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2007 OCT -4 PM 5:48

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October 4, 2007

Life Enrichment Committee
Oakland, California

Vice Mayor Chang and Members of the Life Enrichment Committee:

**SUBJECT: CORRECTIONS TO THE ANKA BEHAVIORAL HEALTH –
WINTER SHELTER AGREEMENT REPORT**

Attached please find two pages of the Anka Behavioral Health – Winter Shelter Report that have been reprinted because the original report contained errors of omission. The affected sentences of the report are underlined.

Respectfully submitted,


Office of the City Administrator

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duration of the shelter crisis and shelter operations at her discretion due to continuing need. The continuing need provision has been invoked each year since 1999 to extend the shelter crisis and authorize the operation of the shelter.

From 1999 until 2005, the Oakland Base Reuse Authority (OBRA) partnered with the City of Oakland and the Department of Defense to make a building available every winter for use as a homeless shelter. During that period, OBRA leased a vacant building in the central base area to the City for use as the temporary winter shelter. During August 2006, the transfer of Oakland Army Base assets from OBRA to the Oakland Redevelopment Agency (Agency) was completed in accordance with Resolution 80001 C.M.S, and certain lands and properties were transferred to the Port of Oakland. Due to the land transfer, a new building, building 821, located on Agency property near West Grand and Avenue and Maritime Street, was identified as a suitable winter shelter site for 2006/2007. After moderate rehabilitation work, the winter shelter was established and occupied at that location last winter. Building 821 is again proposed as the site for the winter shelter this year, and the Agency has prepared a lease for \$1 for the 2007/2008 season.

The City of Oakland acts as the fiscal agent for the OABTWS. The OABTWS is funded jointly by the City of Oakland, Alameda County and the City of Berkeley. Oakland contributes \$100,000 in cash and the building itself (through the Agency). Alameda County contributes \$125,000 in cash for shelter operations. The City of Berkeley provides \$66,000 in cash for shelter operations. An additional \$15,000 is available from CDBG funds for rehabilitation of the fire safety and electrical systems. The accompanying resolution proposes City Council authorization to enter into an agreement with Anka Behavioral Health, Inc. in the amount of \$306,000 for operation of the shelter and the tenant improvements.

In addition to the cash resources noted above, the City of Berkeley contributes \$53,000 in shelter provider in-kind coordination and transportation in-kind resources (AC Transit and BART tickets). The total budget for the OABTWS, including cash and in-kind resources, is \$359,000.

Legislation authorizing the transfer of funds for Oakland Army Base Temporary Winter Shelter has been agendized concurrently in each of the participating jurisdictions (Oakland City Council, Alameda County Board of Supervisors, and Berkeley City Council). The attached resolution authorizes agreements with the City of Berkeley and Alameda County and a shelter operating agreement with Anka Behavioral Health, Inc.

The HRMSC provides transitional housing and emergency housing services for homeless persons in the City. Anka, the operator at the Center, has expressed the need for security cameras at the facility. A number of on-going incidents which have occurred on site, such as vandalism to equipment and the facility and altercations between residents and other clients have raised the need for the cameras. It is hoped that the use of the cameras will assist staff to more efficiently deal with problem situations and better monitor the activities of clients. The cameras will be located on the exterior and in the interior, in public areas such as corridors, lobby, stairs, basement and cafeteria and the day care center.

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Anka solicited bids for cameras in accordance with the City's contracting process. Anka received three bids for the security cameras, which are detailed in Attachment A of this report. The lowest bid of \$22,094 was submitted by Ideal Protection Services. It will provide 29 color cameras, three color monitors, one 32-camera Digital Video Recording equipment with networking capability and one power supply. The price includes the cost of installation. A monthly service fee of \$60 for servicing and maintenance will be paid out of Anka's operating budget.

KEY ISSUES AND IMPACTS

The City of Oakland, in cooperation with the City of Berkeley and the County of Alameda, is again jointly sponsoring the temporary winter shelter at the Oakland Army Base from approximately November 1, 2007 through April 30, 2008. Building 821 on the Oakland Army Base will be used for the temporary shelter. It is a suitable site for the shelter of single adult men and women. Some minor renovation, already included in the budget allocation, needs to be completed to the electrical and fire safety systems prior to occupancy.

Building 821 is a rehabilitated warehouse that is well lighted and spacious with partitions between the men's and women's dormitories. Space is also partitioned off for a lounge area and a dining room. The building does not have showers or toilets. Portable showers are leased, as are porta-potties, including handicapped accessible toilets. Food is prepared off site and brought to the shelter once during the evening and once in the morning. No fewer than three staff persons are present in the shelter on each of the two shifts. The shelter opens at 3:00 P.M. and closes at 8:00 A.M. the following day. The shelter can accommodate up to 100 persons. Beds, games, tables, chairs, televisions and case management support are provided to clients.

Due to other planned uses of the Oakland Army Base, the availability of the current location is uncertain beyond the current season.

PROGRAM DESCRIPTION

The proposed operator of the OABTWS is Anka Behavioral Health, Inc. (formerly Phoenix Programs, Inc.) Anka Behavioral Health, Inc. is a 501(c)3 private, non-profit corporation, registered in the State of California. Anka has operated the winter shelter for the last four years, and is well qualified to operate the OABTWS under the proposed contract. Anka currently operates 45 programs in California for homeless and special needs populations. Anka currently operates three crisis residential programs in Alameda County, including the Henry Robinson Multi-Service Center in Oakland, under contract with the City of Oakland. Anka has a respected track record in the operation of emergency and transitional housing and has a capable fiscal and operations infrastructure. Anka has experience as a contractor with the City of Oakland, and is in full compliance with the Living Wage Ordinance, Equal Benefits Ordinance, and other requirements of the City's contracting process. Because Anka has experience in operating the OABTWS, and because staff has not been able to find any other provider in the homeless services community to operate the shelter, staff recommends that the City Council find that it is in the best interest of the City to waive the requirement for competitive process for this contract.

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