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2020 JAN -9 PM 3:49

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Joe DeVries
Assistant to the City
Administrator

SUBJECT: SUPPLEMENTAL - Resolution No.
87129- C.M.S. Regarding Homeless
Services

DATE: January 2, 2020

City Administrator Approval

Date:

1/9/20

RECOMMENDATION

Staff Recommends That The City Council Approve A Report And Recommendation From The City Administrator On The Status Of Implementation Of Homelessness Solutions Approved By The City Council In Resolution No. 87129 C.M.S. "Encouraging The Private Development Of Expanded Housing Options, Including For Non-Profits, Faith-Based Organizations, Private Property Owners, And Service Providers Working On Private Land, To Provide Housing And Sanitary Facilities For The Homeless Through Strategies Including 'Small Homes,' Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers, Restroom Structures, And Other Options To Provide Dignity, Privacy," Including Identifying Available Public Land For These Efforts, Along With Opportunity For The Committee To Make Recommendations, On Status Of Implementing Each Item And To Include In The Report To Council A Copy Of Communications With The County And OUSD Requesting Their Public Lands/Buildings And Response.

REASON FOR SUPPLEMENTAL

This report is the fifth provided in association with Resolution No. 87129 C.M.S. since September 2018 and will provide updates on the implementation of the recommendations and approved actions from prior reports. This report also recommends that any further updates to Resolution No. 87129 C.M.S. be provided under the framework of the City's Permanent Access to Housing (PATH) Framework.

On September 11, 2018 staff presented to the Life Enrichment Committee (LEC) an informational report responding to Resolution No. 87129 C.M.S., which requested information concerning a number of different homeless services and programs (**Attachment A**). The report was held in committee and on October 23, 2018, staff presented an informational report to LEC (**Attachment B**) outlining a variety of interventions to address homelessness that fit under the broad categories identified in Resolution No. 87129 C.M.S. Staff recommended that the City implement these interventions using funds that the State of California provided through its Homeless Emergency Aid Program (HEAP). On October 30, 2018, the City Council adopted Resolution No. 87403 C.M.S. which authorized the use of HEAP Funds to support those

Life Enrichment Committee
January 14, 2020

interventions (**Attachment C**). On March 5th, 2019 staff returned to LEC with a Supplemental Report addressing two specific parts of Resolution No. 87129:

1. Encouraging the Private Development of Expanded Housing Options including non-profit and faith-based organizations including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers on Private Property.

2. Provide Housing and Sanitary Facilities for The Homeless Through Strategies Including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers on Public Property.

At the December 4th, 2019 Special LEC meeting, the City Council requested the additional detail of identifying available public land for these efforts, along with opportunity for the Committee to make recommendations, on the status of implementing each item and to include in the report to City Council a copy of communications with Alameda County and Oakland Unified School District (OUSD) requesting their public lands/buildings and response. This report will provide those updates and includes information about OUSD and County property as requested.

Due to the broad scope of Resolution No. 87129 and the numerous areas of work the City is involved in regarding homelessness, staff recommends that any future requested updates be presented as part of the PATH Framework (**Attachment D**). The PATH Framework outlines specific strategies to significantly reduce homelessness in Oakland. For more specific updates about any particular component of Resolution No. 87129 C.M.S., staff recommends an Informational Memo could be provided to the City Council and made publicly available in the interest of preserving valuable staff time to focus on implementation of funded recommendations.

Below is an update organized around the two components of Resolution No. 87129, adhering to the same format as the March 5th Report with any new information provided:

1. Encouraging the Private Development of Expanded Housing Options including non-profit and faith-based organizations including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers *on Private Property*.
 - a. **Safe Parking Program:** Resolution No. 87379 C.M.S. authorized the City Administrator to enter into a grant agreement with Project We Hope, the fiscal sponsor for the Interfaith Council of Alameda County (ICAC). This grant provided \$300,000 to support churches offering their parking lots for overnight use by people living in vehicles. The funding covers security, site set-up, site coordinator staff, flex funds for car repairs and registration, and insurance costs for the churches. ICAC identified three church sites in West Oakland that can accommodate up to 15 vehicles each for an estimated total of 90 people being served at one time. Since its implementation, this program has struggled to attract participants on a regular basis. Staff have been working with ICAC in earnest to improve participation rates and has recommended program changes that may make the program more attractive to participants.
 - b. **Support for Non-Profit and Faith-Based Organizations for Expanded Homeless Housing Options:** The Human Services Department (HSD) issued a Request for Qualifications (RFQ) in late 2018 which allows non-profit and faith-based organizations

to submit proposals on an ongoing, quarterly basis that are considered in how the City expends its state HEAP allocations as well as other future funding. There are several service categories, including "Operation of Emergency Interventions to End the Unsheltered Status of Individuals and Families." Within this service category applicants can focus on 1) Operation of Emergency Interventions (e.g. Shelter, Community Cabin, Safe Parking Program) at either a City-owned facility/lot, or a facility/lot owned or leased by the bidder. Scope of work to include both site management and housing navigation (services) 2) Providing Site Management Of An Emergency Intervention: coordination of site facilities, safety within the site, regular engagement and relationship building with site participants and oversight of the day-to-day operations of the site, or 3) Housing Navigation Within An Emergency Intervention: providing housing navigation services including a range of interventions to end participants' unsheltered status. The City has been encouraging several non-profits to apply through this RFQ so that proposals can be vetted accordingly. HSD would like to both hear from existing providers and expand the provider pool to take on new initiatives as future funding becomes available. Non-profit or faith-based organizations interested in providing alternative shelter and housing options are encouraged to continue to apply through this RFQ process.

The RFQ also includes the service category of "Provide training and technical assistance to city and providers to implement high quality homeless services within Oakland." Within this scope it is HSD's intention to provide capacity building support and technical assistance to faith based or community based non-profit agencies in order to support their applications to the City for funding and to support their implementation of new programs and services. Implementation of this scope of work is dependent upon funding being identified.

- c. In many cases, existing state and local codes make it difficult for private organizations to provide quick and inexpensive alternative housing for the homeless on their property. In those cases, it may be necessary to update these codes (see discussion below).
 - d. **Small Homes, Shipping Containers, Recreational Vehicles (RVs), Unattached Trailers, and Other Expanded Housing Options:** The Mayor's Office is coordinating a comprehensive review of the regulations related to small homes, shipping containers, unattached trailers and other forms of alternative housing to identify barriers to their use and to propose potential revisions to City codes and procedures to encourage their use. This work is being conducted with participation from the Planning and Building Department and the Housing and Community Development Department. Given the highly technical nature of the work, a technical consultant has been brought on-board to provide support for the effort. Research efforts, including a survey and focus groups, are scheduled to finish in January 2020 and staff plans to release a set of recommendations for how the City can modify its codes and procedures to support these alternative housing options.
2. Provide Housing and Sanitary Facilities for The Homeless Through Strategies Including "Small Homes," Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers *on Public Property*.

a. Managed RV Sites: Resolution No. 87403 C.M.S. authorized the City Administrator to negotiate and enter into contracts with providers to operate and maintain Managed RV Sites in the city that will be able to serve up to 183 RVs at one time across multiple sites. This would serve an estimated 240 people who are currently parking their RVs at various locations throughout the city. At a managed RV Site, participants will be able to park their RV for extended periods in a facility with sanitation and security services provided. Two sites have opened thus far and two more are under development:

711 71st Avenue, a City-owned 52,000 square foot parcel across from the Coliseum Bay Area Rapid Transit (BART) station, opened in May of 2019 to twenty-eight (28) RVs and was expanded to accommodate up to forty-five (45) RVs in late September. The site is managed by Housing Consortium of the East Bay and operation of this facility has been a success. Participants are able safely live off-street in their vehicles while working toward self-sufficiency.

3499 Beach Street which is connected to 3401 Mandela where the Mandela Community cabins are located, opened in August 2019 and accommodates up to seventeen (17) RVs. It is managed by Operation Dignity, who also manages the Mandla Community Cabins on the adjacent parcel.

2400 Wood Street is a 4-acre private property which the City has entered into a lease with for up to three years with no monthly rental charge. This site will accommodate up to eighty (80) RVs and the owner is in the final stages of clearing the property to allow the City to move forward with construction of the site. Those who were residing in the Wood Street corridor will be given first priority to locate at this facility once construction is completed, which is estimated to be early 2020.

615 High Street is a City-owned parcel near High Street and Interstate-880. This location is directly across the street from the large encampment of mostly RV dwellers on East 8th Street and Alameda Avenue. It is currently under construction and will be ready to open by the end of January 2020, accommodating up to forty-one (41) RVs.

b. Restroom Structures: The City's Encampment Management Team provides portable toilets, wash stations, and weekly garbage service at twenty-one (21) curbside sites well as the current Community Cabin Sites and Safe RV Parking Sites.

c. Additional Sanitary Facilities: The City is in contract with Dignity on Wheels to provide ten (10) mobile shower and laundry service sessions per week in Oakland. Many of the locations are adjacent to the City's existing Community Cabin or Safe RV Parking interventions, and this is a curbside service that is open to all. A list of those locations and the schedule is included as **Attachment E**.

d. Additional Community Cabin Sites: At the time of the last update the City was operating Community Sites at Northgate, Lake Merritt, and Miller Avenue; all of which are located on public (City-owned) property. One more site has opened, and another is scheduled to open this month on Caltrans property:

3411 Mandela Parkway is the City's fifth and largest Community Cabin Site that opened in July 2019 in West Oakland. This site is leased from Caltrans at a cost of one dollar per month and has beds for up to seventy-eight (76) people.

598 Oak Street will be the City's sixth Community Cabin Site and is scheduled to open the last week of January 2020. This site is leased from Caltrans at a cost of one dollar per month and will have beds for up to 38 people.

3. Identifying Available Public Land For These Efforts

Staff went through a thorough process of evaluating available public parcels that was provided in the report presented to the LEC on October 23, 2018. That list, which has been updated since that report, is included as **Attachment F**.

4. Communications With The County And OUSD Requesting Their Public Lands/Buildings And Response

Staff made formal requests to the Oakland Unified School District (OUSD) and to Alameda County about potential land or buildings that may be available. The requests and responses are included as **Attachments G and H**.

Alameda County: City staff reached out to the County's Real Property Manager and the Director of the County Surplus Property Authority in 2018. Both indicated that there were no properties available that would meet the needs of what the City was searching for. Since that time, Alameda County made an offer to the City to lease the former Glenn Dyer Detention Facility (Jail) to the City for up to 25 years for a dollar a year. The full cost of converting and operating this facility have not been determined but would be significant. The City has an ongoing request to the County to partner in the expansion of Emergency Shelter beds, Transitional Housing Beds, and the ongoing costs of operating these facilities.

OUSD Properties: The Oakland Unified School District's Board of Trustees has instituted several policies and oversight practices focused on stabilizing the District's finances and increasing accountability. Most recently, the Board has convened a District Advisory Committee with eleven (11) community members that is charged with reviewing potential uses of specific vacant properties. This committee is commonly known as a 7-11 Committee, because by law it must be comprised of not less than 7 and no more than eleven (11) members. The Committee members collectively have a range of expertise in K-12 education, community engagement, land use, real estate, and environmental impacts. The School Board has charged the 7-11 Committee with evaluating five vacant sites to make advisory recommendations as to whether each site is surplus and to recommend possible uses for surplus sites. The Board makes the final determination for each site. The possible lease or sale of surplus property owned by the District is designed to generate revenue that can be used to support OUSD schools so there would be a cost to any use agreement the City enters into with the District. The Board has identified the following five sites for the Committee to review:

- 85 Echo Avenue (former Piedmont Child Development Center site)
- 58 61st Street (former Washington/Sankofa CDC site)
- 4551 Steele Street (former Tilden CDC site)

- 7980 Plymouth Street (former Webster CDC site)
- 2455 Church Street (former Edward Shands Adult Education Center site)

These five properties were selected by the Board after being identified as vacant and deemed non-essential or unfit for program delivery. Only unused portions of these properties are being assessed, not areas with active Pre-K-12th grade programs. The 7-11 process included a series of community engagement meetings in the fall and winter of 2019 and is expected to conclude soon.

In early October 2019, City and District Staff conducted a site visit of the Edward Shands Adult Education Center to determine its viability for either temporary shelter or long-term permanent affordable housing. Unfortunately, due to severe vandalism, the site's electrical wiring and other systems sustained significant damage and the site needs major upgrades to meet modern code and Americans with Disabilities Act (ADA) regulations before the buildings could be occupied. The total cost to restore the buildings alone (not including upgrades) was estimated to be \$5.5 million in 2017 by the District. The cost would be higher in today's market. If the District were to lease the property, after upgrades they estimate the lease value ranges from \$12.00-\$24.00 per square foot per year. The underlying land for site redevelopment, after building abatement and demolition, has a potential value range of \$30-\$35 per square foot, or \$1.4 million to \$1.6 million.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommend That The City Council Approve A Report And Recommendation From The City Administrator On The Status Of Implementation Of Homelessness Solutions Approved By The City Council In Resolution No. 87129 C.M.S. "Encouraging The Private Development Of Expanded Housing Options, Including For Non-Profits, Faith-Based Organizations, Private Property Owners, And Service Providers Working On Private Land, To Provide Housing And Sanitary Facilities For The Homeless Through Strategies Including 'Small Homes,' Shipping Container Conversion Homes, Recreational Vehicles, Unattached Trailers, Restroom Structures, And Other Options To Provide Dignity, Privacy," Including Identifying Available Public Land For These Efforts, Along With Opportunity For The Committee To Make Recommendations, On Status Of Implementing Each Item And To Include In The Report To Council A Copy Of Communications With The County And OUSD Requesting Their Public Lands/Buildings And Response.

