

**City of Oakland
Clifton Hall Dormitory
Frequently Asked Questions (FAQ)**

California College of the Arts (CCA) Clifton Hall Dormitory
5276 Broadway, Oakland, CA by City of Oakland

What is the property?

Clifton Hall, at 5276 Broadway in Oakland, was built in 2002 by California College of the Arts (CCA) as a dormitory that typically housed 130+ students. It is a 45,000-square foot building with three stories of residential rooms above two levels of parking. It is located near the intersection of Broadway and College Avenue, approximately .6 miles from the Rockridge BART station and close to multiple bus lines.

Why is CCA selling Clifton Hall?

In 2016, CCA finalized a strategic plan to unify its two campuses in San Francisco, since the Oakland property it has occupied since 1922 no longer has the capacity to accommodate all of CCA's programs, students and faculty. Throughout its transition process, CCA has been committed to finding future uses of the historic Oakland campus and seeking partners who will honor CCA's legacy of forward-thinking making which is rooted in social activism and community engagement. A mix of publicly accessible spaces and affordable housing options for artists and families has been central to the vision that CCA has shared with the community at large in numerous public sessions.

Why is the City of Oakland buying Clifton Hall?

Oakland has the highest concentration of people experiencing homelessness in Alameda County. In the 2019, the point in time (PIT) count, over half (51%) were counted in Oakland, followed by 14% in Berkeley. The 2019 point in time count showed an unprecedented 47% increase in Oakland's homelessness over 2017 levels neighborhoods to the west and south of the city that are experiencing the highest concentration of homelessness. Clifton Hall is located in the northern portion of the City in a transit- and amenity-rich location that historically has not served this population. Because of the challenges of locating housing for people experiencing homelessness in high opportunity locations like this one, Clifton Hall presents an incredible opportunity to address racial and economic inequity through the building's rare site location.

Every night there are ~120 unsheltered families in Oakland/North County living on the streets. In one year, 500 families in Oakland comprising over 10,00 children will experience unsheltered homelessness, with the family homeless system at capacity. Shelter space for fathers with children is especially limited. The building will provide 20 units of family shelter.

Recent HUD analysis identified a gap between the need for permanent, deeply affordable housing resources for people experiencing homelessness and what is available in Oakland. In addition, since the start of the pandemic, the City has taken steps to protect people experiencing homelessness who are most vulnerable to COVID-19. These steps include targeted outreach, provision of hotel rooms for people 55 and older and/or with an underlying medical condition. The 42 ELI units at Clifton Hall will house people who meet these COVID-19 high risk criteria, especially those exiting Roomkey housing. Clifton Hall will increase capacity at both ends of the system by stabilizing the emergency family shelter and adding deeply affordable units.

How will it be used?

The ground floor will be used as a lobby and offices for resident services. The second floor of the building will be used as a shelter for homeless families. The third and fourth floors will be deeply affordable permanent housing for people experiencing homelessness.

Who will live there?

Families from Oakland's temporary shelter in Emeryville will be the first group to be housed at Clifton Hall. Clifton Hall will house the following populations: individuals and families experiencing homelessness, and/or homeless individuals who are impacted by the COVID-19 pandemic.

How many rooms all together and how many people will be living there at any given time?

Clifton Hall has 63 rooming units that typically share one bathroom between two rooms, with a common large kitchen and dining area on each floor. The number of residents will range depending on the size of families in the family shelter and whether couples may seek to live in the permanent housing units. The City expects that there would be approximately 120 residents in the building at a given time, likely less than the number of CCA students that were housed here in the past.

How long will residents occupy the space?

The shelter residents will be housed at Clifton Hall temporarily. The top two floors will offer permanent rental housing with annual leases, similar to the standard rental market.

Who will manage the property?

The family shelter will be operated by the East Oakland Community Project (EOCP), an Oakland-based homeless services agency that has provided shelter to homeless populations since 1990. EOCP currently operates a 145-bed shelter in East Oakland (including 25 family beds) as well as 23 units of family transitional housing, and nine units of young adult transitional housing. They bring a wealth of experience in providing emergency shelter services to families. The building will be staffed 24/7 with residential counselors and security.

The top two floors of the building will be operated by Satellite Affordable Housing Associate (SAHA). SAHA brings deep experience in supportive and affordable housing, with special focus on development, services, and management of housing for special needs, senior, and homeless populations.

What about the two levels of parking? Will the public have access to those spaces?

The two levels of parking will be used for staff and resident parking. There will be no public access to these spaces.

How much is the City paying for the property? How are they funding it?

The purchase price is \$13 million which will be funded by the State of California's Homekey program and existing City funds that were approved by the City Council.

What is the City's process and timing?

Close of escrow must occur by December 30, 2020 in order to comply with the strict requirements of the State's Homekey program. To meet this deadline and address the urgency of Oakland's homelessness and COVID-19 crises, the City is preparing to acquire the building in November 2020.

