



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2017 AUG 30 AM 10:19

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: 2017-2018 Housing Opportunities for
Persons With AIDS (HOPWA)
Program

DATE: August 29, 2017

City Administrator Approval

Date:

8/30/17

RECOMMENDATION

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

- 1) Enter Into A Grant Agreement With Alameda County In An Amount Not To Exceed \$1,738,365 For The Provision Of The Fiscal Year (FY) 2017-2018 Housing Opportunities For Persons With Aids (HOPWA) Program For A Term Of July 1, 2017 Through June 30, 2020; And**
- 2) Enter Into A Grant Agreement With Contra Costa County In An Amount Not To Exceed \$664,708 For The Provision Of The FY 2017-2018 HOPWA Program For A Term Of July 1, 2017 Through June 30, 2020; And**
- 3) Enter Into A Grant Agreement With Operation Dignity In An Amount Not To Exceed \$25,000 For The Provision Of Outreach Services Under The HOPWA Program For FY 2017-2018; And**
- 4) Accept And Appropriate Additional Funds That Become Available From Housing And Urban Development (HUD) Within The Grant Term FY 2017-2018 For The Same Purpose And Amend The Grant Agreements To Adjust The Grant Amounts Without Returning To Council; And**
- 5) Authorize A Contribution From the General Purpose Fund In The Estimated Amount Of \$11,061 For The Central Services Overhead Charges For FY 2017-2018.**

Item: _____
Life Enrichment Committee
September 12, 2017

EXECUTIVE SUMMARY

Staff recommends adoption of the proposed resolution authorizing grant agreements with Alameda County and Contra Costa County for the provision of the Fiscal Year (FY) 2017-2018 Housing Opportunities for Persons With AIDS (HOPWA) Program. Each HOPWA grantee has three years to spend the FY funding allocation. The resolution also authorizes the City Administrator to enter into a grant agreement with Operation Dignity for the provision of outreach services under the HOPWA Program.

Further, the proposed resolution authorizes a contribution from the General Purpose Fund in an estimated amount of \$11,061 to cover the Central Services Overhead charges for FY 2017-2018. This request would normally be included in the Annual Action Plan Resolution which accepts and appropriates the HOPWA funding from the U.S. Department of Housing and Urban Development (HUD), however, due to an oversight it was not included. The HUD-mandated three percent (3%) cap on using grant funds to pay for administrative costs is limited to \$75,095. This amount is expected to be fully absorbed by internal service and personnel expenditures. These funds will partially support a Program Analyst II position which administers the HOPWA Program. Therefore, a contribution from the General Purpose Fund is required to subsidize Central Service Overhead costs associated with personnel expenditures charged to this grant.

For a detailed list of funded projects please see **Attachment A**.

BACKGROUND / LEGISLATIVE HISTORY

Since 1999, the City of Oakland has annually received grant awards under the Federal HUD Annual Action Plan, HOPWA Program and in turn allocated those funds to local jurisdictions – Alameda County and Contra Costa County.

These two programs provide housing to homeless singles and families with Human Immunodeficiency (HIV) / Acquired Immunodeficiency Syndrome (AIDS) along with support services to assist them in reaching a sustainable level of self-sufficiency and, ultimately stable housing.

During FY 2015-16 the HOPWA Program served 134 households in Alameda County and Contra Costa County with permanent and temporary housing. There were 25 permanent housing units placed in service through capital development projects. The Short Term Rent, Mortgage, and Utility (STRMU) Assistance Program served 88 households providing prevention and reduction of homelessness and chronic homelessness. Housing Development Projects funded by Alameda County and Contra Costa County currently under construction will add an additional 45 housing units to the HOPWA Program. Supportive Services for the HOPWA Program provided by East Oakland Community Project (EOCP), Swans Market Apartments, AIDS Housing and Information Project (AHIP) and Contra Costa Interfaith Housing served 142 households with substance abuse and food services provided along with coordinated comprehensive housing and shelter services. Housing Information Services provided 458 households with housing needs assessment, assistance with locating affordable housing, assistance with housing-related benefit applications, development and implementation of client

housing plans, emergency assistance funds, follow-up to ensure receipt of benefits and housing, and referral to other services.