For questions regarding this report, please contact Joe DeVries, Assistant to the City Administrator at (510) 238-3083.

Respectfully submitted,



JOE DEVRIES

Assistant to the City Administrator

Attachments (8):

A: September 11, 2018 Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

B: October 23, 2018 Supplemental Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

C: Resolution No. 87403 C.M.S.

D: Permanent Access To Housing (PATH) Framework

E: Schedule and Location of Free Mobile Shower and Laundry Facilities in Oakland

F: Potential Publicly Owned Homeless Intervention Sites

G: Communication between the City and Alameda County about available land

H: Communication to OUSD about available land



FILE
OFFICE OF THE CITY CLERK
OAKLAND
2018 AUG 30 PM 3:15

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Joe DeVries
Assistant to the City
Administrator

SUBJECT: Response to Resolution No. 87129-
C.M.S. Regarding Homeless Services

DATE: August 20, 2018

City Administrator Approval

Date:

[Handwritten signature]
8/29/18

RECOMMENDATION

STAFF RECOMMENDS THAT THE CITY COUNCIL RECEIVE AN INFORMATIONAL REPORT RESPONDING TO RESOLUTION NO. 87129-C.M.S. REQUESTING INFORMATION CONCERNING A NUMBER OF DIFFERENT HOMELESS SERVICES AND PROGRAMS.

EXECUTIVE SUMMARY

Between 2015 and 2017 the number of homeless individuals in Oakland increased by 26%. The vast majority of people who are homeless in Alameda County – 82% - are not visitors but are our neighbors who lived here before they became homeless. In the past decade, the Bay Area added only one unit of housing for every eight jobs created, and very little of the housing built was subsidized enough to help people in need, especially those at very low income or receiving public assistance. Data also shows a disproportionate number of homeless individuals in the City of Oakland - nearly 70 percent - are Black/African American. This is a crisis for Oakland, and the entire Bay Area, and every major city along the West Coast.

The City of Oakland, in partnership with Alameda County, is working to address the homelessness crisis in a number of different ways, from upstream interventions to prevent people from becoming homeless (e.g. \$2.2 million in funding for anti-displacement services; additional renter protections; increased relocation funding requirements), providing emergency shelter and street outreach services when people become homeless (e.g. Family Front Door, Housing First Support Network, temporary cabin communities) and finally, funding the construction of more affordable housing by leveraging Community Development Block Grants (CDBG), Measure KK and County A-1 funds.

Item: _____
Life Enrichment Committee
September 11, 2018

The City Council adopted Resolution No. 87129-C.M.S. requesting more information related to homeless services and programs, including updates on funding, in nine different categories. The chart below outlines the items requested to be addressed by the Resolution. More detailed information will be provided in the Analysis and Policy Alternatives section of this report.

Description	Responsible Dept.	Brief Status
1. Encourage and support private development of expanded housing options	Planning and Building	Zoning text amendment under development for legal non-conforming motels
2. Pursue multiple strategies including leases with non-profits and faith based organizations	Human Services	CalTrans considering lease for parcel on Mandela Parkway. Peralta Community College District considering proposal for use of a parking lot
3. Permitting the disposal of sewage through a temporary holding tank with a contract for regular pumping	Oakland Public Works	Roto Rooter has confirmed they can provide this service; costs can be reduced by use of existing sewer lines.
4. Ordinance amending the City's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs	Finance	The Finance Department will submit a report for the September 25 th Finance Committee meeting addressing this request.
5. Identify available public land for these efforts	Mayor; City Administrator; Real Estate Management	Henry J. Kaiser Convention Center parking lot planning underway for third community cabin site. CalTrans considering use of Mandela Parkway property
6. Call upon external funders including Alameda County and US Department of Housing and Urban Development to maximize funding	Mayor; City Administrator	\$8.6 Million in State budget for Oakland through Homeless Emergency Assistance Program; \$16M for Alameda County through same. \$10M in Alameda County budget for homeless programs; additional funding under discussion by Board of Supervisors. HUD has offered Technical Assistance to 10 communities

		including Alameda County/Oakland to develop new approaches to service
7. Ask Alameda County, OUSD and Caltrans to identify available public land and/or fund support services	Mayor; City Administrator	See report for description of written and verbal requests for assistance. AB 3139 (Bonta) recently approved for more flexible use of Caltrans lands
8. Find funding sources to support these efforts	Mayor; City Administrator	Oakland mid-cycle budget includes \$800K for operation of "Second Henry" and extending Winter Shelter. The Mayor's advocacy resulted in a direct state allocation of \$8.6M to Oakland and an additional \$16M to Alameda County.
9. Identify options to deal with issues related to liability and insurance	City Administrator	Consider a grant program to address additional funding needs

A member of the public requested that the City assess the Square One housing program established by a non-profit in Oregon. Staff will return with that report for the September 25, 2018 Committee meeting.

Please note: the City recently launched a website to provide the community more information about what is and can be done to address this crisis. We encourage City staff and officials to refer community members to this resource: <https://www.oaklandhomelessresponse.com>

ANALYSIS AND POLICY ALTERNATIVES

1. Encourage and support private development of expanded housing options

Planning and Development modifications

The Planning and Building Department is currently developing a Zoning Ordinance text amendment to allow a small number of existing non-conforming motels in the CIX-2 zone to be renovated and approved with a Conditional Use Permit for permanent residency by formerly homeless and extremely low income persons. There is at least one motel conversion project currently under consideration by the Oakland Housing Authority for funding with Veterans Affairs Supportive Housing (VASH) vouchers that would result in 36 units becoming available in a very short period of time if the text amendment is approved.

Modular construction

The Planning Bureau is processing an application for a General Plan Amendment and rezoning to enable construction of a residential development on a lot formerly owned by CalTrans that would include units built with a modular construction approach. The applicant has indicated that approximately 50 of the modular units would be dedicated for use by formerly homeless individuals.

Emergency Housing Regulations

In May 2018, the State Housing & Community Development Department (HCD) issued Information Bulletin 2018-01 concerning two new voluntary appendices to the 2016 California Building Code and California Residential Code. The new provisions are intended to provide a consistent minimum standard by which local agencies may develop emergency housing or shelter ordinances. HCD will revisit these provisions as part of the Triennial Building Standards Code Adoption Cycle for the 2019 codes. However, in the interim, these appendices are available for local agencies' consideration. The City Council adopted its "Shelter Crisis Ordinance" in October 2017 as authorized under Government Code Section 8698. City staff is currently reviewing the new appendices described above to determine how they can complement the existing Shelter Crisis Ordinance; staff will bring a report to the City Council once that review is complete.

2. Pursue multiple strategies including leases with non-profits and faith based organizations

Outdoor emergency shelter facilities

The City has created two outdoor emergency shelter "community cabin" facilities since December 2017 serving 115 people, of which 41 have obtained transitional or permanent housing. The location at 6th and Castro is leased from a private party with the support of PG&E. The location at 27th and Northgate is leased from CalTrans for a nominal payment. A third community cabin location is currently in the planning stages for the City-owned parking lot at the Henry J Kaiser Convention Center. This facility will be focused on resolving encampments at Lake Merritt. A fourth location has been proposed to CalTrans for a lot on the west side of Mandela Parkway. That facility initially would be focused on resolving the encampments around 35th and Peralta. All of these programs are operated by non-profit partners under agreements with the City.

Safe Parking

The City is in discussion with the Peralta Community College District about use of one of their parking lots for a "safe parking" site that could include both RV's and vehicles. The site would be leased from Peralta and operated similarly to the community cabins programs with the intent of assisting people with locating permanent housing. Further discussion of Safe Parking at religious institutions is addressed in number 9 below.

3. Permitting the disposal of sewage through a temporary holding tank with a contract for regular pumping

The number of recreational vehicles (RV's) parking on City streets has increased significantly in the last year. With that increase, has also come an increase in complaints about human waste being dumped on City streets and sidewalks. Staff has been working to address this challenge by developing a Safe Parking Program as described in number 2 above. A critical element of that program was identifying a service provider who would provide mobile pumping services for "black water" from RV's. Roto Rooter, an existing City contractor, has confirmed that it can provide that service. Roto Rooter estimates that servicing a 25 RV site on a weekly basis would cost \$1,535 per week. These costs include a two-person crew working four (4) hours at a site that hosts approximately 25 RV's, plus the equipment and dump fees. At that rate, the cost is \$6,646 per month per 25 RV site. If a manhole with a sewer line is available at the location, and use of that line is approved, the costs could decrease by approximately 25% since the need to transport and dump the waste at an approved facility would be eliminated. This service can be pursued for any of the Safe Parking sites discussed above.

4. Ordinance amending the City's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs

The Finance Department will submit a report for the September 25th Finance and Management Committee meeting addressing this request.

5. Identify available public land for these efforts

In addition to the sites identified in previous reports to the Life Enrichment Committee (some of which ultimately were used for other purposes), staff is actively developing a third Community Cabin project at the Henry J Kaiser Convention Center parking lot. The site is being developed to limit any conflicts with the renovation of the facility currently proposed by Orton Development. Additionally, staff is negotiating with CalTrans for use of a parcel on the west side of Mandela Parkway for a fourth Community Cabin location. This site is large enough that it could possibly offer two community cabin sites, or as community cabin site and a Safe Parking location, if sufficient service provider capacity is available to manage two programs. The City has also proposed a Safe Parking program to the Peralta Community College District for one of its parking lots and expects to receive information on the feasibility later in September.

6. Call upon external funders including Alameda County and US Department of Housing and Urban Development to maximize funding

Mayor Schaaf worked with a coalition of eleven mayors throughout California to request that the Governor release funds from the State's reserve to assist cities and counties in addressing the homeless crisis. That advocacy resulted in a \$500 million block grant program designed to provide direct assistance to cities and counties to address the homeless crisis throughout California; it generated a direct allocation to Oakland of approximately \$8.6 million, with an additional \$16 million to Alameda County. The City's application for its direct allocation will be submitted on the first day that funding is available in order to expedite distribution of the funds to

Oakland. With regard to the County portion of the funding, the City will advocate that a significant portion of the County funding be allocated to Oakland given that 50% of the County's homeless population resides in Oakland.

Additionally, the Mayor has been in direct communication, both verbally and in writing, with members of the Alameda County Board of Supervisors requesting their consideration of additional funding for specific needs in Oakland, including operational funding for the second Henry Robinson Center, more capacity for year-round emergency shelter, improved used needle collection, and additional street outreach and social services. The County has identified new funding from various sources, including the Mental Health Services Act (MHSA), that will be made available to support homeless programs and services. The County Board of Supervisors should be considering that funding in early fall.

The City submitted its application to the Continuum of Care for Alameda County, Everyone Home, in mid-August. This is an annual competitive funding cycle through which federal funds are allocated throughout the County. The City's application focused on maintaining funding to our current six CoC funded programs (transitional housing for families, singles and youth, rapid rehousing for families and youth) as well as a new application for partial (\$700,000) funding for the second Henry Robinson program. Local notification of funding will be announced on August 31, 2018. The County also included \$10 million in one-time funds for homeless programs in its recently adopted budget.

7. Ask Alameda County, Oakland Unified School District (OUSD) and Caltrans to identify available public land and/or fund support services

The City is currently leasing CalTrans property at 27th and Northgate for a community cabins site and is discussions with CalTrans for another site on the west side of Mandela Parkway. The legislature recently approved AB3139 (Bonta) which provides Caltrans more flexibility to lease its land for these types of uses.

8. Find funding sources to support these efforts

The mid-cycle budget adopted by the City Council in June 2018 added funding for homeless programs as follows:

- 1) Added \$300,000 in the General Purpose Fund (GPF) for homeless sanitation services;
- 2) Added \$500,000 in Fund 1870 for 2nd Henry Robinson/Winter Shelters (The prior 2-year budget for FY 2017-2019 already included \$300,000 in GPF that was transferred to 1870 for a total of \$800,000 for this use.)

As noted above, the City has submitted applications to the Continuum of Care for federal funding, to the state for Homeless Emergency Aid Program funding and is actively working with the County to identify additional funding from sources such as the Mental Health Services Act.

9. Identify options to deal with issues related to liability and insurance

Staff recommends that the Council re-allocate the \$300,000 GPF which was set-aside in the mid-cycle budget for sanitation services, to a grant program for organizations that wish to utilize their parking lots for a safe parking program. The San Francisco Foundation recently awarded a \$175,000 grant to the Interfaith Council of Alameda County (ICAC) for a two-year project including safe car parks on underutilized congregation properties. In order to leverage that grant, staff recommends that the City award a grant of \$300,000 directly to ICAC to work with the faith community to administer individual grants to operators of the safe parking sites. The grant funds could be used to pay for such things as porta potties and handwashing stations, site security, black water pumping services if RV's are accommodated and/or additional liability insurance costs. Staff proposes that the organizations would operate these safe parking sites for a minimum of six months. This program could be expanded if the City's application for state funding is approved.

PUBLIC OUTREACH/INTEREST

This report did not require public outreach other than the posting of this report on the website.

COORDINATION

Coordination has occurred between the Human Services Department, the Planning and Building Department, the Housing Department and the City Administrator's Office.

Additional Coordination has taken place between the City of Oakland Human Services Department and staff of the County Health Department and County Housing and Community Development Department as well as with Everyone Home.

SUSTAINABLE OPPORTUNITIES

Economic: The purpose of this report is to provide information about various ways the City is attempting to eliminate and prevent homelessness.

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.

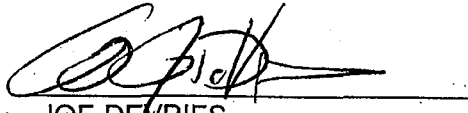
Social Equity: The programs described in this report are targeted to the most vulnerable and at-risk populations in the City and are focused on providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council receive an informational report responding to Resolution No. 87129-C.M.S. requesting information concerning a number of different homeless services and programs.

