

# CITY OF OAKLAND

## AGENDA REPORT

2011 FEB 10 PM 12:43

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Department of Human Services  
DATE: February 22, 2010

RE: Resolution Authorizing A Grant In The Amount Of \$100,000 To East Oakland Community Project, A Local Non Profit Organization, For Operating Costs At The City's Only Green Emergency Housing Facility Located At 7515 International Boulevard In East Oakland

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### SUMMARY

A resolution has been prepared authorizing the City Administrator to negotiate and enter into an agreement with East Oakland Community Project (EOCP) to provide funding in the amount of \$100,000 from Community Development Block Grant (CDBG) funds for operating costs at Crossroads, the emergency housing facility owned and operated by EOCP. The funding will allow EOCP to hire the necessary staff to support client services and to manage the Crossroads facility from January to June 2011. Staff is recommending Council approval of the resolution authorizing the funding to EOCP. EOCP has been unable to raise the operating funds from private foundations in the past year, and the lack of funding affects staffing levels which adversely impacts the provision of services to clients and maintenance of the property.

### FISCAL IMPACT

Approval of this resolution will provide \$100,000 from CDBG reprogrammed funds for homeless housing services from HUD-CDBG Fund (2108), Community & Economic Development Agency (CEDA) Organization (88949), Grants Contract Earned Account (54912), and CD Reprogramming Project (G10050). Upon Council approval of this resolution, said funds will be moved into HUD-CDBG Fund (2108), Department of Human Services (DHS) Organization (78111) Grant Contract Earned Account (54912) and new Project Number to be set up.

### BACKGROUND

East Oakland Community Project is a stable, experienced and well-respected nonprofit agency that provides housing and services to the homeless. EOCP provides emergency housing and transitional housing for single adults, families, people with HIV/AIDS and the youth. EOCP operates Crossroads which is a 125-bed emergency shelter located at 7515 International Blvd in East Oakland. This shelter was completed in 2007, and is designated as the City's first Green emergency shelter. The City provided CDBG funding of \$1,000,000 towards the construction of

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Crossroads and the Redevelopment Agency provided a loan guaranty for a portion of the financing provided by a commercial bank.

The housing and services program offered at Crossroads are funded from a number of sources including the City, Alameda County, State and Federal governments and philanthropic resources. Programs currently offered at Crossroads include emergency housing, food, substance abuse counseling, housing advocacy, legal and health assistance and homeless prevention services. Clients are assisted to move into transitional or permanent housing, to secure employment, to further their education, learn life skills and to access other supportive services.

### KEY ISSUES AND IMPACTS

Upon the completion and opening of Crossroads, EOCP requested and the City provided funding in the amount of \$200,000 to bridge a deficit caused by a need to increase staffing levels and increases in the cost of food and utilities. In addition, the services of a facilities manager were required to oversee the new four-story building and to assist with facilities management at the other EOCP program sites.

The City was unable to provide the operating funds after the first year due to a reduction in the City's CDBG allocation from the federal government. EOCP has not been able to raise the funds from private foundations, and as a result, had to lay off staff. This funding request of \$100,000 is necessary to keep the shelter operating efficiently at its capacity of providing 125 beds and services to the homeless, 24-hours a day, all year round.

The requested amount of \$100,000 will fund a support staff of 4 Resident Advisors, the Facility Manager and a portion of the Program Director's salary for six months from January to June 2011. The funding will allow the Crossroads program to be fully functional and to provide superior services to clients. EOCP will require full funding of \$200,000 for the fiscal year 2011/2012.

### EVALUATION OF PAST PERFORMANCE

EOCP has performed well on its contracts with the City for Crossroads and its other transitional housing programs which are funded through HUD grants. For the program year 2010, 33,734 bed nights were provided at Crossroads. This means that on average, 94 persons were provided shelter each night. Of the 585 different people who were housed at the shelter in that time period (made up of 541 singles and 15 families comprised of 17 adults and 27 children), 113 singles and 1 family were assisted into permanent housing. Also, 87 singles and 7 families were assisted into transitional housing. In total, 200 singles and 8 families were moved off City streets and placed into permanent housing or placed in circumstances that would afford them the ability to move later into permanent housing. As mentioned earlier, clients at Crossroads also receive food and other services including case management, mental health and alcohol/drug counseling, and employment assistance and advocacy.

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The budget below shows the City and Redevelopment Agency funding provided to EOCP for the Crossroads program for FY 2010/2011, including the current funding request.

Funds/Line Items	PATH funds (ESG, EHP & CDBG)	Redevelopment Agency	Requested CDBG funds	All Funds
Essential Services				
Staff	\$30,560.00		\$80,645	\$111,205
Employee Benefits	\$ 7,895.00		\$19,355	\$ 27,250
Maintenance & Operations	\$ 92,105.00			\$92,105
Administration	\$10,000			\$10,000
Mortgage		\$296,000		\$296,000
Total	\$140,560	\$296,000	\$100,000	\$536,560

**SUSTAINABLE OPPORTUNITIES**

*Economic:* The many programs provided to Crossroads clients improve their ability to participate in the economic sector by securing employment and income which increases ability to contribute to the generation of sales taxes and other revenues for the City.

