



# AGENDA REPORT

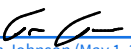
**TO:** Jestin D. Johnson  
City Administrator

**FROM:** LaTonda Simmons  
Assistant City Administrator

**SUBJECT:** FY 24-25 CHS HHAP Reallocations

**DATE:** April 22, 2025

City Administrator Approval

  
[Jestin Johnson \(May 1, 2025 20:15 PDT\)](#)

Date:

## **RECOMMENDATION**

**Staff Recommends That The City Council Adopt A Resolution:**

- 1. Amending Resolution No. 90288, Which Awarded Various Grant Agreements To Homeless Service Providers, To Change The Funding Source From The General Purpose Fund (GPF) To State Homeless, Housing, Assistance, And Prevention (HHAP) Funds For The Grant Awards To Cornerstone Community Development Corporation Dba Building Futures With Women And Children (BFWC)'s Permanent Access To Housing (Path) Program And To East Oakland Community Project's Matilda Cleveland – Families In Transition (MCFIT) Program; And**
- 2. Amending Resolution No. 90604 To Provide An Additional \$2,000,000 To A Grant To Kingdom Builders Transitional Housing Program For A Total Amount Not To Exceed \$5,000,000 In HHAP Funding, For Operating And Supportive Services For A Transitional Housing Program Serving Transition Age Youth.**

## **EXECUTIVE SUMMARY**

Adoption of this proposed resolution would assist the City Administrator in addressing the City's fiscal emergency by reallocating General Purpose Funds (GPF) that were originally authorized to be used in grants to homelessness services providers to State Homeless, Housing, Assistance, and Prevention (HHAP) funds in City Council [Resolution 90288 C.M.S.](#)

This resolution will also authorize the City Administrator to add funds to a grant to Kingdom Builders Transitional Housing Program for transition-age youth that was approved in City Council [Resolution 90604 C.M.S.](#)

## **BACKGROUND / LEGISLATIVE HISTORY**

Homelessness has been, and continues to be, a crisis throughout California, with Oakland being the most impacted City in Alameda County. Oakland residents are regularly displaced from their homes to the streets of the city and need urgent support. As of the most recent 2024 point-in-time (PIT) count numbers, the number of homeless individuals in Oakland increased nine percent over 2022 to 5,485. Of those counted, 3,659 (67%) are living without shelter. The homelessness problem affects Oakland's population disproportionately; a majority of the unsheltered identify as Black or African American, while Black and African American households are a minority in the City's overall population.

### ***Building Futures With Women And Children – Permanent Access To Housing Program***

The Permanent Access to Housing (PATH) program is designed to provide permanent housing outcomes for families in North Alameda County who are literally homeless, [as defined by the Department of Housing and Urban Development](#). The program includes intake, assessment, prioritization, and matching services to literally homeless families who need assistance in securing and retaining housing. The North County Family Front Door refers homeless families to 4 of the 20 shelter beds supported by the grant funds. BFWC also provides oversight of Rapid Rehousing (RRH) resources and the Family Coordinated Entry (CE).

### ***East Oakland Community Project – Matilda Cleveland - Families In Transition Program***

The Matilda Cleveland and Families in Transition programs began in the 1990s. In 2020-21, they merged into a single program to enhance operational efficiency. The Matilda Cleveland - Families in Transition (MCFIT) Transitional Housing (TH) and Rapid Rehousing (RRH) program serves literally homeless families with children in 23 units of transitional housing and 13 units of rapid rehousing located throughout Oakland. The TH component of MCFIT operates as an interim housing model with the primary goal to assist families experiencing homelessness in quickly securing and maintaining permanent housing. Families in the TH component are housed either at the Matilda Cleveland site-based program located at 8314 MacArthur Blvd. or in one of nine City-owned scattered-site units located across Oakland. The RRH component assists families in exiting the MCFIT TH program more quickly by providing move-in assistance and short-term rental assistance. MCFIT currently has funding available through local funds, including city and funds from the Oakland Housing Authority.

### ***Kingdom Builders Transitional Housing Program***

Kingdom Builders Transitional Housing Program is a community benefit organization that provides transitional housing for folks experiencing homelessness. In 2017, they purchased the Mitchell Hotel building on International Boulevard and converted the 40-unit hotel into a transitional housing program to house formerly incarcerated homeless men. Residents are accepted through referrals, and upon admission into the program, residents receive three meals a day, case management services, employment assistance and placement, assistance with securing IDs and social security cards, and general prosocial skills. With the purchase of the Friendly Manor building, Kingdom Builders will expand their programming to include transition-age youth.

