homelessness Administrator, Housing and Community Development Department, Office of the City Attorney, City Administrator's Office, and the Budget Bureau in the preparation of this report and legislation.

### **PAST PERFORMANCE, EVALUATION AND FOLLOW-UP**

The Human Services Department's Community Homelessness Services Division has a standard evaluation process. Each City of Oakland homeless program is assigned a City Analyst to oversee operation of the program (there is a current gap over RV Safe Parking sites with temporary and case management staff providing support). This Analyst role includes completing contracting, invoicing, and program evaluation amongst other duties. In July 2022, program monitoring was completed for new programs and several other programs funded through HHAP and local funds. This resulted in the analyst identifying deficiencies and addressing them directly with the program operators through a written monitoring report. We are currently working with our program monitoring consultant to redesign the monitoring process, documents, and timeline ahead of the conclusion of FY 22-23. In addition to end of the fiscal year monitoring, analyst and management meet regularly throughout the year with the program operator leadership and line staff to discuss programmatic success, challenges, and growth. Meetings include both program specific meetings and program type meetings such as the Community Cabin collaborative. These meetings incorporate discussions of client outcomes, program expectations, and program design. Analysts work closely with program staff to troubleshoot challenges that arise. Lastly, program operators are required to submit quarterly and year to date HMIS data directly to their analyst.

Team meetings are held internally to discuss individual projects and their outcomes. Program operators are then engaged around successes and challenges. Interventions are held, as needed,

to support providers to enhance outcomes and push the work forward of positively supporting the homeless population in Oakland. Through program and outcome evaluations we continue to see challenges around positive exits from our emergency interventions. In part, we understand this is due to the lack of affordable housing in the City. With the observations made through program evaluation by the City staff combined with State directives, 16% of HHAP4 funding has been repurposed specifically toward exit resources for the Community Cabin sites. In addition, there is room to improve program delivery and oversight. A major focus of FY 23-24 is developing stronger housing navigation collaboration and evaluation with cabin, RV safe parking and emergency shelter providers. This comes with the understanding that our Navigation Centers are meant to be short term interventions providing unsheltered Oakland residents access to basic needs, including shelter, connection to homeless services and other social services resources. We look forward to having the ability to conduct more robust evaluations and follow-ups with providers with the hiring of the dedicated data specialists proposed in the HSD FY 23-25 Budget proposal. The funding discussed in this report covers a wide range of homeless services programs. Operators of homeless interventions funded through the City of Oakland enter data into the Homeless Management Information System (HMIS). It is through this system we are able to gather valuable data such as exit data and demographic data. Some key outcomes from programs supported with this funding in the first two quarters of FY 22-23 are below.

**FY 23-24 Quarter 3 Year to Date Programmatic Data**

<b>Youth Spirit Artwork Tiny Home Village (YSA)</b>	<b>Total</b>
Persons Served	38
Chronically homeless	57%
Number of stayers	29
Number of exits	9
Clients who exited to permanent housing	5
Clients who exited to transitional housing	1
Clients who exited to homelessness	1
<b>YSA Demographics</b>	<b>Total</b>
Black	55%
White	6%
Multiple Races	30%
American Indian	0%
Pacific Islander	0%
Asian	3%
Hispanic/Latin	6%

<b>Cabin Navigation Centers</b>	<b>Total</b>
Persons Served	493
Chronically homeless	64%
Number of stayers	250
Number of exits	243
Clients who exited to permanent housing	79
Clients who exited to transitional housing	27
Clients who exited to homelessness	46

<b>Cabin Navigation Centers Demographics</b>	<b>Total</b>
Black	57%
White	13%
Multiple Races	17%
American Indian	1.4%
Pacific Islander	1.6%
Asian	3%
Hispanic/Latin	3.2%

<b>RV Navigation Centers</b>	<b>Total</b>
Persons Served	245
Chronically homeless	88%
Number of stayers	200
Number of exits	45
Clients who exited to permanent housing	15
Clients who exited to transitional housing	1
Clients who exited to homelessness	13

<b>RV Navigation Centers Demographics</b>	<b>Total</b>
Black	23.27%
White	32.65%
Multiple Races	.82%
American Indian	1.63%
Pacific Islander	1.63%
Asian	1.63%
Hispanic/Latin	18.78%

<b>St. Vincent de Paul Outcomes</b>	<b>Total</b>
Persons Served	159
Chronically homeless	4.40%
Number of stayers	20
Number of exits	139
Clients who exited to permanent housing	4
Clients who exited to transitional housing	14
Clients who exited to homelessness	117

<b>St. Vincent de Paul Demographics</b>	<b>Total</b>
Black	51.39%
White	19.44%
Multiple Races	8.33%
American Indian	4.17%
Pacific Islander	0%
Asian	6.94%
Hispanic/Latin	5.56%

**Exit Definitions**

Exits to homelessness include all exits to places not meant for habitation such as the street, including structures and tents, vehicles parked on the street, abandoned buildings, and unknown exit destinations. Exits to shelters include exits to emergency shelters and housing navigation centers including both cabin and RV Safe Parking sites. Exits from one shelter to another is neither considered a negative or positive. Occasionally, a different program may be a better fit for an individual and a shelter-to-shelter transfer will be approved

**SUSTAINABLE OPPORTUNITIES**

**Economic:** All funds proposed in this report will provide interim housing and services to prevent, address and end homelessness.

**Environmental:** The provision of housing and services for homeless persons is intended to address the environmental degradation caused by homeless families and individuals precariously housed or living on the streets and will support cleaner and safer city streets.

**Race & Equity:** In Oakland, the drivers of homelessness fall most squarely on the backs of the African American community who, due to long standing structurally racist practices such as red lining and employment discrimination, are most vulnerable to losing their homes. According to the 2022 Point In Time count for Oakland, 60 percent of the population experiencing homelessness in Oakland identifies as Black or African American; however, this demographic is only 23 percent of the general population. Ending homelessness in Oakland must be defined by what works for African Americans first and foremost in order to reduce the racial disparities. The drivers of homelessness include:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20 percent of Area Median Income (AMI)
- Systematic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

One of the goals of CHS is to eliminate racial disparities and the rates at which African Americans experience homelessness, as well as their exit to stable housing. The City utilizes data from the Homeless Management Information System (HMIS) to track client demographics and outcomes. The programs and services recommended for funding in this report serve a majority of African American clients. Rates of exits to permanent housing among African American clients are proportionate to their representation in the programs' population. This report also recommends funding for two specific capacity building initiatives to support racial equity goals: • Launching cohort two of a capacity building initiative for small BIPOC led organizations to support their ability to contract with the city and provide homeless services • A yearlong professional development training program to strengthen the capacity of homeless services professionals to approach their day-to-day work more aware of the impact of systemic and structural racial inequities on their work and the people they serve.

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**ACTION REQUESTED OF THE CITY COUNCIL**

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For questions regarding this report, please contact C'MONE FALLS, MANAGER, at 510-238-6186.

Respectfully submitted,

*Martina Bouey*

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MARTINA BOUEY  
Acting Director, Human Services

Prepared by:  
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