For questions regarding this report, please contact Joe DeVries, at 238-3083.

Respectfully submitted,



JOE DEVRIES
Assistant to the City Administrator

Reviewed by: Sara Bedford, Director;
Lara Tannenbaum, Community Housing
Services Manager; Katie Dignan, Assistant
Director, Planning & Building



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2018 OCT 18 PM 5:50 **AGENDA REPORT**

TO: Sabrina B. Landreth
City Administrator

FROM: Joe DeVries
Assistant to the City
Administrator

SUBJECT: Response to Resolution No. 87129
C.M.S. Regarding Homeless
Services-Supplemental

DATE: October 15, 2018

City Administrator Approval

Date:

10/18/18

RECOMMENDATION

Staff Recommends That The City Council Approve A Report and Recommendation Responding to Resolution No. 87129 C.M.S. Requesting Information Concerning A Number of Different Homeless Services and Programs, Including A New Location for "The Village."

EXECUTIVE SUMMARY

On September 11, 2018, staff presented to the Life Enrichment Committee (LEC) an informational report responding to Resolution No. 87129 C.M.S. requesting information on different homeless services and programs (**Attachment A**). The report was held in the Committee and staff was asked to return with a supplemental report at the October 9, 2018 LEC meeting that included action items. Councilmember Kaplan scheduled a Rules Request asking instead for staff to return on October 23, 2018 Committee with the following: Approve A Report and Recommendation Responding to Resolution No. 87129 C.M.S. Requesting Information Concerning A Number of Different Homeless Services and Programs, Including A New Location for "The Village." Since that time, the \$8.6 million Homeless Emergency Aid Program (HEAP) funding from the State of California has been awarded to the city. This now positions the city to be able to dramatically increase its interventions in a short period of time.

At the LEC Meeting on September 11th, Committee Members also asked for an update on the report that was presented in April of 2017 entitled "Ending the Crisis of Homelessness in Oakland." A PowerPoint presentation that will provide updates on that report is also provided (**Attachment B**).

This report is in response to the Committee's request that staff outline immediate steps that the City Council can approve to reduce unsheltered homelessness. The later portion of the report will address the outstanding issues raised on September 11, 2018. In addition, staff has

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scheduled a resolution to the City Council on October 30, 2018 that will allow the City Administrator to do the following:

1. Open three (3) new Community Cabin Sites providing emergency shelter and services to up to 320 people per year; putting them on a path to transitional and permanent housing. This will reduce the same number of persons currently living in dangerous unregulated street encampments in West, Central, and East Oakland. It will also eliminate the health and safety impacts those encampments are having on the surrounding community. In particular, this will allow the city to resolve the encampment currently located at East 12th street and 23rd Avenue that will be displaced by the 23rd Avenue Bridge Retrofit Project, the encampments located at 35th Street and Peralta Street, Wood Street, and Hollis and MacArthur in West Oakland, and various smaller encampment in the Jack London and Chinatown areas.
2. Open four (4) managed Recreational Vehicle (RV) Sites in East, Central, and West Oakland that will provide up to 150 RVs (an estimated 300 persons) with secure parking, sanitary facilities, and garbage services. This will also reduce the impact of RVs parking in Oakland neighborhoods without sanitary services.
3. Allow the city to enter into an agreement with the Lao Family Foundation to manage a volunteer encampment in partnership with "The Village" to provide a safe location for their participants who will be displaced by the 23rd Avenue Bridge Retrofit Project.

BACKGROUND / LEGISLATIVE HISTORY

At the September 11, 2018 LEC meeting, members asked for specific actions regarding: 1) details about the Community Cabin Program, 2) status of a church based Safe Parking Program, 3) an assessment of potential public lands that are available to use for emergency homeless shelter, and 4) progress on identifying a site for "The Village." Members also asked for additional updates on: 5) the availability and expansion of other alternatives including shelter beds and transitional housing, 6) an update regarding an Ordinance amending the City's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs is also included in this report and 7) staff is recommending the addition of one FTE in the Human Services Department to provide direct services to unsheltered persons.

ANALYSIS AND POLICY ALTERNATIVES

1. **Expansion of the Community Cabin Program:** Staff provided a report to the City Council on September 18, 2018 with a resolution authorizing the City Administrator to enter into an agreement with Housing Consortium of the East Bay to operate the Lake Merritt Community

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Cabin Site. The site was opened on October 5, 2018 and within the first week of operations 28 individuals who were encamped at Lake Merritt have moved into the site and are receiving services. The city currently has three Community Cabin Sites operating, each with the capacity to shelter up to 40 individuals at one time or 80 participants annually. Combined, these sites have the potential to move 240 individuals out of homelessness annually. Participants are anticipated to stay in the cabins for up to six months as they receive case management services and eventually move into transitional or permanent housing. This model has shown promising results in providing immediate, low barrier relief to the unsheltered population and staff recommends continued expansion of this model to address large encampments in East and West Oakland.

Specifically, staff is recommending that the City Council authorize the opening of three new sites:

- a. **3050 International Blvd:** This city owned parcel is 32,454 square feet and is currently scheduled for affordable housing development, however construction will not begin for up to two years. One half of the parcel has been offered as a construction staging area for a charter school that is proposed across the street, but the other half is available for a Community Cabin Site. Staff have been searching since January 2018 for a suitable site for a Community Cabin program to serve the current unsheltered community living at East 12th and 23rd Street which needs to be vacated by the end of the calendar year to make way for the 23rd Avenue Bridge retrofit project. 3050 International Blvd. is approximately 10 blocks away from the current encampment and is the only viable site nearby. Since the parcel is city-owned, there is no acquisition cost which makes it the most fiscally prudent option. Staff did research other potential properties for sale or lease, but those locations are further from the encampment and the costs were prohibitive. This bridge project must commence, or the city will lose the \$10 million grant to fund the project which would pose a significant long-term safety issue. *Therefore, opening of this Community Cabin location is the city's highest priority in the next 60 days.* Staff is in discussion with service providers to operate the site and will determine the most qualified based on location, the make-up of the population at the current encampment, and organizational capacity.
- b. **3401 Mandela Parkway:** This 39,000-square foot parcel is large enough for the city to open and operate two individual Community Cabin Sites with beds for up to 80 people at one time, serving up to 160 people annually. Caltrans will be seeking approval from the California Transportation Commission on December 7, 2018 to enter into a lease with the city. With the passage of Assembly Bill 3139, the cost to the city will be one dollar per month. This location will enable the city to offer shelter to those living under the 580 freeway at 35th and Peralta. This long-standing encampment has had a significant impact on the surrounding community including blocking pedestrian access neighborhood services such as the local grocery store and is a chronic magnet for illegal dumping. The city currently provides sanitary services at this encampment located on Magnolia Street. The street is temporarily blocked off to traffic with K-rails. The second

large encampment that can be addressed with this site is located on the 2400 to 2600 block of Wood Street. The city also provides sanitary services at this site and has created a K-rail buffer between the encampment and the street however that border is consistently ignored and materials are piled in the street, creating ongoing traffic hazards. Additionally, this encampment is also a magnet for large amounts of illegal dumping that weekly clean-up efforts are insufficient to address.

As people transitioned through this site into housing, additional encampments in the area that can be addressed include the growing encampment on MacArthur Blvd behind Home Depot (technically, Caltrans jurisdiction but located in Oakland), the 2800 block of Ettie, the 2400-2600 block of Union Street, and others as space availability permits.

- c. **105 5th Street:** This Caltrans parcel is located under 880 and runs from Oak Street to Madison Street. The Carmel Partners construction staging project on that site is coming to an end making the parcel available soon. Caltrans will be seeking approval from the California Transportation Commission on December 7, 2018 to enter into a lease with the city. With the passage of Assembly Bill 3139, the cost to the city will be one dollar per month. Although the parcel is 70,000 square feet, most of it is located under the freeway and Caltrans will not allow housing under the bridge structure. Approximately 15,000 square feet is located outside the drip line of the structure which allows enough space for a site similar to the Northgate Community Cabin Site. This site would allow the city to offer shelter to residents from several smaller encampments in the Jack London Square and Chinatown areas including those on Webster Street, Broadway, Oak Street, Jackson Street, and in Madison Park where encampments have impacted youth programming. This site could be developed as a replacement to the Castro Site which will be closing in March of 2019, as previously planned.

These three sites have the capacity to serve up to 320 currently unsheltered persons. Staff will continue to evaluate additional locations which are outlined later in this report.

The annual cost of one Community Cabin Site is approximately \$750,000 including \$125,000 of rapid rehousing funds which are a vital component to help transition people out of the cabins and into housing. The startup costs for a site are approximately \$200,000 but the city has been successful thus far in soliciting donations to cover the startup costs at the current sites. The city will continue to seek outside funding for these startup costs which will allow the allotted dollars to go further. Because one the recommended sites is twice the size of the current sites, the total cost calculation staff is using is based on 4 sites. At \$750,000 per year over an 18-month program, operating four sites will cost an estimated \$4.5 million. Additionally, the resolution the City Council will consider on October 30, 2018 will authorize staff to modify the existing contract with the provider at the Lake Merritt Community Cabin site to provide funding through the end of the fiscal year using a total of \$300,000 in HEAP funds.

2. Safe Parking Program and Managed Recreational Vehicle (RV) Sites:

- a. **Safe Parking Program:** The Resolution authorizing the City Administrator to enter into a grant agreement with the Interfaith Council of Alameda County was approved at the October 16, 2018 City Council meeting. This will provide an initial \$300,000 for the program for churches who offer their parking lots to be used by people living in vehicles. The funding will cover security, sanitation, and liability costs for the churches and the city will assist with evaluating clients through its current outreach/housing navigation teams. The Interfaith Council of Alameda County (ICAC) has identified five church sites that can accommodate up to 10 vehicles each for an estimated total of 100 people being served. As the program evolves, the resolution allows the City Administrator to expand the program as funds become available.
- b. **Managed RV Sites:** The resolution that the City Council will consider on October 30, 2018 will allow the City Administrator to negotiate and enter into contracts with providers to operate and maintain three Managed RV Sites in the city that will be able to serve up to 120 RVs at one time. This would serve an estimated 240 people who are currently parking their RVs at various locations throughout the city. People living in RVs often fear that their vehicles will be towed due to expired registration or unpaid parking tickets. If an RV is towed, the cost to retrieve it is so prohibitive that it often means the person ends up living on the street. This fear can prohibit RV dwellers from going to work or cause them to miss important appointments as they feel compelled to stay with their vehicle. At a managed RV Site, participants will be able to park their RV for extended periods in a facility with sanitation and security services provided. These sites will provide individuals the security to seek employment and/or work with case managers to get on a path to stable housing. With inadequate options for pumping of waste, RV residents are dumping human waste in the streets and down storm drains. These sites will allow for proper disposal of waste, eliminate the chronic buildup of garbage around current RV locations, and reduce the staff time associated with both patrolling and cleaning these areas.

Staff have identified three viable locations for these sites. The first is located at 3499 Beach Street which is connected to 3401 Mandela, the parcel Caltrans will lease to the city for a double Community Cabin Site. This parcel is located very close to Raimondi Field where currently there is an RV gathering of 20 or more RVs. These and other RVs in this portion of West Oakland would be offered the opportunity to move onto the city managed RV site. This will reduce the impact they are having on the field and those who use it for recreation.

The second site is 711 71st Avenue, a city owned 52,000 square foot parcel across from the Coliseum BART that will be available within the next two months for use. This site is near 85th Avenue, Baldwin Place, and Edes Avenues where a significant number of RVs are located and impacting operations for several local businesses.

The third site is 3801 East 8th Street, a 39,001-square foot city owned parcel near High street and the 880. This parcel will become an extension of 42nd Avenue in the next two years, but is available until the city project is scheduled to take place. This parcel currently has several RVs already parked on site and the city provides sanitary services, but it is otherwise unregulated and causes significant problems for the surrounding community. By converting the site to a managed operation, hazardous conditions at the site can be eliminated and a greater sense of security can be provided for participants and the surrounding community.

Staff is currently in discussion with the Peralta Community College District to lease the parking lot located at 11 4th Street for the purposes of operating a managed RV site that would include the level of wrap-around services offered at the Community Cabin Sites. This would be a hybrid between the Community Cabin Sites and the proposed managed RV sites. The number of people served has yet to be determined but would likely be up to 30 RVs serving 60 people. This proposal is still in the planning stage and the details of the operation of the site have not yet been decided. Adoption of the attached resolution gives the City Administrator the authority to enter into an agreement should the Peralta District agree to move forward with the proposal.

Staff intend to conduct a Request for Qualification process for these sites and recommend allocating \$1.1 million in HEAP funds to this strategy.