## **ANALYSIS AND POLICY ALTERNATIVES**

The City is currently experiencing a fiscal emergency related to its General Purpose Funds (GPF). The mandate is for all departments to drastically reduce or eliminate their use of GPF. The Human Services Department's Community Homelessness Services Division (CHS) has been working tirelessly to reallocate as much of its use of GPF as possible. This proposed resolution would free up well over one million dollars in GPF so that it can be used elsewhere.

In 2024, the City saw its rapid rates of homelessness slow. The PIT count noted an increase of nine percent unsheltered since the 2022 count (the 2022 count saw a nearly 25 percent increase over 2019). The slower rate of increase demonstrates the positive impacts and points of program design and partnership success. With 5,490 unhoused residents residing in Oakland out of a county-wide total of 9,747, statistics highlight the need for high-quality, permanent exits from homelessness as a priority.

As noted above, homelessness continues to be on the rise throughout Alameda County and Oakland, despite a slowing of the rate of increase since 2022. It is imperative that the City take every measure possible to prevent any of its funding for homelessness services from being cut.

The City has been supporting the Building Futures with Women and Children's PATH program for more than a decade. The program consistently meets its stated outcome measures. As part of this program, BFWC operates the North County Family Front Door Coordinated Entry System, or System, or "Family Front Door" (FFD). The Family Front Door is a one-stop hub for families residing in Northern Alameda County, including Albany, Berkeley, Emeryville, and Oakland. Through FFD, families are assessed and prioritized for a range of interventions and services, including:

- Access to emergency shelter
- Housing Assistance, including referrals to permanent supportive and rapid rehousing
- Linkages to community and mainstream resources
- Linkages to childcare resources
- Linkages to primary dental, medical, and mental health services
- Assistance with obtaining benefits

The FFD is the entryway for families experiencing homelessness to gain access to vital homelessness services while they work their way back to permanent housing.

The City has also been supporting East Oakland Community Project's Matilda Cleveland - Families in Transition (MCFIT) Transitional Housing (TH) and Rapid Rehousing (RRH) program for at least a decade. The program consistently meets its stated outcome measures.

Kingdom Builders Transitional Housing Program has been awarded a Rapid Response Homeless Housing (R2H2) grant for the acquisition and rehabilitation of Friendly Manor as interim housing serving transition-age youth to be located at 2298 San Pablo Avenue in Oakland. Funding for this project is being provided under the City's R2H2 program pursuant to City Council [Resolution 89977 C.M.S.](#) Community Homelessness Services (CHS) has also been authorized to provide funding for this project through City Council [Resolution 90604 C.M.S.](#) The additional \$2M in funding is critical to ensuring the long-term sustainability of Kingdom Builders' operations. Increasing the grant from \$3M to \$5M will extend operational viability from approximately four to

eight years, providing greater financial stability and reducing the risk of funding shortfalls that could jeopardize services. With the additional funding, Kingdom Builders can better address ongoing operational costs, maintain high-quality supportive services, and ensure that housing remains a viable long-term solution for those in need. This investment will allow for a more durable and self-sustaining model, reducing the likelihood of future funding gaps and ensuring that residents receive uninterrupted support.

This proposed resolution will advance the Citywide **Housing, Economic, and Cultural Security** priority by expanding access to clean, safe, dignified shelter beds accessible to the homeless community in Oakland. Participants in this program will continue to benefit from the support in a program where case management, housing navigation, and other support services are available.

### **FISCAL IMPACT**

The proposed resolution would authorize the appropriation and expenditure of funds as described in **Table 1** below. The fiscal impact of this resolution is cost-neutral to the City's General Purpose Fund, as it reallocates existing funds to ensure continuity of vital homelessness services through State HHAP resources. This reallocation will not affect any other FY 24-25 contracts but will reduce the availability of future HHAP funds.

**Table 1**

<b>Provider</b>	<b>Program</b>	<b>Amount</b>	<b>Original Funding Source</b>	<b>Proposed Funding Source</b>
BFWC	PATH	\$352,000	1010.1000017 GPF	2159.1006126 HHAP-2
EOCP	MCFIT	\$399,187	1010.1006324 GPF	2159.1006126 HHAP-2
EOCP	MCFIT	\$200,217	1010.1005635 GPF	2159.1006126 HHAP-2
EOCP	MCFIT	\$186,000	1010.1000017 GPF	2159.1006961 HHAP-4
EOCP	MCFIT	\$115,000	1010.1006681 GPF	2159.1006961 HHAP-4
Kingdom Builders	Transitional Housing for TAY	\$2,000,000	N/A	2159.1006326 HHAP-3

HHAP-2 funds are appropriated through the State of California Fund (2159), Community Housing Services Organization (78411), HHAP Round 2 Project (1006126), and Homeless Services & Support Program (NB41).

HHAP-3 funds are appropriated through the State of California Fund (2159), Community Housing Services Organization (78411), HHAP Round 3 Project (1006326), and Homeless Services & Support Program (NB41).

