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OFFICE OF THE CITY CLERK
OAKLAND

2019 MAR 28 PM 1:26

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: HUD Continuum of Care (CoC)
Funding FY 19-20 and 20-21

DATE: March 18, 2019

City Administrator Approval

Date:

3/27/19

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution:

- 1) Authorizing The City Administrator To Apply For, Accept, And Appropriate Funds From The U.S. Department Of Housing And Urban Development (HUD) In The Amount Of \$5,553,872 Each Year For Fiscal Years (FY) 2019-2020 And 2020-2021 To Fund HUD Continuum Of Care Supportive Housing Programs;**
- 2) Authorizing The City Administrator To Enter Into Grant Agreements For The Provision Of Transitional And Permanent Housing And Support Services Under HUD's Continuum Of Care Program;**
- 3) Finding And Determining That The Sublease Of The Property Located at 8314 MacArthur Boulevard To East Oakland Community Project For Less Than Its Fair Market Value For Operation of the Matilda Cleveland Transitional Housing Program Is In The Best Interest of The City;**
- 4) Authorizing The City Administrator To Accept And Appropriate Additional Funds That Become Available From HUD For FY 2019-2020 And 2020-2021 And Amend The Grant Agreements To Adjust The Grant Amounts Without Returning To Council; And**
- 5) Authorizing A Contribution From The General Purpose Fund For The Central Services Overhead Charges In An Estimated Amount Of \$22,466 For FY 2019-2020 And \$22,915 For 2020-2021.**

EXECUTIVE SUMMARY

Adoption of this resolution will allow the City Administrator to accept and appropriate \$5,553,872 from HUD each year in Fiscal Years (FY) 2019-2020 and 2020-2021. Adoption of this resolution also allows the City to enter into grant agreements for transitional and permanent

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housing under CoC program for FY 2019-2020 and 2020-2021 which will ensure equal, if not greater success compared to 2017-2018 outcomes referenced below, for Oakland programs serving homeless individuals, families, and youth. Adoption of this resolution will also allow the City Council to make a finding and determination that the sublease of the property currently leased to the City and located at 8314 MacArthur Boulevard to East Oakland Community Project for less than fair market value for operation of the Matilda Cleveland Transitional Housing Program is in the best interest of the City.

BACKGROUND/LEGISLATIVE HISTORY

The City of Oakland has annually (since 1994) received new and renewal grant awards under the Federal Housing and Urban Development (HUD) Continuum of Care (CoC) competitive Super Notice of Funding Availability (NOFA) process. Current HUD CoC grants include:

- Families in Transition (FIT) scattered-site program
- Matilda Cleveland Transitional Housing Program (MCTHP)
- Housing Fast Support Network (HFSN)
- Oakland Homeless Youth Housing Collaboration (OHYHC)
- North County Homeless Family Rapid Rehousing Collaborative (NCFRRHC)
- North County Homeless Youth Rapid Rehousing Collaborative (NCYRRHC)

Over the past several years HUD has changed its funding priorities within the CoC program to prioritize permanent housing (both Permanent Supportive Housing and Rapid Rehousing) over other types of funding. In particular, HUD was very clear about their desire to move away from Transitional Housing that follows the traditional model of a 24 month length of stay and deeply intensive services. In the FY 16-17 HUD NOFA competition, HUD introduced a new category of permanent housing CoC funds which blends the Transitional Housing and Rapid Rehousing models. In the FY 16-17 HUD NOFA competition the City successfully applied to convert its two family Transitional Housing Programs (FIT and Matilda Cleveland) to this new HUD funding category of Transitional/Rapid Rehousing. In the FY 18-19 HUD NOFA competition the City successfully applied to convert its Transitional Housing program for singles, the Henry Robinson, to the new Transitional/Rapid Rehousing funding category. Converting these three programs to this new funding model ensures greater likelihood for on going funding in future years.

New CoC funding:

In the FY 18-19 HUD NOFA competition the City applied for an additional CoC grant under the Transitional Housing/Rapid Rehousing model to provide partial funding for the Holland. The City was notified in January that this funding was awarded and expects to receive the formal grant award letter from HUD in the summer of 2019. This new grant of \$584,000 per year is part of the City's strategy to secure stable, ongoing funding for this new project after initial one time dollars are exhausted.

These seven CoC programs will provide housing and supportive services to homeless singles, families, and Transition Aged Youth (TAY) ages 18-24, months to assist them in reaching self-sufficiency and obtaining stable housing.