ANALYSIS AND POLICY ALTERNATIVES

The Federal Funding for HOPWA is a crucial part of the overall support for the extremely low income and homeless citizens who face multiple health challenges.

City Council authorization of staff recommendations included in this Council report and resolution provides ongoing HOPWA funding to Alameda and Contra Costa Counties as well as HOPWA funding to continue to support the work of Operation Dignity in providing street outreach to homeless individuals, including those living with HIV / AIDS.

The funding supports the objectives of the HOPWA program: to increase housing opportunities for persons living with AIDS, prevent homelessness and other housing crisis and deliver flexible services to support stability and independence of the City's homeless and near homeless populations living with HIV / AIDS. The Alameda County Housing and Community Development Department and Contra Costa County Community Development Department are the project sponsors for the City's HOPWA grants. A wide range of AIDS housing and related services are administered by and through each of the counties. The services include, but are not limited, to housing and benefits advocacy, HIV / AIDS housing (community residence housing, family housing, single resident occupancy housing, transitional housing, and permanent supportive housing), tenant services, end-stage care, substance abuse counseling, mental health services, service enriched emergency housing and other supportive services for people with HIV / AIDS and their families. HIV / AIDS housing developments are implemented to increase HIV / AIDS housing inventory throughout Alameda County and Contra Costa County through new construction projects, rehabilitation and renovation projects as well as housing set-asides for special needs populations.

FISCAL IMPACT

The Human Services Department (HSD) is recommending a contribution from the General Purpose Fund equivalent to the Central Services Overhead charges associated with this grant in an estimated amount of \$11,061 for FY 2017-2018.

SOURCE OF FUNDING:

Funding to support the programs and activities presented in this are budgeted in the HUD-ESG/SHP/HOPWA Fund (2103), Community Housing Services Organization (78411), HOPWA 2017 FY 2017-2020 Project (1003708), Fostering Safe and Healthy Communities Program (SC22)

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FY 2017-2018 HOPWA FUNDING		
Source	Amount	Purpose
HUD 2017 HOPWA Grant	\$1,738,365	Alameda County Funding
HUD 2017	\$664,708	Contra Costa County Funding
HUD 2017 HOPWA Grant	\$25,000	Operation Dignity
Subtotal	\$2,428,073	
HUD 2017 HOPWA Grant	\$75,095	City Administration
Total HOPWA Funding	\$2,503,168	

Also, if additional funding becomes available from the grantor, HUD, within the FY2017-2018 grant term for the same purpose, staff is seeking City Council authority to accept and appropriate the additional funding and adjust the above grant agreement amounts without returning to Council.

Furthermore, staff is requesting authorization for the City Administrator to amend the above grant agreements and adjust the amounts as long as the total does not exceed the total amount of HOPWA funds received by HUD.

PUBLIC OUTREACH / INTEREST

This report did not require public outreach other than the posting of the City's website.

COORDINATION

Coordination has occurred between the HSD, Office of the City Attorney, Controller's Bureau, Alameda County Housing and Community Development, Contra Costa County Housing and Community Development, and the Alameda County Office of AIDS in the preparation of this report and resolution.

PAST PERFORMANCE, EVALUATION AND FOLLOW-UP

For the review period of July 1, 2016 through June 30, 2017, jurisdictions recommended for HOPWA program funding under this report have met, and in some cases exceeded expected outcomes and performance measures.

SUSTAINABLE OPPORTUNITIES

Economic: As noted in the report, all funds identified this report are for the purpose of providing housing and services for persons living with HIV/AIDS, and their families. Such outcomes are achieved through homelessness prevention, 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 living on the streets and/or for persons living with HIV / AIDS, and their families.

