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CITY OF OAKLAND

## AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Sara Bedford  
Director, Human Services

**SUBJECT:** Laney Tiny Homes Prototype  
Purchase

**DATE:** February 1, 2017

City Administrator Approval

Date:

2/2/17

### RECOMMENDATION

**Staff Recommends That That The City Council Adopt A Resolution Authorizing The City Administrator To Enter Into A Grant Agreement With Peralta Colleges Foundation In An Amount Not To Exceed \$80,000 For The Design And Production Of Two Tiny Home Prototypes.**

### EXECUTIVE SUMMARY

There is currently a great deal of interest in Tiny Homes as part of the overall housing solution to homelessness and increasing the supply of affordable housing. As approved by City Council in the 2016-2017 mid-cycle budget, this report and resolution allows the City to enter into a grant agreement with the Peralta Colleges Foundation, as the fiscal agent for the Carpentry Department of Laney College, for the design and production of two Tiny Homes. The Tiny Homes will be designed and produced using digital fabricator technology. The digital design will be easily sharable and the Tiny Homes could be reproduced easily by any manufacturer who has the digital fabricator machinery.

### BACKGROUND/LEGISLATIVE HISTORY

As part of City's mid-cycle budget process, City Council approved \$80,000 to support development of tiny house proto-types through a partnership with Laney College. This report and resolution executes that Council action. Many communities around the country are also using some form of Tiny Homes as part of their approach to addressing homelessness. In some communities the Tiny Homes are used as Interim Housing and use a "shed" type of model. Some communities around the country are using a version of Tiny Homes to create permanent "villages" to house formerly homeless people. Permanent Tiny Houses may include plumbing and electricity and be sturdier than the shed model. These are the models that Laney will be designing and producing.

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In Oakland's rental market, there is a need to increase the stock of very low income housing. If adequate land within the City were identified Tiny Homes could be used to create a new source of permanent affordable housing in Oakland or permanent supportive housing.

**ANALYSIS AND POLICY ALTERNATIVES**

Throughout the Bay Area and throughout the country, communities are grappling with how to best meet the needs of literally homeless people in their areas. Oakland must decide what interventions and strategies are the best responses to homelessness locally. With housing costs continuing to rise, multiple ideas need to be explored simultaneously.

Many ideas are currently being discussed within the City of Oakland to address the crisis of street homelessness. The exploration of Tiny Homes as a permanent or interim solution to ending a person's homelessness is one of several approaches. Other models being analyzed include: preserving SRO stock; purchasing and converting hotels to permanent housing; and, using rapid rehousing dollars as housing subsidies.

The intent of this effort is to develop prototypes which could be easily duplicated using digital fabrication. This transferable technology could also be modified to meet different demands. The \$80,000 grant award being recommended in this report covers the costs of both design and manufacturing of two prototypes. Moving forward these two tiny home models could be reproduced for approximately \$20,000-\$30,000 each. Alternatively, it is possible that a tiny home which is comparable in size and amenities (bathroom, kitchen, sleeping area) could be purchased from an existing manufacturer for less money. However, other models may lack the specific design technology which would allow the homes to be rapidly reproduced, as needed.

**FISCAL IMPACT**

Funds are available in the amount of up to \$80,000 for the design and production of two Tiny Homes prototypes as identified in the table below.

Table 1: Funding Source

| Award  | Fund                    | Organization                              | Expenditure Type                 | Project                                      | Task                                      | Amount                    |
|--|-------------------------|---|----------------------------------|--|---|---------------------------|
| 21777<br>1010<br>78411<br>Laney<br>Tiny<br>Homes | 1010<br>General<br>Fund | 78411<br>Community<br>Housing<br>Services | 54912<br>Third Party<br>Contract | 1001132<br>Laney<br>College<br>Tiny<br>Homes | A501810<br>Laney<br>College Tiny<br>Homes | \$80,000                  |
| <b>TOTAL</b>                                     |                         |   |                                  |  |   | <b>Up To<br/>\$80,000</b> |

**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, Office of the City Attorney, Controller's Bureau, and the City Administrator's Office.