The Matilda Cleveland transitional housing program is operated by the East Oakland Community Project at the property located at 8314 MacArthur Boulevard, which is currently leased by the City of Oakland. Staff recommends that the City enter into a sublease with East Oakland Community Project for less than fair market rent in exchange for in-kind services benefitting the City and the community, as discussed in further detail below.

Oakland Municipal Code ("OMC") section 2.42.110 provides that City-owned real property must be leased for a rent equal to or exceeding the property's fair market rental value unless the City Council has made a finding and determination that the lease (including a sublease of a lease to the City) of the property for less than its fair market value is in the best interest of the City. In making the required finding and determination, the City Council may consider the value of in-kind services to the City or the community at-large provided by the lessee such as, but not limited to, property security and maintenance, social and cultural benefits to the community or other services. In operating the Matilda Cleveland transitional housing program, the East Oakland Community Project will provide transitional housing to homeless women and children and offer related services, including, without limitation, meals, legal services, medical care, and other services to such this population. In light of the City's current homeless crisis, these services will provide a valuable benefit to the City and the Community at large. For these reasons, staff recommends that the City make a finding and determination that it is in the best interest of the City that the sublease with the East Oakland Community Project be at less than fair market rent.

ANALYSIS AND POLICY ALTERNATIVES

The Point-in-Time Homeless Count and Survey (January 2017) estimates that there are 1902 unsheltered persons in Oakland on a given day. While the numbers for the 2019 Point in Time count are not available, estimates are that the numbers will increase. Many homeless individuals have a variety of housing needs and have very low incomes or no income. Some need short-term financial assistance or other support services to prevent continued homelessness. Many, particularly those who have disabilities and have been homeless for a long period of time, need support such as Transitional Housing or Rapid Rehousing in order to end their homelessness.

Taken together, the HUD CoC programs listed above are a core component of Oakland's response to homelessness. In FY 2017-2018, the HUD CoC programs served a total of 624 individuals in 444 Oakland homeless households. Oakland's HUD CoC funded programs are aligned with the Everyone Home countywide plan to end homelessness and will be aligned with the City's upcoming update to its PATH plan to end homelessness. Both PATH and Everyone Home are based on a Housing First program model that emphasizes client access to permanent housing rather than prolonged stays in shelters and transitional housing.

Oakland began Family Coordinated Entry in the fall of 2015 and began Coordinated Entry for singles and youth in the fall of 2017. Referrals to all HUD CoC programs come exclusively through this system. This ensures that literally homeless families, individuals and youth (on

streets, in shelters, in cars) with the most barriers to housing and the highest levels of need are prioritized for these resources.

The funding from HUD CoC will allow the City to continue its partnership with proven housing and service providers: Building Futures for Women and Children (BFWC), East Oakland Community Project (EOCP), Bay Area Community Services (BACS), Covenant House CA, and First Place for Youth (FPFY) to serve an estimated 500 homeless families, individuals and youth per year. The HUD CoC grants are an integral part of the collaboration and coordination between the City and housing and service providers for which the elimination of homelessness in Oakland is a concrete objective.

FISCAL IMPACT

The proposed resolution authorizes the application, acceptance, appropriation, and expenditure of funds for the City's CoC programs. Funding for the HUD CoC Programs will be appropriated in the HUD-ESG/SHP/HOPWA Fund (2103), Community Housing Organization (78411), CoC: Families in Transition; Housing Fast Support Network; Oakland Homeless Youth Housing Collaborative; Matilda Cleveland Transitional Housing Program; North County Family Rapid Re-Housing Collaborative; The Holland Transitional Housing Program; and North County Homeless Youth Rapid Re-Housing Projects (TBD), Fostering Safe and Healthy Communities Program (SC22) and allocated towards the grant agreements in the table below in order to support the programs and activities presented in this report.

Housing and Urban Development (HUD) Continuum of Care (CoC) 2019-2020 and 2020-2021 Grant Operational Years			
HUD CoC – Supportive Housing Program (SHP)			
CoC PROJECT	GRANTEE	AMOUNT*	HUD OPERATING YEAR & GRANT TERMS
Families in Transition	East Oakland Community Project (EOCP)	\$257,816	4/1/19 – 3/31/20 & 4/1/20 - 3/31/21
Housing Fast Support Network	Bay Area Community Services	\$1,696,532	3/1/19 – 2/29/20 & 3/1/20 - 2/28/21
Matilda Cleveland THP	EOCP	\$270,020	10/1/19 – 9/30/20 & 10/1/20 - 9/30/21
Oakland Homeless Youth Housing Collaborative	First Place for Youth Covenant House California	\$164,113 \$178,784 \$323,703	8/1/19 – 7/31/20 & 8/1/20 - 7/31/21
North County Family Rapid Rehousing Collaborative	Building Futures for Women & Children EOCP	\$415,699 \$415,699	11/01/19 – 10/31/20 & 11/1/20 - 10/31/21