3. Potential Public Land Available for Community Cabins, Volunteer Managed Encampments (The Village), Safe Parking Programs, and Transitional Housing:

Staff have sent formal requests to the California Department of Transportation (Caltrans) Alameda County, the Oakland Unified School District (OUSD), and the San Francisco Bay Area Rapid Transit District (BART) seeking information about potential sites that could support emergency shelter programs. Staff also evaluated several city parcels including a list identified by members of the Homeless Advocacy Working Group to determine ownership and viability for emergency shelter functions including Safe Parking Sites, Tuff Shed Community Cabin Sites, or for a volunteer managed encampment such as what the Village is proposing to create. General characteristics include the following:

- Sites need to be a minimum of approximately 10,000 square feet to accommodate a facility serving up to 40 people at a time.
- Sites should be flat, vacant, and preferably paved to avoid drainage and livability issues during the rainy season
- Site should be free of toxic substances or have the potential to quickly mitigate the potential hazard of toxic substances in a manner acceptable to the Water Board such as installing filter fabric and a layer of crushed rock
- Sites should not have a current use on or adjacent to the site that would conflict with an emergency shelter use

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- Sites should be close to existing encampments as well as transit lines to allow participants to access services

Below is a table of sites evaluated and an explanation as to whether they meet these criteria and can be further explored:

Location	Owner	Size	Comments/Best Use
3401 Mandela Pkwy	Caltrans	39,000 sf in front, additional 30,000 sf along Wood St	The Mandela side of the property would serve well as an 80-person community cabin site and is within several blocks of several West Oakland encampments. The rear portion can serve as RV parking for a significant number of RVs (schematics and max occupancy being determined). Caltrans has drafted a lease and is offering it to the city. This lease would be for \$1/month and requires CA Transportation Commission approval which is anticipated on December 7, 2018.
5 th St to 6 th St between Oak St and Madison St	Caltrans	70,000 sf but only 15,000 sf along 5 th St not under freeway	Based on the Northgate Model, this site would be suitable for another community cabin site and is close to several encampments in Jack London Square. Caltrans has drafted a lease and is offering it to the city. This lease would be for \$1/month and requires CA Transportation Commission approval which is anticipated on December 7, 2018.
40 th St 645 40 th St 3924 MLKJ Way (3 contiguous parcels)	BART	just under 10,000 sf	This vacant lot at 40 th St and MLK Jr. Way could work as a small community cabin or volunteer-managed encampment site. As a former gas station, there are potential environmental considerations that must be evaluated. BART is aware of city's interest and is doing further evaluation.
4529 Foothill Blvd	OUSD	19,634 sf	This paved lot is directly across from Fremont HS but is also on a major transit corridor, close to services, and fenced. It would be suitable for a community cabin site. Staff contacted OUSD and is awaiting a response.
3050 International Blvd	City	32,484 sf	This lot is currently scheduled for affordable housing construction in the

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			next two yrs. <i>Staff is recommending this site be used to establish a community cabin to shelter a portion of the current inhabitants of the East 12th St and 23rd Ave encampment.</i>
1442 Derby Ave	City	9,034 sf with an additional 8,000 sf contiguous paved parcel that is privately-owned.	This site is under consideration for a charter school, but until that project is finalized, it could serve as a community cabin or volunteer-managed site if the owner of the private parcel was willing to allow it. Depending on the decision regarding the school, this site may need to be vacated within a few months. This site has residential units across the street.
3566 Foothill Blvd, 3550 Foothill Blvd (2 contiguous parcels west of 36th Ave)	City	18,434 sf	This paved vacant site is the right size and condition for a community cabin or volunteer-managed site but also abuts residential units in a densely populated residential neighborhood where no current encampment exists.
3600 Foothill Blvd, 3614 Foothill Blvd (2 contiguous parcels east of 36th Ave)	City	15,624 sf	This paved vacant site is the right size and condition for a community cabin or volunteer-managed site however, it abuts residential units in a densely populated residential neighborhood where no current encampment exists.
1449 Miller Ave (old Miller Library)	City	11,969 sf	This site of the old Miller Library is partially paved, fenced, and there are no current plans for its development. There are residential units across the street on East 15 th St. Staff recommends that this site be offered to the Lao Family Community Foundation to partner with the Village in managing a volunteer encampment that can house approximately 27 of the current inhabitants of the East 12 th St and 23 rd Ave encampment.
7526 MacArthur Blvd	Housing Authority of the City of Oakland	46,945 sf	This unpaved, slightly sloped property abuts residential on two sides and fronts on MacArthur Blvd. Staff contacted the Housing Authority of the City of Oakland and is awaiting a response. This site is not located near any established encampments.

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711 71 st Ave	City	52,272 sf	This flat paved lot is ideal for a managed RV site. Staff is determining the number of vehicles that could be serviced on the site. Once that analysis is complete, staff recommends opening an RV site at this location with 24/7 security and management services offered by a contracted provider.
796 66 th Ave	City	342,566 sf	This paved fenced lot was a former RV sales location and is currently used as parking for events at the Coliseum and Arena. This lot is under contract with Classic Parking and although a portion could be cordoned off for safe parking, it is close enough to the water that it likely would trigger an approval process with the SF Bay Area Conservation Development Commission (BCDC). The city has already received a complaint from BCDC about an existing encampment along the shoreline at this location.
3801 East 8 th St	City	39,261 sf	This paved, fenced, vacant site is the right size and condition for a managed RV parking site and is currently occupied by a growing unregulated encampment that has been the source of several complaints from area businesses. Staff recommends opening an RV site at this location with 24/7 security and management services offered by a contracted provider.
4200 Alameda Ave	privately-owned	36,501 sf	This private lot abuts 3801 East 8th St and could be considered to expand the opportunity at the East 8th St site but would require leasing from the private owner and, as a former gas station, some environmental concerns may exist.
606 Clara St 9418 Edes Ave	City	26,534 sf	Vacant, partially paved parcels are the large enough for a community cabin or volunteer-managed site. However, they abut residential units and are within a block of the East Oakland Senior Center, Sports Center, and Brookfield Library.
10451 MacArthur Blvd	City	22,000 sf	Abuts residential, unpaved, but the right size for a community cabin site.

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			However, this site is not located near any established encampments.
3829 MLK Jr. Way, 3823 MLK Jr. Way	City	9125 sf	An Request for Proposal (RFP) has been issued by HCD for this site. City is currently in talks to do LDDA with owner of two parcels on south side. Owner is Longfellow Corner LP which is a project of RCD.
1608 and 1606 Chestnut St	City	1510 sf each	Total 3018 sf - too small.
8 th St	City	9386 sf	L-shaped parcel adjacent to mortuary, abuts residential, ownership unclear.
8280 Macarthur Blvd	City	6722 sf	Smaller stand-alone parcel, next to residential.
8296 Macarthur Blvd	City	6368 sf	Smaller stand-alone parcel, next to residential.
800 Madison St	BART	59,992 sf	Lake Merritt BART Station plaza.
7318 International Blvd	City	3689 sf	Two contiguous parcels, too small.
1911 Telegraph Ave	City	73,878 sf	Uptown area, between Oakland School for the Arts, Henry Kaiser Park, and Uptown residential units.
Foothill Blvd at 73rd Ave (Eastmont Mall)	City	53,155 sf	Currently in an ENA with Starbucks.
490 20 th	City	9372 sf	Paramount Theater Parking Lot.
2016 Telegraph Ave	City	10,736 sf	Paramount Theater Parking Lot.
822 Washington St	City	7544 sf	No longer owned by city.
9 th St	City	13,406 sf	Franklin 88 Parking Garage - in use.
1111 Franklin St	Regents of the UC	37,920 sf	UCOP - Franklin Bldg.
5859 Foothill Blvd	City	2644 sf	These seven APNS no longer exist. They are now part of the Seminary Pointe shopping center development.
5833 Foothill Blvd	City	16,510 sf	"
5847 Foothill Blvd	City	3781 sf	"
5805 Foothill Blvd	City	2303 sf	"
5851 Foothill Blvd	City	2247 sf	"
Foothill Blvd	City	6547 sf	"
5835 Foothill Blvd	City	2543 sf	"
71 st	BART	117,586 sf	Coliseum BART parking lot.

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Ave (APN 41-4164-24-3)			
71 st Ave (APN 41-4166-54)	BART	59,366 sf	Coliseum BART parking lot.
73rd Ave (APN 41-4162-1-5)	BART	78,033 sf	Coliseum BART parking lot.
73rd Ave (APN 41-4164-31-2)	BART	114,395 sf	Coliseum BART parking lot.
51 9th St	BART	60,260 sf	Lake Merritt BART parking lot.
2759 Foothill Blvd	City	2093 sf	Leased to East Bay Wilds Nursery.
2777 Foothill Blvd	City	20,635 sf	Leased to East Bay Wilds Nursery.
3301 San Leandro St	City	14,546 sf	Recently redeveloped into new parking lot for La Clinica.
3229 San Leandro St	City	9138 sf	This APN no longer exists, now part of 3301 San Leandro (part of Fruitvale Transit Village - leased to La Clinica for employee parking).
1440 Harrison St (APN 8-626-24), 1450 Harrison St (APN 8-626-25), 1500 Harrison St (APN 8-626-26)	Housing Authority of the City of Oakland	30,300 sf	Three contiguous parcels, parking lot for Housing Authority of the City of Oakland.
1105 2nd Ave	OUSD		Dewey Academy, next to the E 12th St remainder parcel.
524 16th St	City	6439 sf	Rotunda Garage remainder.
1225 4th Ave	State of California	86,322 sf	EDD bldg and parking lot.
MLKJ Way	City	78,207 sf	APN 2-27-6-5 no longer exists, appears to be part of City Center West Garage (1260 MLKJ Way).
1400 Middle Harbor Rd (APN 18-380-3-5)	State of California	42,000 sf	Paved lot, just south of USPS.
2201 Brush St (apn 3-25-11), 760 22nd St (APN 3-25-10)	West Grand & Brush LLC (EBALDC)	18,172 sf	Two parcels, paved lot, staff contacted EBALDC and is awaiting a response.
880 Fruitvale Ave (APN 33-2198-9-1), Fruitvale Ave	privately-owned	42,148 sf	Three contiguous parcels, paved lot, owner open to leasing or selling

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(APN 33-2198-9-2), Fruitvale Ave (33-2198-9-3)			
Oakport St (APN41-3903-2-8)	EBMUD	626,867 sf	Unpaved lot, staff contacted EBMUD and is awaiting a response.
7425 San Leandro St (APN 41-4173-5-1)	City	68,169 sf	Unpaved, under Hegenberger Rd, just south of Coliseum BART.
1402 E 12th St (APN 20-115-6)	Privately-owned	23,068 sf	Unpaved lot, just north of Burger King, researching.
825 E 12th St (APN 19-34-3)	Privately-owned	bldg 1710 sf lot 14,785 sf	Paved lot, just SE of Pho Mekong, researching.

Buildings Researched

2505 Church St (APN39-3273-21-3)	OUSD	2 bldgs size unknown lot 33,312 sf	Former site of the OUSD Adult Education Center, can be emergency shelter or be converted to transitional housing. Staff contacted OUSD and is awaiting a response.
2020 Brush St (APN 3-37-5-3)	privately-owned	bldg 4969 sf lot 5154 sf	Warehouse, for sale at \$1.4M.
Brush St (APN 3-23-7-1), 2116 Brush St (APN 3-23-8-2), 2118 Brush St (APN 3-23-9-2), 2124 Brush St (APN 3-23-10-2), Brush St (APN 3-23-11-2), 2111 Castro St (APN 3-23-5-1), 21st St (APN 3-23-6-1)	West Grand & Brush LLC (EBALDC)	19,106 sf	Seven contiguous parcels to be considered with adjacent 2020 Brush St, unpaved lot, for sale at about \$5.2M.
635 W Grand Ave (APN 8-659-26), 626 22nd St (APN 8-659-18)	privately-owned	bldg size unknown lot 8867 sf	Two contiguous parcels, warehouse, for lease, staff contacted owner and is waiting for owner to finish cleaning. This site is next door to 641 West Grand, the city's new Transitional Housing location and therefore could be used to increase capacity at that site.
513-515 Independent Rd (APN 41-3908-4)	privately-owned	bldg 40,000 sf lot 68,289 sf	Warehouse, for sale at about \$8M, for lease at \$0.60/sf (bldg), former tenant is East Bay Glass.

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290 Hegenberger Rd (APN 44-5077-4-3)	privately-owned	bldg 22,389 sf lot 24,548 sf	Two warehouse bldgs, for sale at \$6M, for lease at \$3/sf (bldg).
1919-1925 MLK Jr. Way (APN 3-43-5)	privately-owned	bldg 16,588 sf lot 5184 sf	32-unit apt bldg, owner does not want to sell or lease.
1015 E 23rd St (APN 19-56-8-6), 1041 Calcot Place (APN 19-56-7-3), 1067 Calcot Place (APN 19-56-6-2), 1071 Calcot Place (APN 19-56-5-2), 1075 Calcot Place (APN 19-56-4-2), Calcot Place (APN 19-56-29), 1041 E 23rd St (APN 19-56-30)	privately-owned City City	bldg 15,608 sf lot 51,922 sf	Seven contiguous parcels (2 are city-owned), warehouse with sea turtle mural aka 1000 Calcot Place, researching.

4. Progress identifying a site for "The Village:"

After thorough review of the above properties, and the service model that the Village has presented to the city, staff recommends entering into a License Agreement with the Lao Family Community Foundation (LFCF) for 1449 Miller Avenue, the former site of the Miller Avenue Library, to partner with the Village to operate a self-governed encampment model. This 11,969-square foot lot is located just two blocks from the southern portion of the East 12th and 23rd Street encampment which is where the Village has been engaged with the existing population since earlier this year. Organizers for the Village have identified 27 individuals who are currently at the 23rd Avenue site and would agree to participating in the Village model. This makes the Miller Library site both a perfect location and size for the population they wish to serve.

The Village model poses a unique challenge for the city in that the organizers possess a great deal of passion, energy, and support for their volunteer efforts at organizing a self-governed encampment. However, they lack many of the traditional components of an organization that the city would typically enter into an agreement with such as liability insurance, a Board of Directors to assure accountability, and professional staff. This lack of infrastructure, as well as the challenge of finding appropriate land has been an obstacle for the Village and the city to come to an agreement. However, the Lao Family Community Foundation (LFCF) has taken an active role in working with the Village organizers and with the population at the 23rd Avenue Encampment. They have agreed to provide the much-needed capacity and oversight to help the Village be successful in implementing their model. The LFCF has a decades old track record of serving the community. Founded in

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1980 and with a 45-person staff, LFCF works with over 15,000 clients each year in over 25 languages. They offer assistance with employment, housing, and a host of other services that position them well to oversee this innovative strategy being proposed by the Village. They have the organizational capacity to take on the liability concerns and will provide a degree of confidence in the surrounding community that the site will be well managed.