**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.

***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.

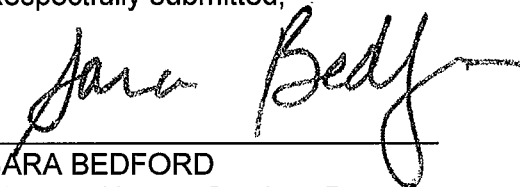
***Social Equity:*** The expenditure of these funds is targeted to the most vulnerable and at-risk populations in this City and is providing essential and basic human services, housing and support.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That That The City Council Adopt A Resolution Authorizing The City Administrator To Enter Into A Grant Agreement With Peralta Colleges Foundation In An Amount Not To Exceed \$80,000 For The Design And Production Of Two Tiny Home Prototypes.

For questions regarding this report, please contact Lara Tannenbaum, Acting Community Housing Services Manager, at 510-238-6187.

Respectfully submitted,



SARA BEDFORD  
Director, Human Services Department

Community Housing Services Division  
***Prepared by:*** Lara Tannenbaum, Acting Manager

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Life Enrichment Committee  
February 14, 2017

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City Attorney's Office

## OAKLAND CITY COUNCIL

### RESOLUTION NO. \_\_\_\_\_ C.M.S.

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#### RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A GRANT AGREEMENT WITH PERALTA COLLEGES FOUNDATION IN AN AMOUNT NOT TO EXCEED \$80,000 FOR THE DESIGN AND PRODUCTION OF TWO TINY HOME PROTOTYPES

**WHEREAS**, approximately 1384 persons are living outside and unsheltered in the City of Oakland at any given time; and

**WHEREAS**, the solution to homelessness is housing; and

**WHEREAS**, City of Oakland has a shortage of affordable and permanent supportive housing; and

**WHEREAS**, many municipalities around the country are exploring uses for Tiny Homes as a method of addressing homelessness; and

**WHEREAS**, the City wishes have Laney College Carpentry Department design and produce two Tiny Home prototypes, a small model containing a space with a sleeping loft, and a medium model with a sleeping space, shower, toilet and kitchenette; and

**WHEREAS**, the design of these prototypes could be used in the future as a housing option to address homelessness in Oakland; and

**WHEREAS**, Peralta Colleges Foundation is serving as the fiscal agent for Laney College's Carpentry Department, which will design and build the prototypes using digital fabricator technology; and

**WHEREAS**, The Laney College Carpentry Department will retain the prototypes, and copyright to the tiny home prototypes; and

**WHEREAS**, the City Council approved funding for tiny house prototype in the 2016 mid-cycle budget; and

**WHEREAS**, the funds are available in the amount of up to \$80,000 for the Tiny Home prototype as identified in the table below:

| Award   | Fund                           | Organization                                     | Expenditure Type                        | Project   | Task   | Amount                    |
|---|--------------------------------|--|---|---|--|---------------------------|
| <b>21777</b><br>1010<br>78411<br>Laney<br>Tiny<br>Homes | <b>1010</b><br>General<br>Fund | <b>78411</b><br>Community<br>Housing<br>Services | <b>54912</b><br>Third Party<br>Contract | <b>1001132</b><br>Laney<br>College<br>Tiny<br>Homes | <b>A501810</b><br>Laney<br>College<br>Tiny Homes | \$80,000                  |
| <b>TOTAL</b>  |                                |  |   |   |  | <b>Up To<br/>\$80,000</b> |

; now, therefore, be it

**RESOLVED:** That the City Council authorizes the City Administration to enter into a grant agreement with Peralta Colleges Foundation in an amount not to exceed eighty thousand dollars (\$80,000) for the design and production of two Tiny Home prototypes, a small model containing a space with a sleeping loft, and a medium model with a sleeping space, shower, toilet and kitchenette;; and be it

**FURTHER RESOLVED:** That the City Council authorizes the City Administrator to conduct all negotiations, execute and submit all documents, including but not limited to applications, agreements, amendments, modifications, payment requests, and related actions which may be necessary for the above-referenced grant agreement without returning to Council; and be it

**FURTHER RESOLVED:** That said grant agreement shall be reviewed as to form and legality by the Office of the City Attorney and copies will be filed in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, AND PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
**LATONDA SIMMONS**  
 City Clerk and Clerk of the Council  
 of the City of Oakland, California