North County Homeless Youth Rapid Re-Housing	EOCP Covenant House California	\$474,674 \$474,674	1/1/20 – 12/31/20 & 1/1/21 - 12/31/21
The Holland TH/RRH	Bay Area Community Services	\$563,560	Term is as set by HUD
*These are the amounts the City expects to sub-grant to the respective grantees in each fiscal year, and they do not reflect the portion of administrative funds retained by the City.			

Due to the HUD mandated administrative cap of ten percent for admin costs, the Human Services Department (HSD) is recommending a contribution from the General Purpose Fund equivalent to the full Central Services Overhead charges associated with this grant in an estimated amount of \$22,466 for FY 2019-2020 and \$22,915 for FY 2020-2021. These funds would be used for an existing staff position that manages all of the HUD CoC funded grants.

Furthermore, if additional funding becomes available from HUD within the FY 2019-2020 and 2020-2021 HUD grant terms listed above to fund HUD CoC programs, the proposed resolution allows the City Administrator the authority to accept and appropriate these funds and amend the grant agreements listed above to increase grant funding for additional transitional and permanent housing and support services within the grant terms, without returning to Council.

PUBLIC OUTREACH/INTEREST

This report did not require public outreach other than the posting of this report on the website.

COORDINATION

Coordination has occurred between the Human Services Department (HSD), and Controller's Bureau in the preparation of this report and resolution.

PAST PERFORMANCE, EVALUATION AND FOLLOW-UP

For a review period of July 1, 2017 through June 30, 2018, agencies recommended for CoC - funding under this report served a total of 624 individuals in 444 households, including 161 children in 84 households. Seventy seven (77) percent of the individuals served by the CoC programs are African American, a slightly higher percentage than the 68% of all homeless individuals who identified as African American in the 2017 Point in Time Count.

These CoC programs have met, and in some cases exceeded expected outcomes and performance measures. Outcomes in FY 17/18 include:

- FIT – Served 60 individuals, 25 adults and 35 children; 84% exited into permanent housing.
- HFSN – Served 276 single adults, 86% exited into permanent housing.
- MC – Served 67 individuals; 27 adults and 40 children; 85% exited into permanent housing.
- OHYHC – Served 75 individuals, 65 adults and 10 children, 67% exited into permanent housing.
- NCFRRC – Served 154 individuals, 63 adults and 91 children; 85% exited into permanent housing.
- NCHYRRC – was still ramping up in FY 17/18. 9 transitional aged youth (18-24) were enrolled. (to date in FY 18/19 over 40 youth are enrolled in the program)

SUSTAINABLE OPPORTUNITIES

Economic: As noted in the report, all funds identified in this report are for the purpose of providing housing and services to the homeless to eliminate and prevent homelessness. Such outcomes are achieved through rapid rehousing assistance, homelessness prevention, transitional housing, shelter services, homeless encampment services, outreach and the like.

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.

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:

- 1) Authorizing The City Administrator To Apply For, Accept, And Appropriate Funds From The U.S. Department Of Housing And Urban Development (HUD) In The Amount Of \$5,553,872 Each Year For Fiscal Years (FY) 2019-2020 And 2020-2021 To Fund HUD Continuum Of Care Supportive Housing Programs;
- 2) Authorizing The City Administrator To Enter Into Grant Agreements For The Provision Of Transitional And Permanent Housing And Support Services Under HUD's Continuum Of Care Program;
- 3) Finding And Determining That The Sublease For The Property Located at 8314 MacArthur Boulevard To East Oakland Community Project For Less Than Its Fair Market Value For The Operation Of The Matilda Cleveland Transitional Housing Program Is In The Best Interest Of The City;
- 4) Authorizing The City Administrator To Accept And Appropriate Additional Funds That Become Available From HUD For FY 2019-2020 And 2020-2021 And Amend The Grant Agreements To Adjust The Grant Amounts Without Returning To Council; And
- 5) Authorizing A Contribution From The General Purpose Fund For The Central Services Overhead Charges In An Estimated Amount Of \$22,466 For FY 2019-2020 And \$22,915 For 2020-2021.