*Environmental:* Crossroads is the only Green shelter in Oakland. The building is designed to be energy efficient, to conserve resources and to be healthier for occupants.

*Social Equity:* The provision of housing and other services to the City’s homeless population presents increased social equity and economic opportunities.

**DISABILITY AND SENIOR CITIZEN ACCESS**

The housing and services offered at Crossroads are available and accessible to seniors and persons with disabilities as required by law.

**RECOMMENDATION AND RATIONALE**

That the City Council authorize a grant in the amount of \$100,000 to East Oakland Community Project as detailed in this report.

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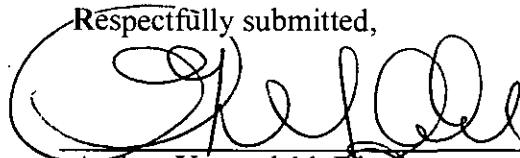
**AVAILABLE ALTERNATIVES AND RATIONALE FOR RECOMMENDATION(S)**

There are no alternatives available. The City did not provide funding for operating expenses at Crossroads in the past year and a half, and EOCP had to lay off staff as it was unable to raise all the required funds from other sources. City staff reviewed the Crossroads budget in detail to try to shift line-item budgets and to consider alternative ways of providing services to clients. None of the scenarios considered freed up funds to provide an efficient and effective coverage for services and facility management. City staff met with staff from the County and other social service agencies to explore other avenues for raising funds for EOCP. Only one agency offered a one-time grant agreement which provided some funds to EOCP.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff requests that the City Council approve a resolution authorizing the City Administrator to negotiate and enter into an agreement to provide a grant in the amount of \$100,000 from CDBG reprogrammed funds to East Oakland Community Project for the period of January to June 2011, for operating expenses at the Crossroads emergency housing facility.

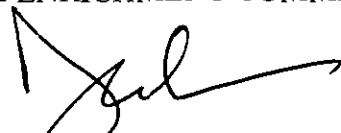
Respectfully submitted,

  
\_\_\_\_\_  
Andrea Youngdahl, Director  
Department of Human Services

Reviewed by:  
Susan Shelton, Manager  
Community Housing Services

Prepared by:  
Gladys Moore, Housing Coordinator  
Community Housing Services

**APPROVED AND FORWARDED TO THE  
LIFE ENRICHMENT COMMITTEE:**

  
\_\_\_\_\_  
Office of the City Administrator

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M. Mendonça

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

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# OAKLAND CITY COUNCIL

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

Introduced by Councilmember \_\_\_\_\_

**RESOLUTION AUTHORIZING A GRANT IN THE AMOUNT OF \$100,000 TO EAST OAKLAND COMMUNITY PROJECT, A LOCAL NON PROFIT ORGANIZATION, FOR OPERATING COSTS AT THE CITY'S ONLY GREEN EMERGENCY HOUSING FACILITY LOCATED AT 7515 INTERNATIONAL BOULEVARD IN EAST OAKLAND**

**WHEREAS,** the City provides funding to local nonprofit homeless service agencies for shelter, transitional housing and homeless prevention and other support services for the homeless in Oakland; and

**WHEREAS,** the Crossroads, a 125-bed emergency shelter located in East Oakland and owned and operated by East Oakland Community Project (EOCP) is seeking operating funds from the City; and

**WHEREAS,** the shelter was funded for a year in 2008/2009 from Community Development Block Grant (CDBG) funds, but as the City's allocation of CDBG has been reduced in recent years, the City has been unable to provide funding to EOCP; and

**WHEREAS,** EOCP has been unable to raise the funds from private foundations or other public agencies due to the economic conditions and as a result, the facility has not operated at optimal levels as staffing has been reduced due to the lack of operating funds; and

**WHEREAS,** the City has identified CDBG reprogrammed funds in the amount of \$100,000 which are available to be used to fund operating costs at Crossroads from January to June 2011; now, therefore, be it

**RESOLVED,** That the City Council authorizes an allocation of grant funds in the amount of \$100,000 from CDBG reprogrammed funds for operating expenses at Crossroads; and be it

**FURTHER RESOLVED,** That the City Council authorizes funding in the amount of \$100,000 from CDBG funds, HUD-CDBG Fund (2108), Community & Economic Development Agency (CEDA) Organization (88949), Grants Contract Earned Account (54912), and CD Reprogramming General Project (G10050). Upon Council approval of this resolution, said funds will be moved into HUD-CDBG Fund (2108), Department of Human Services (DHS)

Organization (78111), Grant Contract Earned Account (54912), and new Project Number to be set up; and be it

**FURTHER RESOLVED**, That the City Council authorizes the City Administrator or his designee as agent of the City to negotiate and enter into an agreement with EOCP in the use of the specified amount for the purpose of operating Crossroads to provide shelter and support services to the homeless, and to conduct all negotiations, execute and submit all documents, including but limited to applications, agreements, amendments, modifications, payment requests and related actions which may be necessary in accordance with this resolution and its basic purpose; and be it

**FURTHER RESOLVED**, That agreements authorized under his resolution shall be reviewed as to form and legality by the office of the City Attorney and copies shall be filed in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF and PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California