



AGENDA REPORT



TO: City Council and Members of the Public

FROM: At-Large Councilmember
Rowena Brown

SUBJECT: Centro Legal de la Raza Oakland
Housing Secure Grant Agreement

DATE: October 1, 2025

RECOMMENDATION

Adopt A Resolution:

(1) AUTHORIZING THE CITY ADMINISTRATOR TO EXTEND THE TERM OF THE GRANT AGREEMENT WITH CENTRO LEGAL DE LA RAZA, INC. FOR EVICTION PREVENTION SERVICES BY TWO YEARS TO JUNE 30, 2027;

(2) ACCEPTING AND APPROPRIATING ANY ADDITIONAL COUNTY, STATE, FEDERAL AND/OR PRIVATE FUNDING THAT BECOMES AVAILABLE FOR EVICTION PREVENTION SERVICES DURING THE EXTENDED TERM OF THE GRANT AGREEMENT;

(3) AUTHORIZING THE CITY ADMINISTRATOR TO AMEND THE GRANT AGREEMENT TO INCREASE THE GRANT BY THE AMOUNT OF SUCH ADDITIONAL FUNDS OR BY ANY ADDITIONAL CITY FUNDS THAT CITY COUNCIL APPROPRIATES SPECIFICALLY FOR THIS PURPOSE; AND

(4) DIRECTING THE CITY ADMINISTRATOR TO PRESENT AN ANNUAL INFORMATIONAL REPORT ON EVICTION PREVENTION SERVICES NO LATER THAN MARCH 31 OF EACH CALENDAR YEAR, BEGINNING IN 2026

EXECUTIVE SUMMARY

City Council approved the Biennial Budget for Fiscal Years (FYs) 2025-2027 on June 11, 2025 through [Resolution No. 90827 C.M.S.](#) Per Attachment A, page 309 of 787 of said resolution, the City Council appropriated \$1,100,000 in FY 2025/26 for the specific purpose of eviction prevention services.

This proposed legislation would amend [Resolution No. 90654 C.M.S.](#), which authorized funding for eviction prevention legal and financial assistance provided by a coalition of community-based organizations led by Centro Legal de la Raza, Inc., known as Oakland

Housing Secure, for a total amount not to exceed one million dollars (\$1,000,000) and grant term through June 30, 2025 to:

- Extend the grant term to June 30, 2027;
- Authorize the City Administrator to accept, appropriate, and increase the grant agreement using any county, state, federal, and/or private funding that becomes available for eviction prevention services during the term of the grant agreement, without return to Council;
- Authorize the City Administrator to increase the grant agreement during the term using local funds that the City Council has appropriated specifically for this purpose; and
- Direct the City Administrator to present an annual informational report on eviction prevention services.

BACKGROUND / LEGISLATIVE HISTORY

Oakland Housing Secure (OHS)

OHS is a coalition of community-based organizations offering free legal and financial help to prevent the displacement of vulnerable residents. OHS is led by Centro Legal de la Raza (Centro) and includes coalition partners: Eviction Defense Center, The Unity Council, East Bay Community Law Center, and Asian Pacific Islander Legal Outreach.

Centro has administered OHS since 2018 when it was established to prevent evictions, streamline service delivery, and maximize available resources. Centro was awarded funding by the City of Oakland Department of Housing & Community Development for OHS through a competitive process: a Request for Proposals in February 2020 and a COVID-19 pandemic-era rolling Request for Qualifications.

OHS Funding

City Council approved the Biennial Budget for Fiscal Years (FYs) 2023-2025 on June 26, 2023 per [Resolution No. 89804 C.M.S.](#) Per Exhibit 1, page 6 of 20, item #4 of said resolution, the City Council appropriated \$1,000,000 annually in FY 2023/24 and FY 2024/25 for the specific purpose of eviction prevention services. Per [Resolution No. 89951 C.M.S.](#), the City Council on October 17, 2023 authorized funding for eviction prevention services to Centro for a total amount not to exceed one million dollars (\$1,000,000) and grant term through June 30, 2024. Per [Resolution No. 90654 C.M.S.](#), the City Council on March 4, 2025 authorized funding for eviction prevention services to Centro for a total amount not to exceed one million dollars (\$1,000,000) and grant term through June 30, 2025.

On June 11, 2025, the City Council approved the FY 2025-2027 Biennial Budget, allocating \$1,100,000 in the Affordable Housing Trust Fund (Fund 1870) in FY 2025/26 for eviction prevention services.

ANALYSIS AND POLICY ALTERNATIVES

With the lifting of the City of Oakland Emergency Eviction Moratorium in July 2023, the number of eviction filings surged countywide, disproportionately impacting Oakland's most vulnerable communities. According to data from the Superior Court of Alameda County, unlawful detainer (UD; eviction lawsuit) filings in Oakland averaged 206 per month between March 2024 and April 2025, a 47% increase over the pre-pandemic monthly average of 140 filings (March 2019 – April 2020). The geographic concentration of these evictions is stark: 67% of filings originated in [Priority Neighborhoods](#) (zip codes: 94601, 94603, 94606, 94607, 94612, 94621), primarily in

East Oakland where 54–92% of households in these zip codes are tenants and 53% experience rent burden in which they pay at least 30% of their income toward rent ([Housing Initiative at Penn, 2020](#)). These zip codes have disproportionately high populations of tenants who are Black, Indigenous, and people of color (66–96%), underscoring the intersection of racial inequity and housing instability.

