



AGENDA REPORT

TO: The Honorable City Council

FROM: Jestin D. Johnson
City Administrator

SUBJECT: SUPPLEMENTAL – Report on
Extended Stay America Acquisition

DATE: July 1, 2025

RECOMMENDATION

Staff Recommends That City Council Receive An Informational Report From The City Administrator Regarding The Acquisition Of The Extended Stay America (ESA) Hotel And The Planned Relocation Of Unhoused Persons From The Mosswood Park, East 12th Street, And Martin Luther King Jr. Way Encampments, Including Details On The Number Of Residents From Each Encampment Who Have Or Will Be Offered Shelter At ESA, Information On Closure Plans And Processes, Timeline For All Activities Related To Relocation, And All Outreach Efforts To Both Unhoused And Housed Community Members.

REASON FOR SUPPLEMENTAL

This Supplemental Agenda Report provides updated information regarding two subsections of the Agenda Report included in the June 1, 2025, Life Enrichment Committee meeting packet. The updates are to the Analysis and Policy Alternatives section, specifically the Encampment Resolution and Mandela House subsections.

The updated sections and materials are included below.

Encampment Resolution

Due to exigent circumstances, the early closure of the MLK and 23rd encampment was completed September 16-27, 2024. Prior to the emergency closure, censuses were conducted following California Interagency Council on Homelessness (Cal ICH) standards, with the most recent conducted in June 2024 by Operation Dignity (OD).

The initial census was 68 residents at the MLK encampment. The June count noted up to 88 residents; however, the count of 88 included 14 unidentified tents with no connected residents. The adjusted and final census number for June was 74 residents.

Prior to the closure of the MLK encampment, 10 individuals accepted offers for emergency shelter or cabin housing. At closing, an additional 10 individuals received respite care, and 14 accepted program services (either emergency shelter or cabin housing). However, 40 individuals chose not to enter services and instead moved to other encampments.

Life Enrichment Committee
July 8, 2025

It is important to note that when the MLK encampment was closed, Mandela House had not yet received approval as the new site for the ERF-3R grant funds. Consequently, housing options for Mandela House were not specifically discussed with the residents at the time of the encampment's closure. However, six residents did request alternative housing options beyond the cabins and emergency shelter available at that time. These six individuals were subsequently assisted by the City of Oakland's case management team.

Since the closure, three residents from the MLK encampment have moved into Mandela House: two individuals are from the six noted above, and one who is a partner of one of those individuals. Additionally, 21 non-congregate rooms have been designated to start housing unhoused individuals from the MLK census beginning the week of May 26, 2025.

Regarding the remaining encampments, 33 residents from the Mosswood Park encampment have relocated to Mandela House. Two residents exited the program in June, leaving 31 residents from Mosswood Park who continue to receive services. Additionally, 68 residents have moved to Mandela House from the East 12th median. One of these residents brought a partner to live with them, raising the total to 69. As of June 30, 2025, three residents from the East 12th median program have exited, resulting in a total of 66 participants remaining in the program.

Table 1: Encampment Census

Census Data		MLK & 23rd	Mosswood Park	East 12 th Median	Over-flow	Total
Census numbers at the time of the grant application		January 68	January 45	January 37	Estimate 60	210
2 nd Census number – June 2024		June 88	June 33	June 79		200
Encampment Closure Dates		September 16 – 27, 2024	April 21, 2025 – May 2, 2025	May 12, 2025- June 6, 2025		
Census at Closure		64	47	128		239
	African American	98%	46.15%	24.5%		
	Asian			26.58%		
	Caucasian/White		33.33%	8.86%		
	Latino/Hispanic	1%	7.69%	10.0%		
	Mixed Heritage			5.00%		
	Unstated Ethnicity	1%	12.83%	25.04%		
Closure Destinations	Respite	10		6		
	Cabin/ Emergency Shelter	14	3	9		
	Moved to Other Encampments	40	11	41		
	Refused Housing			3		
	Incarceration			1		
	Mandela House	Not Available @ closure	33	68		
Total Agreed to Other Services @ encampment closure		24 (37.5%)	3 (6.38%)	15 (11.7%)		
Percentage of the Three Encampments Combined		26.77%	19.74%	53.55%		

Mandela House

During the first 12 months of the program, Housing Consortium of the East Bay (HCEB) will provide comprehensive supportive services for up to 150 individuals, including case management and housing navigation services. Housing navigation will ensure cross-agency and multi-sector support, including access to shelter and housing options that develop pathways to permanent housing solutions, and which offer a range of interventions to ensure participants do not return to a homeless status. The program will offer coaching services and monthly peer support groups that include Restorative Justice techniques. Weekly 12-step groups and Naloxone training will also be offered to promote substance recovery and harm reduction principles.

After the completion of the 12-month interim housing program, the building will be renovated to increase community gathering space for residents and will provide 125 units of long-term permanent supportive housing (PSH) to ensure sustainability in the community. Participants who qualify for PSH will be provided the opportunity to continue residing at Mandela House. Other participants will receive Cal AIM funds to assist them in securing a low-income home or alternative housing program.

For those who are not eligible for Cal AIM upon program exit, the program will provide ongoing support, including case management for 12 months, as well as a tapering rental/move-in assistance stipend for six months following program completion and their departure from Mandela House. The total amount of the tapering move-in subsidy equals \$2,000 per household.

Throughout the 12-month interim shelter period, the Housing and Community Development Department (HCD) and Community Homelessness Services Division (CHS) will collaborate to identify additional housing opportunities for Mandela House participants who do not qualify for PSH, including with Alameda County.

Table 2: Mandela House Occupancy May 2025

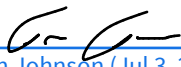
105 Non-Congregate Rooms at Mandela House 103 rooms For Occupancy (1 room is set aside for partner/couple splits; 1 room for storage). <i>N.B. Mandela House program can house up to 150 residents if 45 enter with a partner</i>				
Residents by Encampment	MLK & 23 rd Census at Closure =88	Mosswood Park Census at Closure = 33	East 12 th Median Census at Closure = 79	Total Occupancy
Mandela House Occupancy ("occ.")	3 residents (13 scheduled to move- in)	31 residents	66 residents	100 residents
Mandela House Rooms	2 rooms occ.	24 rooms occ.	56 rooms occ.	81 rooms occ.
Mandela House Encampment Representation	3% of the total residents	31% of the total residents	66% of the total residents	

ACTION REQUESTED OF THE CITY COUNCIL

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For questions regarding this report, please contact CHRISSIE LOVE, ACTING PROGRAM PLANNER, at (510) 238-7492.

Respectfully submitted,


Jestin Johnson (Jul 3, 2025 08:36 PDT)

JESTIN D. JOHNSON
City Administrator

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