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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Joe DeVries
Assistant to the City
Administrator

SUBJECT: SUPPLEMENTAL - Resolution No.
87129 C.M.S. Regarding Homeless
Services

DATE: February 17, 2020

City Administrator Approval

Date:

2/20/2020

RECOMMENDATION

Staff Recommends That The City Council Approve A Report And Recommendation From The City Administrator On The Status Of Implementation Of Homelessness Solutions Approved By The City Council In Resolution No. 87129 C.M.S. "Encouraging The Private Development Of Expanded Housing Options, Including For Non-Profits, Faith-Based Organizations, Private Property Owners, And Service Providers Working On Private Land, To Provide Housing And Sanitary Facilities For The Homeless Through Strategies Including 'Small Homes,' Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers, Restroom Structures, And Other Options To Provide Dignity, Privacy," Including Identifying Available Public Land For These Efforts, Along With Opportunity For The Committee To Make Recommendations, On Status Of Implementing Each Item And To Include In The Report To Council A Copy Of Communications With The County And OUSD Requesting Their Public Lands/Buildings And Response.

REASON FOR SUPPLEMENTAL

At the January 28, 2020 Life Enrichment Committee (LEC) meeting, staff presented a framework for the Interim Use of Public Property, collaboratively developed by the Economic and Workforce Development Department, Human Services Department, and City Administrator's Office, to evaluate proposals from service providers to operate homeless interventions on public land. The Committee directed staff to return with a list of City-owned parcels that could support a homeless intervention (including Community Cabins, Safe RV parking) with specific direction to identify at least one parcel in each City Council District. Since City Council Districts 2, 3, 5, and 7 currently have existing interventions, the staff focus was centered on Districts 1, 4, and 6. The motion also directed staff to return with information about the Alameda County tax-default land auction that is upcoming in March 2020 and potentially provide a resolution requesting the County to pull certain Oakland properties from that auction so they could be considered for homeless shelter or affordable housing interventions. This report will address both of those requests.

Parcels that could support an Emergency Shelter Intervention

The City owns approximately 294 vacant lots. This figure does not include those parcels zoned as open space (i.e. parkland). Over 150 of these vacant lots are less than 10,000 square feet, which is considered the minimum requirement to have enough space to run an effective program. Over 100 parcels are steeply sloping (not usable for this purpose), high in the Oakland hills (too remote), and/or are densely vegetated (posing fire risk). After removing those, approximately 44 vacant lots remain. Below is a description of the most suitable sites located in City Council Districts 1, 4, and 6.

- **District 1** – Three sites are suitable but potentially too small. The fourth is large overall but very narrow. The fifth is well-suited, except that it is at relatively high elevation and remote from services.
 - 3701 Martin Luther King Blvd, a 6,132 square foot (SF) vacant lot near Grove Shafter Park. This property is not owned by the City, but the City does have a note on the property and could foreclose on it. Also, it is scheduled for the County auction and is one of the properties the City has asked the County to pull from the list.
 - 876 47th Street, a pair of lots measuring ~8,800 SF, currently maintained as the Temescal Community Garden.
 - Helen MacGregor Plaza, a ~8,500 SF plaza adjacent to UCSF Benioff Children's Hospital.
 - Remnant right-of-way slivers (43 parcels) on the North side of 51st Street between Clark Street and Broadway measuring ~133,000 SF.
 - Pair of vacant lots measuring ~28,600 SF adjacent to the Oakland Hills Fire Memorial Park on Tunnel Road.

- **District 4** – Only one site is potentially suitable, but it is at high elevation and remote from services.
 - ~34,500 SF vacant lot at Skyline Blvd, southwest of Stantonville Dr. This parcel is a very large median at high elevation and is slightly upsloping.

- **District 6** – Two sites are well-suited but are the subject of active or in-development use agreements with non-profit partners and therefore not available. The third site is available but not ideal due to high elevation and vegetation.
 - ~23,000 SF vacant lot at Skyline Blvd, north of Keller Ave. This triangular parcel is located on the west side of the Anthony Chabot Equestrian Center at high elevation and would require some clearing of vegetation.

The above is a preliminary assessment and if the City were interested in pursuing one of these locations, further vetting would be required. For example, the City would need to engage in community outreach, conduct soil testing and/or review any existing environmental reports for each location. A determination would have to be made about proximity to services. Although there are some large parcels in the hills, they are far from the services that many unsheltered people rely on.