HHAP-4 funds are appropriated through the State of California Fund (2159), Community Housing Services Organization (78411), HHAP Round 4 Project (1006961), and Homeless Services & Support Program (NB41).

### **PUBLIC OUTREACH/ INTEREST**

No outreach was necessary for the proposed policy action beyond the standard procedures for noticing the City Council agenda.

### **COORDINATION**

The Human Services Department, Housing and Community Development Department, Budget Bureau, and Office of the City Attorney have reviewed this report and legislation.

### **PAST PERFORMANCE, EVALUATION, AND FOLLOW-UP**

Both the BFWC PATH program and the EOCP MCFIT program excelled at assisting their clients in maintaining or increasing their income and obtaining benefits. Combined, these two family programs helped 76% of those who sought their services either maintain or increase their income, and 87% were provided assistance in maintaining or obtaining non-cash benefits, including health insurance.

Kingdom Builders Transitional Housing Program has been serving the homeless population since 2009. They own several single-family homes, a building in East Oakland, and have recently acquired a building in downtown Oakland that was previously owned by Volunteers of America. They are committed to caring for some of the most vulnerable members of our community.

### **SUSTAINABLE OPPORTUNITIES**

***Economic:*** All funds proposed in this report will support interim housing and services designed to prevent, address, and ultimately end homelessness.

**Short-Term – Program Continuity During Fiscal Emergency:** Reallocating General Fund Program (GFP) resources to the Homeless Housing, Assistance, and Prevention (HHAP) program ensures the uninterrupted delivery of essential services. This approach keeps trusted community organizations operational during the City’s fiscal emergency.

**Long-Term – Extension of Program Lifespan:** The increased investment in Kingdom Builders doubles its service capacity from four to eight years. This expansion secures the program’s long-term viability and reduces reliance on future emergency funding.

**Environmental:** The provision of housing and supportive services for individuals and families experiencing homelessness is a critical step toward reducing the environmental impacts associated with unsheltered living. By transitioning people into stable housing, the City can mitigate the degradation of public spaces and promote cleaner, safer streets.

**Short-Term – Immediate Public Space Improvements:** Housing placements and supportive interventions reduce encampments and related waste in public areas, leading to quicker, visible improvements in street cleanliness and community safety.

**Long-Term – Advancement of Environmental Justice:** This initiative supports environmental justice by addressing the disproportionate impacts of homelessness on both vulnerable populations and the urban environment, fostering healthier communities for all residents.

**Race & Equity:** In Oakland, the drivers of homelessness fall most squarely on the backs of the African American community, who, due to long-standing structurally racist practices such as redlining and employment discrimination, are most vulnerable to losing their homes. According to the 2024 Point In Time count for Oakland, 53 percent of the population experiencing homelessness in Oakland identifies as Black or African American; however, this demographic is only 22 percent of the general population. Ending homelessness in Oakland must be defined by what works for African Americans first and foremost: reducing racial disparities. The drivers of homelessness include

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20 percent of Area Median Income (AMI)
- Systematic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

A core goal of CHS is to eliminate racial disparities in the rates at which African Americans experience homelessness, as well as their exit to stable housing. The City leverages data from the Homeless Management Information System (HMIS) to track client demographics, monitor equity outcomes, and hold programs accountable for racial justice benchmarks. The programs and services recommended for funding in this report serve a majority of African American clients. Rates of exits to permanent housing among African American clients are proportionate to their representation in the programs' population. This investment affirms the City's commitment to targeted, data-informed solutions that address the root causes of racialized housing inequities.

### **ACTION REQUESTED OF THE CITY COUNCIL**

**Staff Recommends That The City Council Adopt A Resolution:**

- 1. Amending Resolution No. 90288, Which Awarded Various Grant Agreements To Homeless Service Providers, To Change The Funding Source From The General Purpose Fund (GPF) To State Homeless, Housing, Assistance, And Prevention**

**(HHAP) Funds For The Grant Awards To Cornerstone Community Development Corporation Dba Building Futures With Women And Children (BFWC)'s Permanent Access To Housing (Path) Program And To East Oakland Community Project's Matilda Cleveland – Families In Transition (MCFIT) Program; And**

- 2. Amending Resolution No. 90604 To Provide An Additional \$2,000,000 To A Grant To Kingdom Builders Transitional Housing Program For A Total Amount Not To Exceed \$5,000,000 In HHAP Funding, For Operating And Supportive Services For A Transitional Housing Program Serving Transition Age Youth.**

For questions regarding this report, please contact CHRISSIE LOVE, Acting Program Planner, at 510.238.7492.

Respectfully submitted,



LaTonda Simmons (May 1, 2025 13:32 PDT)

LATONDA SIMMONS  
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