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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Christine Daniel
Asst. City Administrator

SUBJECT: Update on Temporary Homeless
Shelter Locations

DATE: April 11, 2018

City Administrator Approval

Date:

4/12/18

RECOMMENDATION

Staff Recommends That The City Council Receive An Informational Report On:

- 1) **Status Of The Previously Council Approved Allowance For Public Sites To Be Used With Community Based Organizations Providing Support For The Homeless, Including "The Village";**
- 2) **Status Of Implementation, And Information About Any Roadblocks;**
- 3) **Status Of Implementation Of Sanitation And Trash Removal For Homeless Encampments; And**
- 4) **Options For Council Action To Resolve Any Unresolved Issues.**

EXECUTIVE SUMMARY

This report provides updates on several locations in the City that can provide temporary shelter for the City's homeless population, challenges faced with operating at these sites, status on providing sanitation services and trash pickup at multiple locations, options the City Council can consider for future funding, and updates to state legislative efforts.

BACKGROUND / LEGISLATIVE HISTORY

At the October 24, 2017, Life Enrichment Committee Meeting, staff presented several locations for possible use as managed outdoor facilities providing temporary shelter for homeless individuals (Legistar #17-0158). Since that time, the use of several of sites has changed; the following updates the status of each parcel.

3831 Martin Luther King Jr. Way (Council District 1)

This approximately 10,000 square foot site remains available and is still slated for development of affordable housing. Housing & Community Development staff anticipates releasing a Request for Proposals for the site in early summer 2018. At least one community meeting in the area included discussion of this site for possible use providing temporary shelter; community reception was mixed.

Item: _____
Life Enrichment Committee
April 24, 2018

6th Street and Castro Street (Council District 3)

The City opened a 14,000 square foot temporary facility for the homeless on this site on December 4, 2018. The site set-up and furnishings were funded by donations. The site operations and housing navigation services are funded with City funds from one-time funding in the Fiscal Year (FY) 2017-19 budget. To date, 50 individuals have been served at the facility, 10 of whom have been placed in permanent or transitional housing. The lease for this site expires in March 2019.

East 12th Street and 23rd Avenue (Council District 5)

This approximately 64,000 square foot remainder parcel was being utilized as an informal campsite at the time of the previous report on October 24, 2017. That usage has continued and increased in density. Staff had been in discussions with the community group known as "The Village" to undertake a community managed facility at this site. Unfortunately, staff learned in late February that the Department of Transportation has a longstanding CalTrans funded project to replace the footings of the 23rd Avenue off-ramp that is scheduled to begin construction in November 2018. The construction area for the project will require use of the entire remainder parcel. An alternate location for The Village project is being researched.

11 4th Street (Council District 2)

This is a 65,000 square foot paved parcel at the end of 4th Street and is owned by the Peralta Community College District (Peralta). Staff inquired with Peralta about the possible use of this site for safe parking and learned that the college district is on the cusp of implementing a new parking strategy for its constituents on this lot, and thus it is not available.

3050 International Boulevard (Council District 5)

This 32,000 square foot site is a vacant parcel which is under an Exclusive Negotiating Agreement with Native American Health Services (who is located on the adjacent parcel) and Satellite Affordable Housing for development of affordable housing. This was a possible alternate location for The Village project pending the development approval process; however, staff recently learned that the new charter school that will shortly be under construction near this site will be using the entire parcel for construction staging and materials storage.

905 66th Avenue (Council District 6)

This 274,000 square foot site is located at 66th Avenue and San Leandro Street. This site is also under discussion for development opportunities.

796 66th Avenue (Council District 7)

This 197,000 square foot site near the Oakland Coliseum once housed an RV retailer. It is currently being used for construction staging for the Coliseum Connections affordable housing project.

Since the previous report on October 24, 2017, a new location has been identified as follows:

27th Street and Northgate Avenue – CalTrans parking lot (Council District 3)

Mayor Libby Schaaf worked with CalTrans to gain their approval for use of their parking lot adjacent to the large encampment at 27th Street and Northgate Avenue. Staff is currently working with CalTrans on the lease for that site. Additionally, the Mayor raised philanthropic funding for the first year of operation of the facility and additional donors are funding site set-up

and furnishings. The City has requested funding for the second year of operations from the County of Alameda, which is addressed in the Analysis section of this report.

Roadblocks

The major roadblocks to additional programs with Community-based Organizations are site control, site management and liability coverage, as well as funding for associated services such as hygiene stations, housing navigation, and mental health services for some individuals.

Implementation of Sanitation and Trash Removal for Homeless Encampments

Sanitation services, which include porta-potties, hand-washing stations and garbage carts, have been installed at the following 12 locations. The porta-potties and hand washing stations are serviced regularly by the vendor. The City's Public Works staff picks up garbage and debris at these locations once per week.