Parcels removed from County tax auction for further consideration

Once every year Alameda County sells tax delinquent properties at public auction. By State law, local governments have the right to purchase these properties prior to auction at prices equal to the amount of unpaid taxes, penalties and fees. This presents an opportunity to purchase at prices far below market rates.

The LEC requested that staff review the list of properties received from the County in early January to identify any that could be used to shelter those in need. The City had until February 10 to submit a letter to the County indicating the City's potential interest in certain properties by objecting to their sales. This left very little time for due diligence and so staff was conservative in identifying potential sites. Staff filed an objection that included ten (10) apparently vacant single-family homes and four (4) vacant lots (**Attachment A**). This action does not obligate the City to purchase any of the properties. Staff will now further vet these sites to inform whether any should be brought to City Council for consideration to purchase.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommend That The City Council Approve A Report And Recommendation From The City Administrator On The Status Of Implementation Of Homelessness Solutions Approved By The City Council In Resolution No. 87129 C.M.S. "Encouraging The Private Development Of Expanded Housing Options, Including For Non-Profits, Faith-Based Organizations, Private Property Owners, And Service Providers Working On Private Land, To Provide Housing And Sanitary Facilities For The Homeless Through Strategies Including 'Small Homes,' Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers, Restroom Structures, And Other Options To Provide Dignity, Privacy," Including Identifying Available Public Land For These Efforts, Along With Opportunity For The Committee To Make Recommendations, On Status Of Implementing Each Item And To Include In The Report To Council A Copy Of Communications With The County And OUSD Requesting Their Public Lands/Buildings And Response.

For questions regarding this report, please contact Joe DeVries, Assistant to the City Administrator at (510) 238-3083.

Respectfully submitted,



JOE DEVRIES

Assistant to the City Administrator

Reviewed by:

Brendan Moriarty, Real Property Asset
Manager, Economic and Workforce
Development

Marisa Raya, Senior Economic Analyst
Economic and Workforce Development
Department

Lara Tannenbaum, Community Housing
Manager
Human Services Department

Attachment (1):

A: City of Oakland Objection Letter to Alameda County

Attachment A

CITY OF OAKLAND



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Economic & Workforce Development
Real Estate Asset Management Division
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(510) 238-3627
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February 10, 2020

Mr. Henry C. Levy, Tax Collector
Alameda County
Office of the Treasurer and Tax Collector
1221 Oak Street
Oakland, CA, 94612

Re: Objection to Public Auction Sale of Certain Tax Defaulted Properties

Mr. Levy,

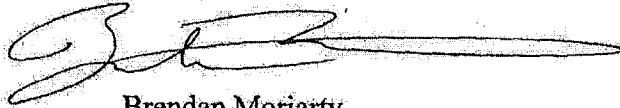
In response to your January 7, 2020 notice to the City of Oakland regarding sale of property at auction for delinquent taxes, the City of Oakland's Real Estate Division objects to the sale of the following properties:

1905 MLK Way	3-43-8
1576 7TH ST	4-97-13
1578 7TH ST	4-97-14
708 PERALTA ST	4-97-15
2421 MARKET ST	005-0432-014-01
3701 MLK Way	12-965-5
4000 CARRINGTON ST	032-2095-029-00
2138 65TH AVE	039-3255-034-00
2363 80TH AVE	040-3383-003-00
1171 79TH AVE	041-4199-017-00
2040 83RD AVE	043-4567-020-00
8930 MACARTHUR BLVD	43A-4638-42
9932 C ST	044-4975-021-00
1941 104TH AVE	047-5500-012-00
3056 ROXBURY AVE	048-6158-010-00
8450 SKYLINE BLVD	048D-7312-012-00

The City is interested in improving the properties listed above for the specific purpose of providing housing for homeless individuals and low to moderate income homebuyers.

If there are questions, please feel free to contact me at 510-238-6354 or bmoriarty@oaklandca.gov.

Thank you,

A handwritten signature in black ink, appearing to read 'B. Moriarty', with a long horizontal flourish extending to the right.

Brendan Moriarty
Real Property Asset Manager
City of Oakland

Cc: Theody Virrey, Supervisor, Tax Defaulted Land