


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY COUNCILMEMBER CARROLL FIFE

RESOLUTION DIRECTING THE CITY ADMINISTRATOR TO STUDY THE FEASIBILITY OF ESTABLISHING A TEMPORARY HOMELESS INTERVENTION SITE, TO HOUSE AT LEAST 1,000 INDIVIDUALS, AT THE NORTH GATEWAY PARCEL LOCATED AT THE FORMER OAKLAND ARMY BASE; INCLUDING A FISCAL ANALYSIS, ENVIRONMENTAL ASSESSMENT, ASSOCIATED TIMELINES FOR STANDING UP THE SITE; AND DIRECTING THE CITY ADMINISTRATOR TO COLLABORATE WITH THE APPROPRIATE STATE AGENCIES AND REPRESENTATIVES TO MEET REGULATORY STANDARDS AND SECURE THE NECESSARY FUNDS FOR THE DEVELOPMENT OF THE SITE AND REPORT BACK TO COUNCIL WITH A WRITTEN REPORT AND RECOMMENDATIONS NO LATER THAN THE FIRST COUNCIL MEETING IN JUNE 2022

WHEREAS, the City of Oakland is in the middle of an unprecedented homelessness crisis, which has been further exacerbated by the COVID-19 pandemic; and

WHEREAS, Everyone Home's 2019 Point-In-Time Count report found that Oakland's homeless population—with more than 4,000 people on the streets—accounts for nearly half of Alameda County's unhoused population; and

WHEREAS, the racial disparity around housing accessibility and affordability in Oakland has led to disproportionate levels of homelessness in the African American community; 70% of unhoused persons in Oakland are Black; and

WHEREAS, with the rise in homelessness, the number of encampments and tent communities around the City, particularly in Council District 3, has increased exponentially, with displaced people creating their own shelter under freeways, in parks, on sidewalks and streets; and

WHEREAS, the City has worked to address this issue by standing up a number of homeless interventions across the city, including new co-governed sites at 3rd Street and Peralta Street and E 12th Street and 2nd Street; and

WHEREAS, interventions have not kept pace with the level of need; there continues to be a record number of people living on the streets with very little to no support; and

WHEREAS, the City of Oakland is in possession of approximately 22 acres of public land, known as the North Gateway parcel, located at the former Oakland Army Base; and

WHEREAS, this parcel is currently unutilized and can serve as site for a large-scale temporary homeless intervention that houses 1000 residents; and

WHEREAS, in October 2020, the City Council approved Resolution No. 88341 C.M.S., adopting the Encampment Management Policy and as part of this legislation Council gave direction to administration to “immediately work to establish part of the currently unused acreage of the Army Base Site as a place to be for homeless residents living in high sensitivity areas of District 3”; and

WHEREAS, Councilmember Fife, the current representative of District 3, has since requested implementation of the directive from the 2020 resolution for the utilization of the North Gateway Parcel as an interim housing solution, including at a meeting of the Community and Economic Development Committee on May 17, 2021, a meeting of the full City Council on July 6, 2021 and September 21, 2021; and

WHEREAS, the City has been working with two recyclers, California Waste Solutions (CWS) and Custom Alloy Scrap Sales (CASS), to relocate their recycling operations to the North Gateway parcel; and

WHEREAS, in July 2021, Council approved legislation authorizing the City Administrator to enter into a Lease and Disposition and Development Agreement with CWS for approximately 14 acres of the North Gateway; and

WHEREAS, in September 2021, Council approved Resolution No. 88826 C.M.S, which authorized the City to enter into Exclusive Negotiating Agreement with Custom Alloy Scrap Sales (CASS) for the remaining approximately 8 acres of the North Gateway parcel; and

WHEREAS, City Administration has stated that the process for the two recyclers to acquire the necessary permits to develop the site and relocate their facilities can take between two to four years, leaving the site unused in the interim; and

WHEREAS, City staff have indicated that the North Gateway parcel has deed restrictions prohibiting residential use of the site and that residential use would require approval from the California Department of Toxic Substances Control and potentially some environmental remediation; and

WHEREAS, it is the purpose of this resolution to provide clear direction to City Administration to conduct a feasibility study that fully assesses regulatory requirements, consistency with the agreements between the City and CWS and CASS, environmental implications, cost, and a timeline for standing up a temporary housing solution at this site; and

WHEREAS, addressing homelessness continues to be a top priority for this Council and utilizing available public land to house as many people as possible is critical to improving the quality of life for many in our city; now, therefore, be it

RESOLVED: That the City Council directs the City Administrator to study the feasibility of establishing a temporary emergency homeless intervention site, to house at least 1,000 individuals, at the North Gateway parcel located at the former Oakland Army Base, including a fiscal analysis, environmental assessment, and associated timelines for standing up the site; and be it

FURTHER RESOLVED: That the City Council directs the City Administrator to collaborate with the appropriate state agencies and representatives to meet regulatory standards and secure the necessary funds for the potential development of the site; and be it

FURTHER RESOLVED: That the City Council directs the City Administrator to report back to Council with a written report and recommendations no later than the first Council meeting in June 2022.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California