This intervention will require the city to waive the requirement to charge Fair Market Value to LFCF and that waiver will be included in the resolution that the City Council will consider on October 30, 2018. Additionally, staff recommends providing sanitary and garbage service to this site using the existing funds allocated to this in the current budget. The cost is less than \$20,000 annually.

5. Availability and Expansion of Shelter Beds:

The resolution authorizing the City Administrator to enter into grant agreements to operate additional year-round emergency shelter beds and winter shelter beds was introduced at the October 16, 2018 City Council Meeting. This will increase the total number of year-round shelter beds from 350 to 450. It will also add 35 Winter Shelter beds and allow the City Administrator to modify the agreements to increase the number of winter shelter beds as additional funding becomes available.

The resolution being consider by the City Council on October 30, 2018 will include a contract extension, using \$600,000 in HEAP funds, to continue the year-round emergency shelter funding through the end of the fiscal year.

The resolution authorizing the City Administrator to enter into a grant agreement with Bay Area Community Services (BACS) to provide an interim housing program for unsheltered persons at the city-owned property located at 641 West Grand Avenue is before the Life Enrichment Committee today and will allow the city to open an additional 90 beds of Transitional Housing similar to the program in operation at the Henry Robinson Center. This model is an essential component to the continuum of care provided to move people off the street and toward permanent housing.

At the September 11, 2018, LEC meeting staff was asked about the possibility of using the Henry J. Kaiser Convention Center for Emergency Shelter. The building is considered red tagged and is in deep disrepair. None of the building systems including plumbing and water, electrical, and HVAC are operable, and the building is not seismically sound. Vandalism over the years has left with building with exposed and dangerous electrical wiring. There may also be other hazardous materials present in the building, such as asbestos, lead-based paint and mold that would have to be remediated prior to any temporary occupancy.

City staff will continue to pursue additional properties that could support transitional housing or shelter beds as noted in the table of buildings researched above.

6. Update regarding an Ordinance amending the city's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs:

This ordinance would encourage landlords to accept HUD-Section 8 vouchers by exempting them from paying taxes on the first \$30,000 dollars of rental income if they rent to section 8 recipients. Because the ordinance limits the exemption to the first \$30,000 of rental income, it targets the benefits of the program to smaller landlords which has the potential to spread the opportunity to find section 8 housing throughout the city as opposed to seeing it concentrated in large complexes. The Ordinance is being reviewed and will be brought to the Finance Committee at its second meeting in February along with a similar measure that is being introduced by Council Member Gallo to provide exemptions on rental of up to three bedrooms in an owner-occupied residence with revenue derived from section 8 housing.

On a related note, in early 2018, the Oakland Housing Authority launched a trio of incentives to recruit new landlords to accept HUD-Section 8 vouchers, including a \$500 signing bonus; up to \$2,500 in interest-free loans for repairs and upgrades; and up to two months paid rent to maintain the unit for Section 8 housing (instead of putting it on open market). By August 2018, 75 new landlords had signed up for the program.

7. The addition of one FTE in the Human Services Department to provide direct services to unsheltered persons:

Due to the volume and unique nature of these interventions, staff is recommending the addition of one FTE in the Human Services Department to provide direct services to unsheltered persons: The duties would include the following: Accompany the Public Works Department crews when they do encampment work to engage people and connect them immediately to resources. Take responsibility for the 72 hour postings that are legally required before an encampment clean-up is performed Managing the growing number of hygiene interventions by working with the city's contractor to ensure good service and oversee the leadership program at encampments where residents are responsible for the upkeep of units. This is critical work that currently is being managed by staff with other responsibilities. As the city increases the volume of interventions, the additional capacity will be necessary to be successful. The cost of this position is estimated to be \$130,000 and can be provided by the HEAP funding.

FISCAL IMPACT

The projects listed in this report will be funded through the \$8.6 million of HEAP funding the city is receiving from the State of California. The total projected amount of HEAP funds that would be used to support the recommendations in this report is \$6,630,000.

Sabrina B. Landreth, City Administrator

Subject: Supplemental Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

Date: October 15, 2018

Page 16

PUBLIC OUTREACH / INTEREST

This report did not require public outreach other than the posting of this report on the website.

COORDINATION

Coordination has occurred between the Human Services Department, the Planning and Building Department, the Housing Department and the City Administrator's Office.

SUSTAINABLE OPPORTUNITIES

Economic: The purpose of this report is to provide information about various ways the city is attempting to eliminate and prevent homelessness.

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 programs described in this report are targeted to the most vulnerable and at-risk populations in the city and are focused on providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That the City Council Approve This Report and Recommendation Responding to Resolution No. 87129 C.M.S. Requesting Information Concerning A Number of Different Homeless Services and Programs, Including A New Location for "The Village."

Item: _____
Life Enrichment Committee
October 23, 2018

Sabrina B. Landreth, City Administrator


Subject: Supplemental Response to Resolution No. 87129- C.M.S. Regarding Homeless Services

Date: October 15, 2018

Page 17

For questions regarding this report, please contact Joe DeVries, Assistant to the City Administrator at (510) 238-3083.

Respectfully submitted,



Joe DeVries
Assistant to the City Administrator

Reviewed by: Lara Tanenbaum, Community Housing Manager Human Services Department

Attachments (2): A: Resolution No. 87129 C.M.S.
B: Ending the Crisis of Homelessness in Oakland, 2018 Update

Item: _____
Life Enrichment Committee
October 23, 2018

Approved as to Form and Legality

FILES
OFFICE OF THE CITY CLERK
OAKLAND

City Attorney's Office

18 APR 17 PM 2:28

OAKLAND CITY COUNCIL

Resolution No. 87129 C.M.S.

INTRODUCED BY COUNCILMEMBERS REBECCA KAPLAN, ABEL GUILLEN AND
LYNETTE MCELHANEY

RESOLUTION ENCOURAGING THE PRIVATE DEVELOPMENT OF EXPANDED HOUSING OPTIONS, INCLUDING FOR NON-PROFITS, FAITH-BASED ORGANIZATIONS, PRIVATE PROPERTY OWNERS, AND SERVICE PROVIDERS WORKING ON PRIVATE LAND, TO PROVIDE HOUSING AND SANITARY FACILITIES FOR THE HOMELESS THROUGH STRATEGIES INCLUDING "SMALL HOMES," SHIPPING CONTAINER CONVERSION HOMES, RECREATIONAL VEHICLES, UNATTACHED TRAILERS, RESTROOM STRUCTURES, AND OTHER OPTIONS TO PROVIDE DIGNITY, PRIVACY, AND DISEASE CONTROL

WHEREAS, the number of homeless persons in the City of Oakland continues to increase, with the latest 2017 point-in-time count of over 2,700, and this number is likely to increase given the substantial upward pressure of residential rents; and

WHEREAS, the long term and recent decreases in Federal and State funding for housing programs have resulted in an erosion of shelter options for the most vulnerable populations including the elderly, youth, victims of domestic violence, sexually exploited minors, and persons suffering from mental illness, HIV/AIDS, substance abuse and disabilities; and

WHEREAS, the current number of homeless individuals in Oakland far outpaces the number of existing shelter beds, transitional housing, or permanent supportive housing units available; and

WHEREAS, unauthorized homelessness encampments have increased substantially across Oakland, within the public right of way, thus exposing homeless individuals to traffic hazards, increased vulnerability to crime, risk of death and injury, exposure to weather, lack of adequate sanitation and debris services, and other conditions that are detrimental to their health and safety; and

WHEREAS, Oakland residents are being affected by the increasing number of unsheltered individuals with regard to traffic and pedestrian safety, lack of sanitation, and debris services; and

Attachment A

WHEREAS, California Government Code Section 8698, et seq., allows the governing body of a city to declare a shelter crisis when a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety; and

WHEREAS, in September of 2017, the Oakland City Council passed Ordinance Number 13456, which declared a shelter crisis in the City of Oakland and, pursuant to California Government Code Section 8698.1, "authorized [the City Administrator] in her discretion to suspend the provisions of state and local regulatory statutes, regulations, or ordinances prescribing standards of housing, health, or safety as needed for the interim establishment of shelters for the homeless to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis"; and

WHEREAS, California Government Code Section 8698.2 provides that, upon a declaration of a shelter crisis, a city may allow persons unable to obtain housing to occupy designated public facilities (including facilities leased by the city) during the duration of the crisis; and

WHEREAS, there are numerous non-profit and religious organizations that are willing to provide shelter and sanitation services on private land, but have expressed a need for additional support from the City; and

WHEREAS, the City Council finds that urgent and expeditious efforts are necessary to develop additional shelter solutions that are safe and meet basic habitability standards, and that flexibility and broad-based approaches are essential to increase capacity; now, therefore, be it

RESOLVED, that the City of Oakland shall encourage and support the private development of expanded housing options, including those offered by non-profits, faith-based organizations, private property owners, and service providers working on private land to provide housing and sanitary facilities for the homeless through strategies including "small homes," shipping container conversion homes, manufactured housing, recreational vehicles, unattached trailers, restroom structures, and other options to provide dignity, privacy, and disease control; and be it

FURTHER RESOLVED, that the City of Oakland may pursue multiple strategies to accomplish this goal, including by entering into leases with these non-profits and faith-based organizations, so that the land on which the organizations seek to provide temporary shelter and sanitation services may fall under California Government Code Section 8698.2, and therefore allow persons to take shelter there during the duration of the crisis; and be it

FURTHER RESOLVED, that the City of Oakland shall accomplish this goal by permitting the disposal of sewage through a temporary holding tank with a contract for regular pumping; and be it

FURTHER RESOLVED, that the City Council hereby directs the City Administrator to return to the City Council within 3 months with a draft Ordinance for the City Council's consideration amending the City's business tax ordinance to waive the first \$30,000 annually in residential rental property income from tax for property rented through Section 8 or other means-tested housing assistance programs, as a means of encouraging the development of low cost housing alternatives; and be it

FURTHER RESOLVED, that the City Administrator or her designee shall identify available public land for these efforts, and report back to Council on her findings within 3 months of the passage of this Resolution; and be it

FURTHER RESOLVED, that the City of Oakland asks Alameda County, Oakland Unified School District, and the California Department of Transportation to also identify available public land for these efforts, and help provide and/or fund support services for sites designated by the City of Oakland; and be it

FURTHER RESOLVED, that the City of Oakland calls upon external funders, including Alameda County and the U.S. Department of Housing and Urban Development (HUD), to maximize the funding and support that they make available for these efforts; and be it

FURTHER RESOLVED, that the City Administrator or her designee shall work to find funding sources to support these efforts and report back to Council on her findings within 3 months of the passage of this Resolution; and be it

FURTHER RESOLVED, that the City Administrator or her designee shall work to identify options to deal with issues related to liability and insurance, and report back to Council with options for action, within 3 months of the passage of this Resolution.

IN COUNCIL, OAKLAND, CALIFORNIA,

APR 17 2018

PASSED BY THE FOLLOWING VOTE:

AYES - ~~WILLIAMS~~, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLÉN, KALB, KAPLAN AND PRESIDENT ~~WILLIAMS~~ - 6

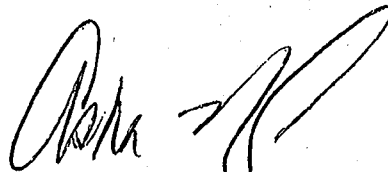
NOES - 0

ABSENT - 4

ABSTENTION - 0

Excused - Brooks, Reed

ATTEST:



LATONDA SIMMONS
City Clerk and Clerk of the Council of the
City of Oakland, California

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2018 OCT 18 PM 5:50

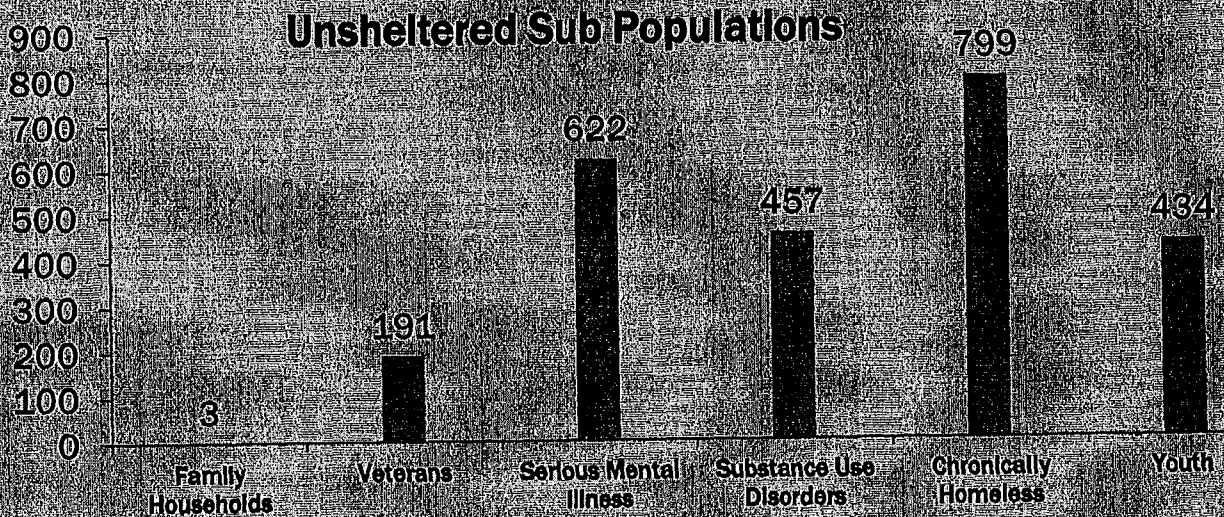
ENDING THE CRISIS OF STREET HOMELESSNESS IN OAKLAND

Financial Review
11/16/18 April 2017

Attachment B

WHO IS HOMELESSNESS IN OAKLAND 2017

Sheltered	Unsheltered (on streets or places not meant for human habitation)	Total Homeless Population
859	1902	2761



Source: 2017 Point In Time Count, 4/1/2017.