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 Adopt A Resolution Authorizing The City Administrator To:

- 1) Enter Into A Grant Agreement With Alameda County In An Amount Not To Exceed \$1,738,365 For The Provision Of The Fiscal Year (FY) 2017-2018 Housing Opportunities For Persons With Aids (HOPWA) Program For A Term Of July 1, 2017 Through June 30, 2020; And
- 2) Enter Into A Grant Agreement With Contra Costa County In An Amount Not To Exceed \$664,708 For The Provision Of The FY 2017-2018 HOPWA Program For A Term Of July 1, 2017 Through June 30, 2020; And
- 3) Enter Into A Grant Agreement With Operation Dignity In An Amount Not To Exceed \$25,000 For The Provision Of Outreach Services Under The HOPWA Program For FY 2017-2018; And
- 4) Accept And Appropriate Additional Funds That Become Available From Housing And Urban Development (HUD) Within The Grant Term FY 2017-2018 For The Same Purpose And Amend The Grant Agreements To Adjust The Grant Amounts Without Returning To Council; And
- 5) Authorize A Contribution From the General Purpose Fund In The Estimated Amount Of \$11,061 For The Central Services Overhead Charges For FY 2017-2018.

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

COMMUNITY HOUSING SERVICES DIVISION

Reviewed by: Lara Tannenbaum, Acting Manager
Prepared by: Myisha Steward, Program Analyst II

Attachment A – Detailed List of Funded Projects (FY 2017-2018 HOPWA Program)

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ATTACHMENT A

FY2017/18 Housing Opportunities for Persons Living With HIV/AIDS (HOPWA) Program

Contra Costa County

The FY 2017 HOPWA Program Agreement between the City of Oakland and Contra Costa County includes \$664,708 in HOPWA funding. The breakdown of funding is \$189,686 for HOPWA-related services, \$431,536 for housing development activities, and \$43,486 is allocated for program administration. The HOPWA funds may be used for site acquisition, rehabilitation and new construction of affordable housing; supportive services; housing information services; rent and utility subsidies; security deposits; and certain other housing related activities for low-income persons living with HIV/AIDS in both incorporated and unincorporated areas of Contra Costa County.

HOPWA-related service activities include housing advocacy and assistance services, including client intake, housing needs assessment, assistance with locating affordable housing, assistance with housing-related benefit applications, development and implementation of client housing plans, emergency assistance funds, follow-up to ensure receipt of benefits and housing, and referral to other services. The above housing information services activities are subcontracted to Contra Costa Interfaith Housing on an annual basis and will assist approximately 100 households this next fiscal year.

Contra Costa County Health Services Department (HSD) manages a Short Term Rental Mortgage and Utility Assistance Program (STRMU) as part of a homeless prevention strategy, intended to reduce the risks of homelessness and to improve access to health care and other needed support and will serve approximately 50 households this next fiscal year. HSD also manages a permanent housing placement services as part of a rapid rehousing strategy, intended to assist households with security deposit payments and will assist approximately 30 households this next fiscal year.

Housing Development HOPWA funds may be used for site acquisition, rehabilitation and new construction of affordable housing. In FY 2017, HOPWA funds will be awarded to two housing development projects. Resources for Community Development (RCD) will provide 58 units of multifamily rental housing at Riviera Family Apartments that will be affordable to and occupied by low income families including those with special needs. 8 of these units have been reserved for individuals living with HIV/AIDS. RCD will also provide a mixed-use development that will include 45 units of multifamily rental housing at Saint Paul's Commons that will be affordable to and occupied by low-income families including those will special needs. 1 unit has been reserved for individuals living with HIV/AIDS.

Alameda County

The FY 2017 HOPWA Program Agreement between the City of Oakland and Alameda County includes \$1,763,365 in HOPWA funding. Alameda County Housing & Community Development budgeted funds under two main categories, Housing Development in the amount of \$220,000 and Operations/Services (including STRMU, Social Services, Facility Operations, and Information and Referral in the amount of \$1,394,929.

Satellite Affordable Housing Associates (SAHA) Camino 23 Development Project will be a 32-unit, new construction infill development for families and individuals living with AIDS/HIV located in the Lower San Antonio neighborhood in East Oakland. The project will provide 5 HOPWA units to Alameda County.