Upon acquisition, the City will immediately prepare the property for the family shelter, including installation of security cameras, door and elevator key fobs, provide work spaces, and resident furniture. Next, the City's family shelter will move its operations and approximately 10 resident families from its temporary location in Emeryville to the new space at Clifton Hall. Additional homeless families will be referred from the family Coordinated Entry System (CES) to ensure that the building reaches 50% occupancy (approximately 31 units) within 90 days, to

comply with Homekey funding requirements. At the same time, the operator of the permanent units will begin filling the 42 permanent units with homeless seniors and individuals.

What will happen to the rest of the CCA campus in Oakland?

The CCA campus will remain active until construction on the San Francisco campus is complete. The start date for that 24-month construction process is not yet set. To ensure future use of the property that is consistent with CCA's legacy and values, CCA selected [Emerald Fund and Equity Community Builders](#) to lead the property redevelopment process. CCA selected both firms based on their experience creating places that strengthen and contribute to community vitality. The vision they have developed honors CCA's artistic legacy, preserves some of the campus's historic structures and green space, enhances public access to the site and provides much-needed affordable and market-rate housing. Details on current plans are available at <https://www.5212broadway.com/>.

What was the process for selling Clifton Hall?

Clifton Hall, which is not part of the campus redevelopment plan, was offered for sale by CBRE brokers on behalf of CCA in fall 2019. CBRE made the sales package available to prospective buyers from around the region and the state. Interest in the property was intense and competitive, with multiple offers, all of which addressed the housing needs of vulnerable populations in Oakland. Ultimately, CCA selected the City's offer as most closely and compellingly aligned with the school's legacy, values and goals.

How will residents be chosen?

Families will be referred to the shelter through the North County Family Coordinated Entry system, the Family Front Door (FFD). Only families who have been assessed by the FFD, matched to a shelter bed with an advanced referral will utilize the shelter.

Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. A Coordinated Entry System (CES) assesses the conditions of the people who are in need and prioritizes them for assistance. Families initially access this system by phone and after an initial screening they are given an appointment at the FFD offices for a more in-depth assessment. All assessed families are placed on a list and as resources, such as shelter, become available they are matched to the resource. Beds at the Family Matters Shelter will be assigned through the process described above.

Residents for the permanent housing units will be referred through Oakland's adult coordinated entry system. Priority will be given to people exiting the Project Room Key hotels, an intervention that used hotels to temporarily and rapidly house individuals at high risk of serious illness or death due to COVID-19.

What services will be available to residents and how will the building be staffed?

The permanent housing will have property management and maintenance staff, as well as a service coordinator to ensure that residents are connected to services. Special emphasis will be made to provide connections to senior-specific health and social services for this population most vulnerable to Covid-19.

The shelter will be staffed 24/7 with residential counselors, including two overnight staff. Additional onsite staff will include two housing navigators (case managers), an employment specialist, a program manager, at least two maintenance staff, and a youth services coordinator.

How will this area be kept clean, sanitary, safe for neighboring residents?

There will be custodians to maintain the building and outdoor areas. The building will meet all applicable federal, state and life safety regulations that pertain to an emergency shelter. Trash, recycling and composting services will be in place. Bins will be covered and kept in a locked area on the property for pick up. The building will also offer laundry services, including washers and dryers for residents in the interior of the building. Laundry from the operation of the shelter (sheets, towels, etc.) will be removed and delivered by an off-site commercial laundry service.

What does a “55-year minimum term” mean?

A “55-year minimum term” is the term of the city’s Regulatory Agreement to be recorded against the property to ensure the units will be restricted as affordable for the target population for a minimum of 55 years.

Can mentally ill and addicted people be potential residents?

The Clifton Hall programs, both family shelter and permanent housing, are specifically designed to support individuals and families to experiencing any barriers to permanent housing.

The City expects, and State Homekey funding requires, that operators commit to employing the core components of Housing First in their property management and tenant selection practices. Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people’s basic necessities like food and a place to live must be addressed before attending to needs such as getting a job or attending to substance use issues.

What is the annual cost to maintain the building? If budgets are cut, what will most likely be cut first from the annual budget of this project?

The annual operating budget of the building is approximately \$2 million dollars.

In addition, a property condition assessment provided by CCA identified approximately \$200,000 in maintenance needs over the next 10-12 years (roof replacement, flooring replacement, etc.) that the City will address partially upfront prior to occupancy, as well as over time through a dedicated capital reserve in addition to the operating budget described above.

Who should neighbors contact if there are concerns that come up regarding the building or its residents?

The EOCP Shelter Director and SAHA property manager will be the first points of contact for any neighborhood concerns. Upon the final building lease signing and execution, their contact information will be readily available to residents and will be posted at the building's entry and on their respective websites.

What specific monitoring of the outcomes over time will be guaranteed by the City Council? What data will be maintained to provide transparency of the project (crime, neighborhood complaints, cost overruns, etc.)?

As a part of the State Homekey program, the City will report annually on the expenditure of Homekey funds to the State through 2022.

The permanent housing operator will be under contract with the City to operate the permanent housing. As with all affordable housing properties with City funding, SAHA will report affordable housing performance measures annually to the City's Housing & Community Development Department.