CURRENT SYSTEM:SNAPSHOT

Shelter	City funding 1445 beds shelter, 210 beds transitional, 15 Family units, other funding - approx. 1130 beds
Winter Shelter (mid Nov-mid April)	Up to 100 general beds, 25 senior beds, 10 East Oakland beds Transitioning 100 beds to year round shelter
Intensive Housing	25 Family units, 30 beds transitional Age Youth, 150 beds single adults Adding 50 units at the Grand
OPRI - housing and services	100 adult slots, 25 youth slots
Rapid Rehousing	Various programs targeting specific populations: seniors, families, youth, CalWorks. Approximately 1,000 households per month.
Street Outreach	8 outreach staff; Operates 5 days/week
Services for unsheltered temporarily homeless people in permanent housing	360 slots

CURRENT SYSTEM:SNAPSHOT CONTINUED

Housing Navigation

17 (Shower/bathed intensive care) units
10 beds

Community Cabins

120 slots

Other Housing

(Continuing care)

**RECOMMENDATIONS
FROM APRIL 2017**

RECOMMENDATIONS: IMMEDIATE STEPS TO ADDRESS ENCAMPMENTS

- **Health and safety interventions**
- **Dedicated cross disciplinary staff teams to address homelessness**

RECOMMENDATIONS: INTERIM HOUSING

- Identify three sites to support small scale:
 - safe camping (Community Cabins)
 - safe parking
- Second Henry Robinson

RECOMMENDATIONS: DEVELOPMENT OF PERMANENT HOUSING

What We Need To Do

- Commit 20% of new affordable housing for those at zero to twenty percent of area median income.
- Capitalize Operating Costs
- Preserve Single Room Occupancy (SRO) hotels
- City led outreach to landlords

ADDITIONAL RECOMMENDATIONS

- **Private sector collaboration -staff position to coordinate donations**
- **Renewal of emergency shelter ordinance**
- **Explore dedicated revenue stream for homeless housing and services**

Strategy Recommendation	Estimated Cost	Notes
Encampment Health and Safety		
Health and Hygiene Services in Place Projects	\$180,000/ year	Creation of an additional 5 sites per year
Private Sector Coordination-to coordinate private sector donations	Estimated \$137,000/ year	Staff person at the Program Analyst II level Coordinate donations, landlords, etc.
Create formal interdepartmental teams with specialization in homeless services	TBD, costs may include OPD and PWA teams	Staff of team includes: HSD, PWA, OPD, Fire, Transportation, CAO
Interim Housing		
Safe Haven/ Camping & Parking Sites	\$1,000,000 /year	3 sites serving 40 people each at one time
Create second Henry Robinson—interim housing tied to rapid permanent housing placements	\$2,000,000/ year for services	Building acquisition may be possible through housing bond funds from KK or A1.
Permanent Housing Development		
Focus on rapid construction program models for deeply affordable units	TBD by HCD, using new bond resources	Stackable micro-units, purchase and renovation of Single Room Occupancy hotels and other similar buildings, etc.
Explore regulatory or financial relief for income restricted second units such as tiny houses		Home owners could have rental units / tiny homes tied to housing homeless residents.
Other Options/ Programs		
Coordinated Entry for Oakland		Will result in expanded street outreach and housing navigation (case management) for the most vulnerable; should lead to increased efficiencies
Employment for unsheltered residents pilot	Estimate \$50,000 for 1-year pilot, serving 45	Explore program options that use individuals who are homeless under employment training
Develop significant investment in capital costs and services costs to address homelessness		Explore strategies being used by other cities including: <ul style="list-style-type: none"> • Public-Private campaigns (SF) • Ballot Measures to create dedicated revenue stream for homelessness (San Diego and Berkeley) • Sales Tax (LA) • Air B&B tax (Portland)

**WHAT HAS HAPPENED
SINCE APRIL 2017?**

Strategy Recommendation	Funding FY 17-18	Funding FY 18-19	Notes
Encampment Health and Safety			
Health and Hygiene Services in Place Projects	FUNDED/ IMPLEMENTED	FUNDED/ IMPLEMENTED	\$150,000 for 5 sites in FY 17/18 and \$250,000 for 10 sites in FY 18/19 To date have served 20 sites / 13 currently
Private Sector Coordination-private sector donations	NOT FUNDED	NOT FUNDED	Implemented by Mayor's office and Chamber of Commerce- raised funds for all start up costs at Community Cabin Sites
Interdepartmental teams with specialization in homeless services	NO FUNDING NEEDED/ IMPLEMENTED	NO FUNDING NEEDED/ IMPLEMENTED	Encampment Management Team has been meeting since summer 2017
Interim Housing			
Safe Haven/Camping	FUNDED / IMPLEMENTED	FUNDED/ IMPLEMENTED	\$450,000 each year for FY 17/18 and FY 18/19 for 1 site. Additional funding from County and Kaiser Foundation allowed 2 sites to open in FY 17/18 and a third site in FY 18/19
Safe Parking	NOT FUNDED	FUNDED/ IN PROCESS	\$300,000 health/hygiene funds in mid-cycle budget
Second Henry Robinson—interim housing	PARTIALLY FUNDED	PARTIALLY FUNDED/ IN PROCESS	\$300,000 in FY 17/18 and \$800,000 in FY 18/19. HUD CoC grant (\$586,000) expected summer 2019. In discussions with County.

Strategy Recommendation	Funding FY 17-18	Funding FY 18-19	Notes
Permanent Housing Development			
Focus on rapid construction program models for deeply affordable units			Being explored
Explore regulatory or financial relief for income restricted second units such as tiny houses			Being implemented with measure KK funds by early 2019
Other Options/ Programs			
Coordinated Entry for Oakland	FUNDED BY COUNTY IMPLEMENTED	FUNDED BY COUNTY/ IMPLEMENTED	Funded by Alameda County, Implementation is ongoing
Employment for unsheltered residents pilot	NOT FUNDED	FUNDED/ IN PROCESS	\$85,000 in mid cycle budget
Dedicated Revenue Stream			Measure on November 2018 ballot
ADDITIONAL FUNDING			
Family shelter beds	FUNDED/ IMPLEMENTED	FUNDED/ IMPLEMENTED	\$100,000 in FY 17/18 and FY 18/19 Funds beds used by the Family Front Door
Infrastructure requests from HSD	NOT FUNDED	PARTIALLY FUNDED /IN PROCESS	Planner, Everyone Home dues, Homeless Count 2019

Macaulay
City Attorney's Office

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OFFICE OF THE CITY CLERK
OAKLAND

2018 NOV -9 PM 3:14

OAKLAND CITY COUNCIL
RESOLUTION NO. 87408 C.M.S.

INTRODUCED BY THE CITY ADMINISTRATOR

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO:

- ACCEPT \$8.6 MILLION IN FUNDING FROM THE STATE OF CALIFORNIA HOMELESS EMERGENCY AID PROGRAM ("HEAP") FOR EMERGENCY HOMELESS SERVICES THROUGH JUNE 30, 2021;**
- EXECUTE THREE LEASE AGREEMENTS WITH CALTRANS FOR THE USE OF CALTRANS PROPERTIES TO OPERATE COMMUNITY CABIN EMERGENCY SHELTERS AND RECREATIONAL VEHICLE (RV) PARKING AREAS;**
- EXECUTE A LEASE AGREEMENT WITH PERALTA COMMUNITY COLLEGE DISTRICT FOR USE OF THE PROPERTY AT 11 4TH STREET TO OPERATE AN RV PARKING AREA;**
- EXECUTE A LICENSE AGREEMENT WITH THE LAO FAMILY COMMUNITY DEVELOPMENT INC. FOR USE OF CITY-OWNED PROPERTY FOR AN AMOUNT LESS THAN FAIR MARKET VALUE TO OPERATE AND MANAGE A VOLUNTEER ENCAMPMENT IN PARTNERSHIP WITH "THE VILLAGE";**
- AMEND EXISTING GRANT AGREEMENTS AND ENTER INTO NEW GRANT AGREEMENTS FOR YEAR-ROUND AND WINTER EMERGENCY SHELTER THROUGH JUNE 30, 2021 USING HEAP FUNDING, WITHOUT RETURNING TO COUNCIL;**
- EXECUTE NEW AGREEMENTS AND AMEND EXISTING AGREEMENTS WITH SERVICE PROVIDERS TO OPERATE MANAGED RV PARKING AREAS AND COMMUNITY CABIN SHELTERS AND PROVIDE HYGIENE SERVICES THROUGH JUNE 30, 2021 USING HEAP FUNDING, WITHOUT RETURNING TO COUNCIL; AND WAIVING THE COMPETITIVE REQUEST FOR PROPOSALS/QUALIFICATION REQUIREMENT FOR THE AGREEMENTS; AND**
- ACCEPT DONATIONS FROM OUTSIDE SOURCES, INCLUDING OTHER GOVERNMENTAL AGENCIES TO SUPPORT THESE PROGRAMS WITHOUT RETURNING TO COUNCIL; AND**
- CREATE A 1.0 FULL TIME EMPLOYEE (FTE) POSITION IN THE HUMAN SERVICES DEPARTMENT TO PROVIDE DIRECT SERVICES TO UNSHELTERED PERSONS**

WHEREAS, the City of Oakland has seen a 25% increase in its unsheltered population from 2015 to 2017, many of whom live in dangerous street encampments without access to basic sanitation and security; and

WHEREAS, similar increases have been seen throughout the State of California causing the state to create an emergency fund for cities known as the Homeless Encampment Aid Program (HEAP) which is designed to provide immediate support to cities to address problems associated with street encampments; and

WHEREAS, the State of California allocated \$8.6 million in HEAP funding to the City of Oakland to mitigate problems associated with its street encampments, which the City must spend by June, 2021; and

WHEREAS, California State Assembly Bill 3139 requires Caltrans to lease certain available parcels to the City of Oakland for a nominal fee of \$1 per month if the parcels will be used for emergency shelter programs; and

WHEREAS, the City and Caltrans have identified available parcels at 3401 Mandela Parkway, 105 5th Street, and 3499 Beach Street and Caltrans will be receiving approval from the California Transportation Commission on December 7, 2018 to enter into lease agreements with the City of Oakland for the use of those parcels; and

WHEREAS, City staff have also evaluated City-owned and other publicly owned parcels for use as emergency shelter and determined that 1449 Miller Avenue, 3050 International Blvd, 711 71st Avenue, and 3801 East 8th Street are currently available and the most viable for emergency shelter programs; and

WHEREAS, the Peralta Community College District has expressed interest in allowing the City to utilize an underused parking lot at 11 4th Street for a managed RV parking program with wrap-around services; and

WHEREAS, the City has demonstrated the ability to successfully move people out of street encampments and on a path to real housing through its Community Cabin Model; and

WHEREAS, organizations such as Kaiser, Sutter Health and the Oakland Chamber of Commerce have raised \$1 million to support the startup costs of the three current Community Cabin Sites; and

WHEREAS, the City Council has also asked staff to identify a path forward to allow "The Village" to operate a volunteer encampment to help resolve the encampment located at East 12th Street and 23rd Avenue; and

WHEREAS, the Lao Family Community Development Inc. has agreed to partner with the City and the Village to provide the necessary support to a volunteer managed encampment; and

WHEREAS, the City Administrator recommends entering into a license agreement with the Lao Family Community Development Inc. for use of the City-owned property at 1449 Miller Avenue for a one-year term, to manage the volunteer encampment; and

WHEREAS, Oakland Municipal Code ("OMC") section 2.42.110 provides that the City may enter into a license agreement for less than fair market value if the City Council makes a finding and determination that the license for less than fair market value is in the best interests of the City; and

WHEREAS, OMC section 2.42.110 provides that in making the required finding and determination, the City Council may consider the value of in-kind services provided by licensee to the City or the community, including property security and maintenance, social and cultural benefits, or other appropriate services; and

WHEREAS, the Lao Family Community Development Inc. will provide benefits to the City and the Community by providing needed services and support to currently unsheltered residents, providing them protection from harm, and reducing the public safety concerns created by an unregulated street encampment; and

WHEREAS, many of the City's unsheltered population are residing in Recreational Vehicles (RVs) which creates health and safety issues throughout the City that can be resolved by providing these individuals with a safe, secure place to park their RVs; and

WHEREAS, the City is also successful moving people out of encampments through expansion of the traditional shelter model and have reached an agreement with St. Vincent de Paul to convert the winter shelter to a year-round shelter; and

WHEREAS, the original contract with Housing Consortium of the East Bay to operate the Lake Merritt Community Cabins only provided funding for part of the fiscal year and requires use of HEAP funds to continue operations through September 30th, 2019; and

WHEREAS, the original contract with Saint Vincent de Paul to operate year-round shelter only provided funding for part of the fiscal year and requires use of HEAP funds to continue operations through June 30, 2020 and

WHEREAS, the City Administrator is seeking authorization to enter into grant agreements and amendments for emergency year-round shelter and winter shelter through June 30, 2021 using HEAP funding without returning to Council; and