For questions regarding this report, please contact Lara Tannenbaum, Community Housing Services Manager, at 238-6187.

Respectfully submitted,



SARA BEDFORD, Director
Human Services Department

COMMUNITY HOUSING SERVICES DIVISION
Reviewed by: Lara Tannenbaum, Manager,
Community Housing

Prepared by: Anthony Federico, Program
Analyst II, Community Housing

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Life Enrichment Committee
April 9, 2019

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Approved as to Form and Legality


City Attorney's Office

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION:

- 1) AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR, ACCEPT, AND APPROPRIATE FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) IN THE AMOUNT OF \$5,553,872 EACH YEAR FOR FISCAL YEARS (FY) 2019-2020 AND 2020-2021 TO FUND HUD CONTINUUM OF CARE SUPPORTIVE HOUSING PROGRAMS;**
- 2) AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO GRANT AGREEMENTS FOR THE PROVISION OF TRANSITIONAL AND PERMANENT HOUSING AND SUPPORT SERVICES UNDER HUD'S CONTINUUM OF CARE PROGRAM;**
- 3) FINDING AND DETERMINING THAT THE SUBLEASE OF THE PROPERTY LOCATED AT 8314 MACARTHUR BOULEVARD TO EAST OAKLAND COMMUNITY PROJECT FOR LESS THAN ITS FAIR MARKET VALUE FOR THE OPERATION OF THE MATILDA CLEVELAND TRANSITIONAL HOUSING PROGRAM IS IN THE BEST INTEREST OF THE CITY;**
- 4) AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT AND APPROPRIATE ADDITIONAL FUNDS THAT BECOME AVAILABLE FROM HUD FOR FY 2019-2020 AND 2020-2021 AND AMEND THE GRANT AGREEMENTS TO ADJUST THE GRANT AMOUNTS WITHOUT RETURNING TO COUNCIL; AND**
- 5) AUTHORIZING A CONTRIBUTION FROM THE GENERAL PURPOSE FUND FOR THE CENTRAL SERVICES OVERHEAD CHARGES IN AN ESTIMATED AMOUNT OF \$22,466 FOR FY 2019-2020 AND \$22,915 FOR 2020-2021**

WHEREAS; the City of Oakland's Transitional Housing Programs (THP) consists of seven projects, Families in Transition Scattered Sites, Housing Fast Support Network, Matilda Cleveland, Oakland Homeless Youth Housing Collaborative, North County Family Rapid Rehousing Collaborative, North County Homeless Youth Rapid Re-Housing, and The Holland Transitional Housing Program, which provide transitional and permanent housing and support services to homeless single adults, families, and transition aged youth under HUD's Continuum of Care (CoC) program; and

WHEREAS, the City of Oakland has applied for and received renewal funding under the HUD CoC Supportive Housing Program for the provision of transitional and permanent housing and support services to the homeless since 1994; and

WHEREAS, the HUD CoC Supportive Housing Program is a one year funding cycle and City staff expects that the City of Oakland will receive the same HUD grant amounts for Fiscal Years (FY) 2019-2020 and 2020-2021, and seeks authorization to accept and appropriate those funds as they become available; and

WHEREAS, it is the practice of the City to enter into grant agreements with local entities for the provision of the transitional and permanent housing and other support services for each of the six programs under the CoC Supportive Housing Program; and

WHEREAS, the City desires to execute grant agreements with service providers for the HUD CoC Supportive Housing Programs as specified in the following table:

Housing and Urban Development (HUD) Continuum of Care (CoC) 2019-2020 and 2020-2021 Grant Operational Years			
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Oakland Homeless Youth Housing Collaborative	EOCP First Place for Youth Covenant House California	\$164,113 \$178,784 \$323,703	8/1/19 – 7/31/20 & 8/1/20 - 7/31/21
North County Family Rapid Rehousing Collaborative	Building Futures for Women & Children EOCP	\$415,699 \$415,699	11/01/19 – 10/31/20 & 11/1/20 - 10/31/21
North County Homeless Youth Rapid Re-Housing	EOCP Covenant House California	\$474,674 \$474,674	1/1/20 – 12/31/20 & 1/1/21 - 12/31/21
The Holland TH/RRH	Bay Area Community Services	\$563,560	Term is as set by HUD
*These are the amounts the City expects to sub-grant to the respective grantees in each fiscal year, and they do not reflect the portion of administrative funds retained by the City.			

