



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: Estelle Clemons
Interim Director, Human
Services

SUBJECT: Plumbing for Interim Homeless Sites

DATE: June 27, 2022

City Administrator Approval 

Date: Jun 28, 2022

RECOMMENDATION

Staff Recommends That The City Council Receive An Informational Report On Providing Plumbing To Interim Homeless Sites.

EXECUTIVE SUMMARY

This report will discuss the estimated cost of providing plumbed bathrooms and showers at five interim Community Cabins/Pallet Shelter sites across the city, serving over 200 people. Estimated costs include construction expenses to purchase the units, complete site construction, put in water and sewer infrastructure, where needed, and the installation of the units.

BACKGROUND / LEGISLATIVE HISTORY

The City of Oakland is experiencing a crisis of unsheltered individuals on the streets of Oakland. Between 2017 and 2019 the number of unsheltered people increased by 69%. As part of the response to this crisis, in late 2017 the City of Oakland "City" opened the first Community Cabin site to provide a safer and healthier alternative to living in an encampment. Due to the continued homelessness crisis and increased numbers in street homeless, there are currently seven Community Cabin/Pallet Shelter sites, serving over 300 people at any given time. None of the current Community Cabin/Pallet shelter sites have plumbed bathrooms. Each site provides drinking water, portable toilets, and wash stations. Mobile showers are offered nearby, at minimum, two times per week.

In fall 2021, staff worked with Sustainable Urban Neighborhoods to create estimated budgets to install plumbing and bathroom/shower units at most interim sites across the City. These costs are estimated because actual costs will be dependent on the bathroom/shower unit purchased, availability of parts, and other potential cost changes since fall 2021. The information below provides City Council estimated cost for implementation if additional funding is identified.

City Council
July 5, 2022

| Site | Project Status | ESTIMATED costs of site construction and installing units | ESTIMATED Unit Costs | Total Projected Cost |
|-------------------------|---------------------------|---|---|----------------------|
| 5 Community Cabin Sites | Unfunded | \$750,000 (5 sites @approx. \$150,000 each) | \$375,000 (5 units approx. \$75,000 each) | \$1,125,000 |
| E 12th-Lakepoint | Unfunded | TBD | \$75,000 | \$75,000 |
| 3rd & Peralta | Funding identified by CAO | N/A | \$75,000 | \$75,000 |
| Totals | | \$750,000 | \$525,000 | \$1,275,000 |

ANALYSIS AND POLICY ALTERNATIVES

Since the first Community Cabins site opened in 2017, staff have had to make the hard decisions about how to spend limited funding. The competing priorities included spending funds on more beds (serving more people), putting in more site infrastructure (plumbed bathrooms, full electricity), or funding greater services/exit resources to more quickly assist people to move to housing. From 2017 through 2021 creating as many interim beds as possible was the Council's priority. In spring 2022, the City Council directed staff to improve the infrastructure at current and future interim sites. The addition of this infrastructure enhances the quality of life for individuals living in these sites and better supports their ability to engage in outside services.

Improving infrastructure at Community Cabin sites will contribute to the City wide priorities of **holistic community safety** and **housing, economic, and cultural security**. The purpose of these interim program sites is to offer respite, stabilization, linkages to health and human services, and to assist individuals end their unsheltered status. The sites reduce the public health concerns for both unsheltered and housed neighbors and provide a cleaner and safer environment for all. These sites are effective and compassionate interventions focused on quickly increasing people's health, stability, dignity, and safety.

Oakland Municipal Code (OMC) section 2.04.050 requires advertising and competitive bidding for contracts for the purchase of services, supplies or combination required by the City in any one transaction which exceeds \$50,000, and the award to the lowest responsible, responsive bidder if award is made. However, OMC section 2.04.050.1.5 provides that the Council may waive advertising and competitive bidding requirements for construction contracts upon a finding by the Council that it is in the City's best interests to do so.

Should funding be made available, the City Administrator would recommend waiving advertising and the competitive bid requirements for a construction contract for purchasing and installing plumbed bathrooms and showers at City-owned and/or leased parcels designated for homeless interventions programs, and would recommend the City Council award an as-needed construction contract with Sustainable Urban Neighborhoods to perform such improvements for a term through June 30, 2023 in an amount up to \$1,200,000. Sustainable Urban Neighborhoods has done similar

site preparation and improvements work for the City for over four years, is familiar with City construction programs, policies and procedures, therefore, waiver of competitive bidding requirements and authorizing negotiations with this licensed contractor will maintain continuity and expedite the City's improvement to existing intervention sites without the need to conduct a lengthy advertising and bidding process which would take considerable time and delay these urgently needed bathroom and shower unit installation projects for the homeless.

Please note that Sustainable Urban Neighborhoods is a certified Local Business Enterprise and meets all the requirements of the City's Local and Small Local Business Enterprise Program.

EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

If funding is identified, this Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (Projects Consistent with a Community Plan, General Plan or Zoning), 15301(c) (Existing Facilities, Highways and Streets), 15302 (Replacement or Reconstruction), 15303 (Small Structures), 15304(h) (minor alterations to land), and/or 15061(b)(3) (No Significant Effect on the Environment); each of the aforementioned provides a separate and independent basis for CEQA compliance.

FISCAL IMPACT

This is an informational report and the project is currently unfunded.

PUBLIC OUTREACH / INTEREST

No outreach was deemed necessary for the proposed policy action beyond the standard City Council agenda noticing procedures. Community input from advocates and others such as Community Council members have advocated for providing this type of infrastructure.

COORDINATION


This informational report has been reviewed by the City Administrator's Office

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That the City Council Receive An Informational Report On Providing Plumbing To Interim Homeless Sites.

For questions regarding this report, please contact C'Mone Falls, Acting Community Housing Services Manager, at 510-238-6186.

Respectfully submitted,



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Prepared by:
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Community Homelessness Services