WHEREAS, the City Administrator is seeking authorization, without returning to Council, to enter into agreements and amend existing agreements with service providers to operate managed RV parking areas and community cabin shelters and provide hygiene services through June 30, 2021 using HEAP funding; and

WHEREAS, OMC section 2.04.051.A requires the City Administrator to conduct a request for proposal/qualifications ("RFP/Q") process for professional service contracts

and OMC section 2.04.051.B allows Council to waive the RFP/Q requirements upon a finding by the Council that it is in the best interest of the City to do so; and

WHEREAS, City staff recommends waiving the RFP/Q requirements for contracts for the services authorized by this resolution because there is an urgent need to move people out of dangerous street encampments and into emergency shelter where they can be provided with essential services and because the impact of these encampments is putting a strain on the surrounding community and on City services and

WHEREAS, the City Administrator has determined that these contracts are of a professional and temporary nature and shall not result in the loss of employment or salary by any person having permanent status in the competitive civil service; and

WHEREAS, there is a need for an additional staff person to provide direct service and oversee hygiene intervention efforts at homeless encampments; now, therefore, be it

RESOLVED: That City Administrator is hereby authorized to accept \$8.6 million in funding from the State of California Homeless Emergency Aid Program ("HEAP") for emergency homeless services through June 30, 2021; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute three lease agreements with Caltrans for monthly rent of \$1.00 for the use of Caltrans property to operate community cabin emergency shelters and RV parking areas at 3401 Mandela Parkway, 105 5th Street, and 3499 Beach Street; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute a lease agreement with Peralta Community College District at no cost for use of the property at 11 4th Street to operate an RV parking area; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute a license agreement with the Lao Family Community Development Inc. for an amount less than fair market value for use of City-owned property at 1449 Miller Avenue at no cost for a term of one year to operate and manage a volunteer encampment in partnership with "The Village" without returning to Council; and be it

FURTHER RESOLVED: That for the reasons stated above and in the City Administrator's report accompanying this item, the Council hereby finds and determines that the license agreement with the Lao Family Community Development Inc. for less than fair market value is in the best interest of the City; and be it

FURTHER RESOLVED: That the City Administrator is authorized to amend the existing grant agreement with St. Vincent de Paul for operation of the year round shelter in an estimated amount of \$600,000 for the remainder of fiscal year 2018-2019 and an additional estimated amount of \$1,000,000 for operation during fiscal year 2019-2020 using HEAP funding, and increase or adjust the amounts, without returning to council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to amend the existing grant agreement with Housing Consortium of the East Bay for operation of the Lake Merritt Community Cabins to extend the grant term and increase the grant amount in an estimated amount of \$300,000 for the remainder of fiscal year 18-19 and an estimated amount of \$750,000 for Fiscal Year 2019-2020, and increase or adjust the amounts, without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute agreements with service providers to operate a community cabin shelter at 3050 International Blvd for an amount not to exceed \$950,000 including \$625,000 in operating costs, \$125,000 in Rapid-Rehousing funds, and \$200,000 in startup costs, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute agreements with service providers to operate a community cabin shelter at 105 5th Street for an amount not to exceed \$950,000 including \$625,000 in operating costs, \$125,000 in Rapid-Rehousing funds, and \$200,000 in startup costs, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute new agreements with service providers to operate a double-sized community cabin shelter at 3401 Mandela Parkway for an amount not to exceed \$1,900,000 including \$1,250,000 in operating costs, \$250,000 in Rapid-Rehousing funds, and \$400,000 in startup costs, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute agreements with service providers to operate managed RV sites at 711 71st Avenue, 3801 East 8th Street, and 3499 Beach Street in an amount not to exceed \$1 million, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute new agreements with service providers to operate a managed RV site with wrap-around services at 11 4th Street for an amount not to exceed \$750,000, and increase or adjust the amounts, for a term of one year without returning to Council; and be it

FURTHER RESOLVED: That pursuant to OMC 2.04.051.B and for the reasons stated above and in the City Administrator's report accompanying this item, the City Council finds that it is in the best interests of the City to waive the RFP/Q requirements for these contracts and so waives the requirements; and be it

FURTHER RESOLVED: That based on the information provided by the City Administrator, the Council finds that these contracts are of a professional and temporary natures and shall not result in the loss of employment or salary by any person having permanent status in the competitive civil service; and be it

FURTHER RESOLVED: That the City Administrator is authorized create a 1.0 full time employee (FTE) position in the Human Services Department to provide direct services to unsheltered persons; and be it

FURTHER RESOLVED: That the City Administrator is authorized to accept donations from outside sources, including other governmental agencies to support these programs without returning to Council; and be it

FURTHER RESOLVED: That the City Council hereby finds and determines, after independent review and consideration, as supported by substantial evidence in the record and for the reasons set forth in this Resolution, and, each as a separate and independent basis, that the actions authorized under this resolution and the subsequent operation and administration of the proposed emergency shelter programs, Community Cabins, managed RV parking areas and encampments are exempt from additional review and analysis under the California Environmental Quality Act of 1970 (Public Resources Code section 21000 *et seq*; "CEQA") and the CEQA Guidelines (Cal. Code Regs., title 14, section 15000 *et seq*; "CEQA Guidelines") under CEQA Guidelines section 15303, "New Construction of Conversion of Small Structures," which exempts the construction of limited numbers of new structures or facilities, and/or CEQA Guidelines section 15304, "Minor Alterations to Land," which exempts minor alterations in the condition of public land, including temporary uses, and/or CEQA Guidelines section 15311, "Accessory Structures," which exempts the construction of minor structures appurtenant to existing facilities, and/or CEQA Guidelines section 15332, "In Fill Development Projects," which exempts projects characterized as in fill development meeting certain specified criteria.

IN COUNCIL, OAKLAND, CALIFORNIA,

OCT 30 2018

PASSED BY THE FOLLOWING VOTE:

AYES - ~~WILLIAMS~~, CAMPBELL-WASHINGTON, ~~WILLIAMS~~, GIBSON MCELHANEY, GUILLÉN, KALB, KAPLAN ~~WILLIAMS~~ - 5

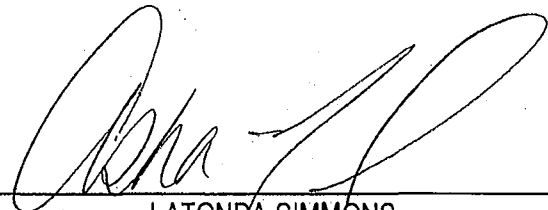
NOES - 1 Gallo

ABSENT - 0

ABSTENTION - 0

Excused - 2 Brooks & Reid

ATTEST:



LATONDA SIMMONS
City Clerk and Clerk of the Council of the
City of Oakland, California

Introduction To Oakland's Updated PATH Framework

The City of Oakland, along with many other communities in this country, is facing a humanitarian crisis of neighbors who find themselves homeless. On a single night in January 2019, more than 4,000 people were experiencing homelessness in Oakland. Nearly four out of five (79 percent) of the people experiencing homelessness in Oakland are unsheltered and live outdoors or in tents or vehicles, often along the city's streets and in our parks. These numbers represent an unprecedented 47 percent increase in total homelessness in Oakland and a 63 percent increase in unsheltered homelessness since 2017. These numbers account for only a fraction of the people who become homeless over the course of a year. It is generally agreed that the production of housing development, at all income levels, has not kept pace with demand, putting an inordinate upward pressure on housing prices resulting in the displacement of long term residents.

The crisis that precedes someone becoming homeless varies significantly and ranges from a mental or physical health crisis, to job loss, to property loss due to inadequate estate planning. But what is common to all is that the longer one is homeless the worse one's health becomes, the more likely family and friendship networks are frayed, and the harder it becomes to obtain, maintain, and sustain stable housing.

In order to successfully reduce, prevent and end Oakland's trend of escalating homelessness, City leaders and community partners must have a shared understanding of the drivers of homelessness. The main drivers of homelessness in Oakland 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% of Area Median Income (AMI)
- Systemic 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

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 red lining and employment discrimination, are most vulnerable to losing their homes. Over 70 percent of individuals who are homeless in Oakland are African American, while they only represent 24 percent of the City's population. The work must be defined by what works for African Americans first and foremost in order to reduce the racial disparities in homelessness in Oakland. The framework commits to using data in a transparent and public way to evaluate outcomes such that racial disparities in homelessness are eliminated. It also acknowledges that current resources are insufficient and the overall crisis cannot be resolved without expanding revenues dedicated to this issue and engaging government and the private sector at every level in this effort.

While the City of Oakland alone cannot afford the level of investment outlined here, strategically engaging these partners will be critical to resolving the suffering so many Oakland neighbors are experiencing on the street. The framework can guide investments of locally controlled resources, focus the power and influence of our community's leaders and stakeholders, align the efforts of our local public agencies and community partners, and engage others toward shared commitments to end homelessness.

The work described in the Updated PATH framework is aligned with the County's Everyone Home Plan, but is responsive to the specific needs of Oaklanders. Oakland has approximately 50 percent of the county's homeless population so the City of Oakland must be a leader in the work to address this crisis.

Framework Overview

Framework Vision: Homelessness should be rare, brief, and one-time.

The framework outlines specific strategies to reduce homelessness in Oakland:

- Fewer people become homeless each year
- More people return to housing as quickly as possible
- Expand, improve, and maintain crisis response beds
- People who have been homeless have the incomes and supports they need to avoid returning to homelessness
- Expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents
- Address impacts of unsheltered homelessness on sheltered and unsheltered neighbors

This framework recognizes that providing someone with a bed in an emergency shelter or transitional housing program offers a critical stepping-stone toward housing stability but alone is insufficient. Preventing vulnerable residents from becoming homeless and expanding the supply of deeply affordable and supportive housing, especially for seniors and persons with disabilities, are necessary elements for solving homelessness. As a result, the PATH framework seeks to reduce homelessness from all perspectives. It emphasizes prevention to keep Oaklanders housed. It seeks to expand all types of interventions once someone is homeless to ensure rapid connection to housing and to rapidly expand the emergency health, hygiene and shelter options for those on the street. And with the clear understanding that housing is the solution, it proposes the expansion of housing production at all income levels but very specifically for those who need supportive housing and / or with very low incomes. It also acknowledges the critical need to increase the income of the lowest income residents through work, connection to benefits, and expanding subsidized housing options.

All strategies proposed in the framework are grounded in the following commitments.

- Addressing equity by eliminating racial disparities in the rates at which people experience homelessness, and rates they exit to stable housing
- Aligning Oakland resources and policies with partners in the private sector and in county, state, and federal governments
- Learning from and using best practices based on evidence about what works

As pieces of the framework are implemented over time, Oakland can expect to see changes in homelessness including:

- No families with children sleeping outdoors, in cars, or other places not meant for human habitation
- Significant reductions in the numbers of people who experience homelessness each year
- Reductions in the number of people who are unsheltered
- Elimination of disparities by race in permanent housing outcomes

GOAL	Reduce rate of new people becoming homeless from more than 300 people per month to fewer than 150 people per month¹			
STRATEGY	Target prevention programs to those who are most at risk of homelessness Strengthen housing problem solving (including flexible housing funds and supportive services) Focus on culturally-specific prevention providers Increase access to employment programs designed to stabilize income and keep people housed			
OUTCOMES	<ul style="list-style-type: none"> • 700 households provided with targeted homeless prevention each year; 3500 households provided with targeted prevention over 5 years • Reduce rate of new households becoming homeless by at least 50% from 2019 levels in 5 years (by 2024) - from more than 300 people per month to fewer than 150 people per month² 			
EQUITY IMPACTS	<ul style="list-style-type: none"> • Helps to address disproportionate rates of homelessness among people of color • Increased impact by • Track data to ensure that African American households are receiving prevention assistance at rates that are proportional to their representation in the homeless population • Proportional reduction in rates of African American households returning to homelessness 			
INPUTS		INVESTMENTS		COLLABORATION OPPORTUNITIES
INTERVENTIONS <ul style="list-style-type: none"> ✓ BEST PRACTICES ○ BRIGHT IDEAS 		CURRENT INVESTMENTS	NEEDED TO REACH 5 YEAR GOAL	<ul style="list-style-type: none"> ➤ CITY FUNDING ➤ COLLABORATIVE FUNDING OPPORTUNITIES ▪ POLICIES
Design prevention programs to assist those most at risk of becoming homeless <ul style="list-style-type: none"> ✓ Use evidence-based screening tools to identify people most at risk of becoming homeless and prioritize resources to address critical needs. ✓ Use racially disaggregated data (qualitative and quantitative) to target assistance to populations most at risk of homelessness or of returning to homelessness (i.e. people who exit to friends and family) 		No current initiatives in Oakland that focus exclusively on people most likely to become homeless		Prioritize those most at risk of homelessness for most prevention funding: Recommend City policy directive that all new prevention/anti displacement funding above current levels be used for targeted homeless prevention <ul style="list-style-type: none"> ➤ Engage partners in public and private sectors to launch a countywide outreach and education campaign to ensure landlords are aware of resources for their tenants