; and

WHEREAS, as provided above City wishes to enter into a grant agreement with EOCP for operation of the Matilda Cleveland Transitional Housing Program; and

WHEREAS, The Matilda Cleveland Transitional Housing Program is operated at 8314 MacArthur Boulevard, which is property owned by Hope Housing Development Corporation and leased by the City of Oakland; and

WHEREAS, City will execute a sublease with EOCP for use of the property for operation of the Matilda Cleveland Transitional Housing Program; and

WHEREAS, Oakland Municipal Code (“OMC”) section 2.42.110 provides that City-owned real property must be leased for a rent equal to or exceeding the property’s fair market rental value unless the City Council has made a finding and determination that the lease (including a sublease of a lease by the City) of the property for less than its fair market value is in the best interest of the City; and

WHEREAS, in making the required finding and determination, the City Council may consider the value of in-kind services to the City or the community at-large provided by the lessee such as, but not limited to, property security and maintenance, social and cultural benefits to the community or other services; and

WHEREAS, EOCP is a California nonprofit corporation and will mitigate the City’s ongoing homeless crisis by operating a transitional housing program at 8314 MacArthur Boulevard for homeless women and children and offering related services, including, without limitation, housing, meals, legal services, medical care, and other services; and

WHEREAS, staff seeks a contribution from the General Purpose Fund to cover the Central Services Overhead charges in the estimated amount of \$22,466 for FY 2019-2020 and \$22,915 for FY2020-2021; now, therefore, be it

RESOLVED: That the City Administrator is hereby authorized to apply for, accept, and appropriate HUD CoC Supportive Housing Program renewal funds in the amount of \$5,553,872 each year for F Y 2019-2020 and 2020-2021, and to increase or reduce these appropriations depending on the exact HUD award, within the duration of the grant terms in the table below, without returning to Council; and be it

FURTHER RESOLVED: That funding for the HUD CoC Supporting Housing Program will be appropriated in the HUD-ESG/SHP/HOPWA Fund (2103), Community Housing Organization (78411), CoC: Families in Transition; Housing Fast Support Network; Oakland Homeless Youth Housing Collaborative; Matilda Cleveland Transitional Housing Program; North County Family Rapid Re-Housing Collaborative; North County Homeless Youth Rapid Re-Housing Program; and The Holland Transitional Housing Program, Fostering Safe and Healthy Communities Program (SC22) and allocated towards the grant agreements in the table below and administrative costs; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to enter into grant agreements with service providers for the HUD CoC Supportive Housing Programs as specified in the table below:

Housing and Urban Development (HUD) Continuum of Care (CoC) 2019-2020 and 2020-2021 Grant Operational Years			
HUD CoC – Supportive Housing Program (SHP)			
CoC PROJECT	GRANTEE	AMOUNT*	HUD OPERATING YEAR & GRANT TERMS
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The Holland TH/RRH	Bay Area Community Services	\$563,560	Term is as set by HUD
*These are the amounts the City expects to sub-grant to the respective grantees in each fiscal year, and they do not reflect the portion of administrative funds retained by the City.			

; and be it:

FURTHER RESOLVED: That the City Administrator is hereby authorized, without returning to Council, to amend the above-referenced grant agreements as needed within the grant terms, including adjusting the grant amounts so long as the total grant amounts do not exceed the total amount appropriated for the HUD CoC program; and be it

FURTHER RESOLVED: That based on the in-kind services provided by EOCP, as discussed above, the City Council hereby finds and determines that subleasing the property at 8314 MacArthur Boulevard to EOCP for less than the property's fair market value for operation of the Matilda Cleveland Transitional Housing Program is in the best interest of the City; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized, without returning to Council, to accept and appropriate additional funds from HUD within FY 2019-2020 and 2020-2021 HUD grant terms listed above to fund HUD CoC Supportive Housing programs and amend the grant agreements to increase grant funding for additional transitional and permanent housing and support services for the grant agreements listed above; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to offset the Central Services Overhead charges by a contribution from the General Purpose fund in an estimated amount of \$22,466 for FY2019-2020 and \$22,915 for FY2020-2021; and be it

FURTHER RESOLVED: That the City Administrator 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 these programs for FY 2019-2020 and 2020-2021 without returning to Council; and be it,

FURTHER RESOLVED: That the grant agreements shall be reviewed and 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 - FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND
PRESIDENT KAPLAN

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LATONDA SIMMONS
City Clerk and Clerk of the Council of the
City of Oakland, California