Evictions are a direct means of displacement. When Oaklanders are evicted from their homes, particularly low-income and longtime residents, they are left to contend with finding housing in a rental market that is unaffordable, often moving far from their workplaces and social/cultural/faith networks, and into a situation with even more severe housing problems, such as overcrowding, unsafe conditions, and severe rent burden. Furthermore, housing loss through eviction increases homelessness risk and can have a direct and long-lasting detrimental impact on the health and wellbeing of the people who experience it. The impacts of evictions, like the impacts of displacement more broadly, are racialized and disproportionate.

Oakland Housing Secure (OHS) plays a crucial role in providing eviction prevention services to low- and moderate-income Oakland residents including:

- Legal Representation/Consultations
 - Eviction defense, lease negotiations, habitability dispute resolutions, and document review
- Emergency Financial Assistance
 - One-time financial assistance paid to property owners on behalf of tenants, commonly used for settlement agreements
- Education and Outreach
 - Multilingual educational tenants' rights workshops and materials
 - Outreach partnerships with community-based organizations in neighborhoods with high eviction rates
- Social Work
 - Individualized housing stability planning, case management, housing navigation, and referrals to benefits programs and other social services

Through legal services, emergency financial assistance, community education and outreach, and other housing stabilization services, OHS directly combats displacement while advancing the City's priorities of housing security and racial equity. Without eviction prevention services, Oakland risks increased homelessness, worsening health disparities, and irreversible displacement of its most vulnerable communities.

FISCAL IMPACT

Funding for eviction and homelessness prevention services is included in the FY 2025-2027 Adopted Biennial Budget, \$1,100,000 available and appropriated in FY 2025/26 and \$1,390,000 budgeted in FY 2026/27, in the Affordable Housing Trust Fund (1870), CDBG Coordination Organization (89949), Third Party: Grant Contracts Earned Account (54912), Tenant Legal Services Project (1007111).

This resolution also authorizes the City Administrator to accept, appropriate, and increase the grant agreement using any county, state, federal, and/or private funding that becomes available for eviction and homelessness prevention services in a grant fund to be determined (TBD) and project to be determined (TBD).

PUBLIC OUTREACH / INTEREST

The City Council's budget adoption process included many opportunities for public engagement on the funding allocation for OHS.

COORDINATION

This report and resolution were drafted in coordination with the Department of Housing and Community Development, the City Attorney's Office, and the Finance Department.

PAST PERFORMANCE, IMPACT, AND FY 2025/26 SCOPE OF WORK & BUDGET

Past Performance & Impact

Oakland Housing Secure (OHS) supports low-income tenants and prevents displacement through the provision of safety-net services including legal assistance, financial assistance, housing stabilization services, outreach, education, and counseling.

OHS delivers critical services to tenants facing severe housing insecurity and eviction from their home. The effectiveness of these interventions is clear. Client-level data show that in fiscal year FY 2024/25:

- 90% of households who received legal representation achieved favorable outcomes, such as staying in their homes or negotiating a move-out with sufficient time and/or financial benefit for a "soft landing"
- 40% of households were Black and 37% Latinx
- 75% of households had annual incomes at or below 30% area median income (AMI) and 18% had annual incomes between 30% and 50% AMI
- 179 households received legal representation
- 228 households received legal consultations
- 407 households received housing stabilization social services
- 116 households were served through case management/housing counseling
- 14 Know-Your-Rights workshops educated 201 participants

The ability of OHS to serve vulnerable tenants underscores alignment with the City of Oakland's priority to eliminate racial disparities in Oakland's housing landscape. Continued investment will amplify their ability to stem Oakland's eviction crisis and protect vulnerable renters from displacement.

FY 2025/26 Project Scope of Work

- 370 households will receive an assessment for legal and other housing stabilization services
 - 88 households will receive legal representation
 - 177 households will receive legal consultations
 - 105 households will receive housing stabilization information & referral/case management services
- 13 Know-Your-Rights workshops will educate 134 participants
- 11-20 households will receive emergency rental assistance

COST TYPE	AMOUNT
Salaries & Fringe (direct services & admin. staff)	\$250,717
Operations & Maintenance	\$23,000
Indirect	\$37,607
Centro Subtotal	\$311,324
Eviction Defense Center	\$189,420
The Unity Council	\$167,140
East Bay Community Law Center	\$162,797
Asian Pacific Islander Legal Outreach	\$100,820
Subgrantee Subtotal	\$620,177
Emergency Financial Assistance	\$168,499
Emergency Financial Assistance Subtotal	\$168,499
Project Total	\$1,100,000

SUSTAINABLE OPPORTUNITIES

Economic: Housing stability is foundational to economic stability, and keeping residents housed in Oakland helps preserve the customer base for our local businesses and commercial corridors.

Environmental: Housing loss through eviction often results in displaced households moving farther from their workplaces, schools, social networks, and cultural and faith communities, thereby resulting in longer commutes and higher emissions where public transit is not available. Displaced households also often move into poorer-quality housing characterized by overcrowding and residential health and safety hazards.

Race & Equity: Black people, Indigenous people, and other people of color experience the highest inequities in housing stability when measuring indicators such as homelessness, displacement, evictions, rent burden, housing quality, overcrowding, etc. The racial characteristics of evictions are unknown as Superior Court data does not collect demographic data on litigants; however, when considering the zip codes of the tenants facing eviction as a proxy, evictions primarily impact Black and Latinx households. This is supported by the program data that shows an Oakland Housing Secure clientele that is predominantly Black and Latinx (43% and 37% respectively).

ACTION REQUESTED OF THE CITY COUNCIL

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For questions regarding this report, please contact Chiamaka Ogwuegbu at COgwuegbu@oaklandca.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'RB' with a stylized flourish extending to the right.

Rowena Brown
City of Oakland, Councilmember At Large