Alameda County also administers a STRMU Program designed to prevent homelessness by providing short term assistance to persons in Alameda County living with HIV/AIDS, and have encountered a qualifying emergency need. Eligible persons are eligible for up to 21 weeks of assistance in any 52-week period. HCD projects to serve 45-50 clients with FY17 HOPWA STRMU funds.

East Oakland Community Project provides transitional housing and services to people living with HIV/AIDS. EOCP Shelter provides substance abuse and food services provided along with coordinated with comprehensive housing and shelter services provided through Ryan White CARE funds and other resources. A minimum of 85 unduplicated clients will be served through this program in FY17.

1701 MLK is a 26 unit multi-family apartment building located at 1701 Martin Luther King Jr. Way in downtown Oakland. 1701 MLK provides 12-units of supportive family housing for individuals and families living with HIV/AIDS.

HCD issued a HOPWA Services RFP in the spring of 2017 for FY 17 funding seeking Contractors for HOPWA Services, Operations in Housing, Housing Placement and Information and Referral. The RFP an estimated \$590,000 available for these activities and Alameda County funded the following:

Downtown Hayward Sr. Apartments. This is a 60 unit project which will serve individuals and families with special needs at AMI levels at or below 60% AMI– seven (7) units will be reserved for HOPWA. East Bay Innovations will provide supportive/case management services to residents. Services will include; housing retention support, conflict resolution, referrals to employment, money management skills, Mobility training, etc.

Tri City Health will provide support services and housing placement support. TCHC plans to serve HIV positive clients of the health center's HIV Program who reside in HIV/AIDS housing, or who require support to remain housed. TCHC proposes to assist 86 HOPWA eligible clients during the FY17.

Aids Project East Bay (APEB) – APEB will provide HOPWA support services. APEB proposes to assist a minimum of 40 clients to maintain independent living. The program is designed to assist client housing stability by providing individualized support to the clients with anything from medical and psychosocial support, benefits advocacy and income support and assistance in obtaining other resources crucial to the stability of HIV positive clients.

Swans Marketplace Apartments, East Bay Asian Local Development Corporation received HOPWA operations support. Open since 1999, Swans reserves 4 units for HOPWA clients. The operating funds will assist in the operating of the 4 HOPWA units at the project.

Downtown Hayward Sr. Apartments, Meta Housing received HOPWA Operating support to support the 7 HOPWA units at the Downtown Hayward Sr. Apts.

Eden Information and Referral was funded to continue HOPWA's support if the AIDS Housing and Information Services Program. AHIP was developed to provide intensive, one-on-one client services regarding housing and services to people living with HIV/AIDS. Eden I & R proposes to serve a minimum of 350 unduplicated clients through the AHIP information and referral program.

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City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

Introduced by Councilmember _____

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO:

- 1) ENTER INTO A GRANT AGREEMENT WITH ALAMEDA COUNTY IN AN AMOUNT NOT TO EXCEED \$1,738,365 FOR THE PROVISION OF THE FISCAL YEAR (FY) 2017-2018 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM FOR A TERM OF JULY 1, 2017 THROUGH JUNE 30, 2020; AND
- 2) ENTER INTO A GRANT AGREEMENT WITH CONTRA COSTA COUNTY IN AN AMOUNT NOT TO EXCEED \$664,708 FOR THE PROVISION OF THE FY 2017-2018 HOPWA PROGRAM FOR A TERM OF JULY 1, 2017 THROUGH JUNE 30, 2020; AND
- 3) ENTER INTO A GRANT AGREEMENT WITH OPERATION DIGNITY IN AN AMOUNT NOT TO EXCEED \$25,000 FOR THE PROVISION OF OUTREACH SERVICES UNDER THE HOPWA PROGRAM FOR FY 2017-2018; AND
- 4) ACCEPT AND APPROPRIATE ADDITIONAL FUNDS THAT BECOME AVAILABLE FROM HOUSING AND URBAN DEVELOPMENT (HUD) WITHIN THE GRANT TERM FY 2017-2018 FOR THE SAME PURPOSE; AND AMEND THE GRANT AGREEMENTS TO ADJUST THE GRANT AMOUNTS WITHOUT RETURNING TO COUNCIL; AND
- 5) AUTHORIZE A CONTRIBUTION FROM THE GENERAL PURPOSE FUND IN THE ESTIMATED AMOUNT OF \$11,061 FOR THE CENTRAL SERVICES OVERHEAD CHARGES FOR FY 2017-2018; AND