- Wood Street between 24th Street and 26th Street
- San Pablo Avenue at Grand Avenue
- E. 12th Street and 23rd Avenue
- MLK Jr. Way at 36th Street
- Peralta Street at 35th Street
- Sycamore Street at Northgate Avenue
- 81st Avenue and San Leandro Street
- 77th Avenue near Hawley Street
- 45th Avenue between E. 12th Street and International Boulevard
- 5th Street between Adeline Street and Market Street
- Telegraph Avenue between 34th Street and 35th Street
- E. 8th Street and Alameda Avenue/High Street

These locations exhaust the funding appropriated by the City Council for sanitation services in the FY 2017-19 budget.

ANALYSIS AND POLICY ALTERNATIVES

Options for City Council Action

The City needs additional resources to serve the unsheltered. Some initial considerations are described below.

In November 2017, the County of Alameda identified one-time funding that the Board of Supervisors directed be made available to cities for "immediate impact" on homelessness. Applications were due December 20, 2017; the County Board of Supervisors is scheduled to consider these grant awards on April 17, 2018. This funding would partially support the second year of operations at the second outdoor temporary shelter facility at 27th Street and Northgate Avenue, as well as additional sanitation stations and modest funding for housing subsidies to get people rapidly re-housed. One of the initial lessons learned from the 6th Street and Castro Street site is the need for additional rapid rehousing funds to assist people to get into housing more quickly. The City needs approximately \$250,000 of additional funding to fully fund the second year of operations of the 27th Street and Northgate Avenue temporary outdoor facility.

At the City Council meeting of April 17, 2018, staff requested approval for acquisition of the property at 641 West Grand, to be used as a second transitional housing facility, similar to the Henry Robinson Center. The purchase will be funded using Measure KK funds already appropriated for this purpose by the City Council. The FY 2018-19 budget includes \$300,000 to assist in operating this facility. City staff are now working with the County to identify sufficient recurring funding to operate the facility. The City needs approximately \$2 million per year to operate this second facility.

Legislation – Implementation and Advocacy

In the housing package passed by the State Legislature last year, SB 2 (Atkins) created a dedicated revenue source for housing by placing a \$75 fee on certain real estate documents. It is estimated to generate about \$250 million annually. In year one, approximately \$130 million, or roughly 50%, of that revenue will be targeted to reducing homelessness. The California Department of Housing and Community Development (HCD) is currently seeking input on the development of grant guidelines and expects to release a Notice of Funding Availability in spring 2018¹.

Mayor Schaaf and the mayors of California's largest 11 cities have worked with Assembly Member Phil Ting (D-San Francisco), who introduced AB 3171, which is a request for one-time funds of \$1.5 billion of the State's estimated \$6 billion surplus to provide for emergency shelter and programs to reduce unsheltered homelessness, as well as increase the supply of permanent supportive housing. Nine of the mayors were scheduled to meet with the Governor and legislative leaders the week of April 11th to discuss the need for the State to take a more active role in matching the funds that localities are spending to provide shelter and services to people living on the streets. A similar bill, SB 912 (Beall and Skinner), is also pending before the legislature this session. It seeks to give HCD \$1 billion for the Housing Rehab Loan Fund and \$1 billion in grants to cities and counties to address homelessness.

While City staff is hopeful that one or more of these funding programs will make it through the legislature and be signed by the Governor, those funds would not be available until FY 2019-20 at the earliest. The City of Oakland has existing and growing needs to help people today. Additional housing and shelter locations, operational funding for those facilities and additional staffing, including outreach workers, are all unmet needs. Staff is proposing to extend the Winter Shelter program for two months through June 2018 by combining City and County funds, to avoid closure of this well-used program in April. An item recommending that allocation is scheduled for the Life Enrichment Committee Agenda of April 24, 2018. As the City's mid-cycle budget process commences, these issues will be discussed; however, given other competing priorities for funding, staff will continue to pursue resources from the County, foundations and other philanthropic opportunities.

FISCAL IMPACT

There is no fiscal impact to receive and file this report.

¹ See this link for timelines and milestones - <http://www.hcd.ca.gov/policy-research/lhp.shtml#milestones>

PUBLIC OUTREACH / INTEREST

No public outreach was deemed necessary for this report beyond the standard posting on the City Council Agenda.

COORDINATION

Several City Departments are involved with the Encampment Management Team including the Human Services Department, the Public Works Department, the Fire Department, the Police Department, the City Administrator's Office and the Mayor's Office. Also, the Human Services Department holds extensive collaborative and funding relationships with County agencies and the non-profit service providers who serve the unsheltered population in Oakland.

SUSTAINABLE OPPORTUNITIES

Economic: Providing housing and services to the homeless to eliminate and prevent homelessness is an investment that has an immeasurable return when the impact it has on the lives of those individuals and the community at large is taken into consideration.

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 City funds is targeted to the most vulnerable and at-risk populations in the City and is providing essential and basic human services, housing and support.


ACTION REQUESTED OF THE CITY COUNCIL

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For questions regarding this report, please contact Christine Daniel, Assistant City Administrator, at 510-238-6906.

Respectfully submitted,


CHRISTINE DANIEL
Assistant City Administrator