WHEREAS, the City of Oakland is the grantee for Housing and Urban Development (HUD's) Housing Opportunities for Persons with AIDS (HOPWA) Program for the Oakland Eligible Metropolitan Statistical Area and administers and allocates funds to Alameda County and Contra Costa County, which provide housing and support service to homeless individuals living with Acquired Immunodeficiency Syndrome (AIDS); and

WHEREAS, the City of Oakland allocates money to Alameda and Contra Costa Counties based on the semi-annual report of AIDS cases by county by the California Department of Public Health – Office of AIDS; and

WHEREAS, the City of Oakland wishes to enter into a grant agreement with Operation Dignity for the provision of street outreach services to people who are homeless and living with Human Immunodeficiency Virus (HIV); and

WHEREAS, the City of Oakland has applied for and received renewal formula based funding for the City's HOPWA Program for permanent housing and support services to the homeless since 2001; and

WHEREAS, pursuant to Resolution No. 86866 C.M.S., the City Council authorized the City Administrator to accept and appropriate \$2,503,168 in HOPWA funding from HUD for Fiscal Year (FY) 2017-2018; and

WHEREAS, staff seeks a contribution from the General Purpose fund to cover Central Service Overhead charges in the estimated amount of \$11,061 for FY 2017-2018; and

WHEREAS, pursuant to HUD regulations, each County has three years to spend each fiscal year's funding allocation therefore staff seeks authorization for a three-year grant agreement with Alameda County for the FY 2017-2018 HUD HOPWA program in the estimated amount of \$1,738,365; and

WHEREAS, staff seeks authorization for a three-year grant agreement with Contra Costa County for the FY 2017-2018 HUD HOPWA program in the estimated amount of \$664,708; and

WHEREAS, funding is available to support these programs and is budgeted in the HUD-ESG/SHP/HOPWA Fund (2103), Community Housing Services Organization (78411), HOPWA 2017 FY17/20 Project (1003708), Fostering Safe and Healthy Communities Program (SC22); now therefore, be it

RESOLVED: That the City Administrator is hereby authorized to enter into a three-year grant agreement with Alameda County for the FY 2017-2018 HUD HOPWA program in an amount not to exceed \$1,738,365 for the term of July 1, 2017 through June 30, 2020; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to enter into a three-year grant agreement with Contra Costa County for the FY 2017-2018 HUD HOPWA program in an amount not to exceed \$664,708 for a term of July 1, 2017 through June 30, 2020; and be it

FURTHER RESOLVED: That the City Administrator is authorized to enter into a grant agreement with Operation Dignity in an amount not to exceed \$25,000 for the provision of outreach services for the HOPWA program for FY 2017-2018; and be it

FURTHER RESOLVED: That a contribution is authorized from the General Purpose Fund to offset Central Service Overhead charges in the estimated amount of \$11,061 for FY 2017-2018; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to accept and appropriate any additional HOPWA funds that become available from HUD for the FY 2017-2018 HUD HOPWA Program within the grant term; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to amend the grant agreements with Alameda County, Contra Costa County, and Operation Dignity to adjust the grant amounts so long as the total does not exceed the total amount of HOPWA funds received by HUD; and be it

FURTHER RESOLVED: That the City Administrator or her designee 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 the FY 2017-2018 HOPWA without returning to Council; and be it

FURTHER RESOLVED: That the grant agreements shall be reviewed and approved by the Office of the City Attorney for form and legality and placed on file in the Office of the City Clerk.

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