¹ Based on PIT count survey estimates

² Based on PIT count survey estimates

<ul style="list-style-type: none"> ✓ Collaborate with systems where African Americans are disproportionately involved/ impacted to prevent homelessness (e.g. when people leave criminal justice or foster care systems) ✓ Eliminate barriers to receiving assistance such as requirements to have a lease, income, good credit. ✓ Use data to identify and address racial disparities in the rates at which people are becoming homeless 			
<p>Offer flexible financial assistance to help people stay in housing</p> <ul style="list-style-type: none"> ✓ Add resources to support robust housing problem solving throughout homeless system for people at risk of homelessness as well as people recently homeless (see goal on returning to housing) ○ Support engagement with community based and faith based organizations that have roots in communities whose members are disproportionately at risk of homelessness, to strengthen their capacity to respond effectively when people are experiencing a housing crisis. ○ Track homelessness prevention efforts through HMIS 	<p>\$12 million over 3 years in private funding for Keep Oakland Housed -legal services, financial assistance, small amount of supportive services. Funding ends in FY 20/21.</p> <p>City, County, and private partners are funding anti-displacement efforts that include legal services and financial assistance for low-income renters and home-owners, but these programs are not aligned with one another and may not prioritize or offer enough assistance for people who are most at risk of experiencing homelessness</p>	<p>\$2.5 million / year for prevention assistance to 600-700 households (average \$3,500 - \$4,000 per household) who are the most likely to become homeless</p>	<ul style="list-style-type: none"> ➤ Work with public and private funding partners to develop new funding that is integrated with other anti-displacement/prevention efforts and targeted to those most likely to become homeless ➤ Align existing anti-displacement programs that offer legal and financial assistance, and identify opportunities to strengthen the capacity of these programs to serve people most at risk of homelessness, including (for example): <ul style="list-style-type: none"> ○ Adding or strengthening supportive services to address barriers to housing stability ○ Increasing the amount or allowable uses of financial assistance, to help people keep their housing or make alternate housing arrangements if they have to move out, instead of becoming homeless ○ Prioritizing people who are most at risk of experiencing homelessness, and expanding outreach and linkages with community partners to increase awareness and to make assistance more readily available to people in demographic groups that are disproportionately experiencing homelessness ➤ Formalize partnerships with systems that have contact with households at risk of homelessness to ensure connection to

			housing problem solving and targeted prevention funds and services (i.e. school district, unemployment offices, health care settings, faith based community)
Help people who are at risk of homelessness increase incomes through linkage with employment programs Ensure that homeless people are connected to mainstream benefits programs for which they are eligible.	Connection to mainstream benefits currently provided through existing case management in homeless services system		(see goal on Increasing and Stabilizing Income)
Add case managers to senior centers to provide targeted assistance to low-income seniors who are at risk of losing their housing.			• Collaborate with Alameda County to obtain matching federal funds through Medicaid reimbursement for city-funded case management services for seniors at risk of homelessness

<p>Help low-income homeowners keep their housing</p> <ul style="list-style-type: none"> ○ Preserve home ownership for low income homeowners and their heirs with a focus on census tracts correlated with displacement ○ Provide legal services to help extremely low income people to avoid probate, so that family members don't become homeless upon the death of property owner ○ Assist low income homeowners with deferred maintenance costs. Explore expedited permitting process to assist them and their heirs to maintain ownership of the property ○ Encourage home sharing as a way to preserve housing among low income homeowner and increase available housing stock- with a specific focus on census tracts identified to have a high correlation with displacement. ○ Provide financial assistance and explore expedited permitting process for low income homeowners to repair/upgrade their home for home sharing (ex: addition of second bathroom for a tenant) 	<p>To Be Determined</p>	<ul style="list-style-type: none"> ✦ Work with current funding for legal eviction prevention services to expand to include estate planning for low-income homeowners and their families
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GOAL	BY FY 20/21 1000 people per year return to housing as quickly as possible		
STRATEGY	Provide housing problem-solving support, including flexible financial help Expand Rapid re-housing programs Increase employment programs designed to stabilize income and keep people housed		
OUTCOMES	<ul style="list-style-type: none"> • 750 additional households per year assisted with short or medium term subsidies and support services • 250 households per year assisted to avoid homelessness or quickly end their homelessness through housing problem solving 		
EQUITY IMPACTS	<p>Increasing the rate at which people return to housing helps to address the disproportionate rates of homelessness among communities of color, especially among African American households.</p> <ul style="list-style-type: none"> • Increased impact by using culturally-specific providers • Use data to ensure that American households are accessing interventions to end their homelessness at rates that are proportional to their percentage in the homeless population • Use racially disaggregated data (both qualitative and quantitative) to evaluate the success of the above interventions for African American clients 		
INTERVENTIONS ✓ BEST PRACTICES ○ BRIGHT IDEAS	INVESTMENTS		➤ CITY FUNDING ✚ COLLABORATIVE FUNDING OPPORTUNITIES ▪ POLICIES
	CURRENT INVESTMENTS	NEEDED TO REACH 5 YEAR GOAL	
Provide housing problem-solving support: ✓ Have problem solving conversations that focus on potential housing solutions with <u>everyone</u> who is experiencing homelessness	\$315,000 in one time housing problem solving flex funds	\$750,000 / year for 250 households to get help with housing problem solving and light touch financial assistance.	
Expand Rapid Rehousing programs ○ Attach some funding for rapid rehousing to crisis response beds, to facilitate exits from homelessness to housing ○ Fund landlord recruitment / retention staff to work across all of Oakland's RRH programs	\$2.8 million Rapid Rehousing funds for 270 households per year	\$11.25 million / year to provide rapid rehousing assistance to 750 households who are on streets or using crisis housing / shelter (average \$15,000 per household) \$120,000 in landlord recruitment /retention staffing. See reducing unsheltered homelessness goal	Collaborate with Alameda County to: <ul style="list-style-type: none"> • Identify funding for rapid rehousing, using locally controlled resources (e.g. State HHAP), city and county General Fund, "boomerang" property tax revenues, potential new county revenue measure, etc. • Sustain and strengthen the Coordinated Entry system for people experiencing homelessness • Expand Alameda County's landlord liaison program to include landlord recruitment for RRH programs in addition to permanent housing programs

GOAL	By 2024, reduce unsheltered homelessness from 3000 to 1500 people		
STRATEGY	<ul style="list-style-type: none"> • <u>Ensure on going funding for existing and new crisis response beds</u> • <u>All beds should be low barrier to access and well resourced for exits.</u> • Create 800 additional beds between January 1 2020-and December 31st 2021 		
OUTCOMES	By 2024, reduce unsheltered homelessness from 3000 to 1500 people		
EQUITY IMPACTS	<p>Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households.</p> <ul style="list-style-type: none"> • Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland • Track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population 		
INTERVENTIONS <ul style="list-style-type: none"> ✓ BEST PRACTICES ○ BRIGHT IDEAS 	INVESTMENTS		<ul style="list-style-type: none"> ➤ CITY FUNDING ✚ COLLABORATIVE FUNDING OPPORTUNITIES ▪ POLICIES
	CURRENT INVESTMENTS	NEEDED TO REACH 5 YEAR GOAL	
<p>Expand the capacity of the crisis response system by adding beds and spaces including emergency shelters, community cabins, transitional housing and safe parking</p> <ul style="list-style-type: none"> ○ Create crisis response options throughout the City to serve the needs of each community 	<p>In FY 19-20 City is investing \$8.3 million dollars (mix of city, county, state funds) in crisis response beds (shelter community cabin, safe parking)</p> <p>As of December 2019, the crisis response system in Oakland will have the capacity to serve 1600 people overnight in emergency shelters, transitional housing, community cabins, and safe parking programs – an</p>	<p>\$16 million over the next 2 years for the capital costs of purchasing or constructing facilities for 800 additional shelter beds in the Sprung shelter model</p> <p>\$9 million for operating costs for an additional 400 beds by 2020. This includes \$1,800,000 in flexible housing funds for exits)</p> <p>\$18 million for operating costs for an additional 800 beds by 2021. This includes</p>	<ul style="list-style-type: none"> ✚ Collaborate with Alameda County to identify and sustain resource commitments for expanded crisis system capacity, using locally controlled resources such (State HHAP), city and county General Fund, health care funding for respite beds, potential new county revenue measure, etc. ➤ Identify local resources for expanded crisis response bed capacity (i.e. Measure W funds) ✚ Advocate for expanded statewide and regional shelter investments to increase the capacity to provide emergency shelter

	<p>increase of more than 400 beds since 2018.</p> <p>Additional funds are being allocated for purchase / construction of additional shelter beds</p>	<p>\$3,600,000 in flexible housing funds for exits)</p> <p>\$4.5M needed by FY 22-23 to maintain operations for Holland, SVdP shelter and new family shelter beds after one time funds end</p>	
<p>Maximize occupancy in existing and new crisis response beds by reducing barriers to entry and removing unnecessary program rules.</p> <p>Use a Navigation Center (low barrier, exit resources) model for most new crisis response beds.</p> <p>Add resources and adjust policies to convert existing crisis response beds into a Navigation Center (low barrier, exit resources) model as feasible</p> <ul style="list-style-type: none"> o Co-locate County services on site such as SSA (GA, CalFresh), and HCSA (Physical and Behavioral Health Care) o Ensure that there is a funded exit strategy for every shelter bed. <p>Facilitate rapid exits from existing and new crisis response beds to housing, to make beds available to more people who are unsheltered.</p> <p>Use qualitative and quantitative data to assess the experience in shelter for people of color and implement culturally-specific and anti-racist strategies to better meet people of color' short-term shelter need.</p>		<p>\$1, 600,000 in exit resources for 200 existing beds</p>	<p>Set aside specific beds for:</p> <ul style="list-style-type: none"> ✓ Street-based outreach to engage highly vulnerable people and help them move indoors o People whose encampments are being closed due to health and safety concerns o People who are employed/quickly employable to facilitate fast movement into housing o People who are likely to be prioritized for housing opportunities, making it easier to help them move into housing quickly

GOAL	By FY 23/24 expand by 5000 units the supply of deeply affordable and supportive housing for Oakland’s most vulnerable residents including seniors and people with disabilities who are living in deep poverty	
STRATEGY	<p>Create 3000 units of deeply affordable³ and 2000 units of permanent supportive housing⁴ opportunities using a combination of strategies that include:¹</p> <ul style="list-style-type: none"> • Long-term deep rent subsidies (e.g. federal vouchers) to provide tenant-based rental assistance • Shallow rent subsidies • Housing production –capital funding to create new units of new construction and/or acquisition/ rehab with project-based subsidies to ensure long-term affordability for households with incomes below 30% of AMI⁵ • Continue discussions with Oakland Housing Authority on additional opportunities to serve people experiencing homelessness • Prioritizing people who are homeless for some existing affordable housing resources • 	
OUTCOMES	<p>Over the next five years, at least 5,000 vulnerable families and individuals will have the opportunity to move into permanent homes that are affordable to them</p> <p>People experiencing homelessness who have the greatest barriers to getting and keeping housing can receive the support they need to get and keep housing</p>	
EQUITY IMPACTS	<p>African American households will access deeply affordable and supportive units at rates that are proportional to their representation in the homeless population</p> <ul style="list-style-type: none"> • Increasing the number of deeply affordable and supportive housing units for people experiencing homelessness helps to address the disproportionate rates of homelessness among communities of color, especially among African American households. • Using the coordinated entry system to select tenants for available deeply affordable and permanent supportive housing units will ensure that applicants reflect the disproportionate number of African American people who are experiencing homelessness in Oakland. • Data will be used to identify and inform efforts to address racial disparities in the rates at which people move into deeply affordable and permanent supportive housing, and the rates at which they maintain their housing for at least a year • Policy reforms and efforts to engage neighbors and community leaders will reduce the impacts of discrimination (based on race, housing vouchers, credit history, experience in the criminal justice system) when people are searching for rental housing 	
INTERVENTIONS <input checked="" type="checkbox"/> BEST PRACTICES <input type="checkbox"/> BRIGHT IDEAS	INVESTMENTS	<input type="checkbox"/> CITY FUNDING <input checked="" type="checkbox"/> COLLABORATIVE FUNDING OPPORTUNITIES <input type="checkbox"/> POLICIES

³ Deeply affordable housing means housing in which tenants pay rents that are affordable to extremely low-income people who have incomes below 30% AMI. Many people experiencing homelessness have incomes that are even lower – often below 20% of AMI. Many affordable housing units that are targeted to households below 30% of AMI rely on project-based rent subsidies to cover operating costs that are greater than tenant rent contributions. With project-based subsidies, tenants’ rent contributions are based on actual household incomes.

⁴ Supportive Housing is deeply affordable housing with supportive services that facilitate housing stability for people with disabilities

⁵ 2019 Area Median Income (AMI) for Oakland is \$78,200 for a household of 1 person. 20% AMI is \$16,280 for a household of 1 person. 30% AMI is \$23,400 for a household of 1 person.

	CURRENT INVESTMENTS	NEEDED TO REACH 5 YEAR GOAL	
<p>Create 1,500 units of deeply affordable and 2000 units of permanent supportive housing using a combination of strategies that include:</p> <ul style="list-style-type: none"> • Long-term deep rent subsidies (e.g. federal vouchers) to provide tenant-based rental assistance • Housing production –capital funding to create new units of new construction and/or acquisition/ rehab with project-based subsidies to ensure long-term affordability for households with incomes below 30% of AMI • Continue discussions with Oakland Housing Authority on additional opportunities to serve people experiencing homelessness • Prioritizing people who are homeless for some existing affordable housing resources 	<p>Funding commitments have been made to use funding from City of Oakland, Alameda County, and/or California's No Place Like Home program to create at least 700 additional units of deeply affordable housing (targeted to households with incomes below 20% or 30% AMI), including at least 350 housing units dedicated to people experiencing homelessness, but additional funding may be needed to fill gaps in capital and/or operating costs for some projects.⁶</p> <p>Approximately 20 projects that will include new supportive housing units in Oakland are now in the development pipeline (planning / pre-development, or construction / rehabilitation in progress).</p>	<p>\$204 million capital (one-time) to produce 750 units of deeply affordable housing and 750 units of permanent supportive housing</p> <p>\$62 million / year for rent subsidies and/or supportive services for 3,500 units of deeply affordable and supportive housing</p>	<ul style="list-style-type: none"> ✦ Set a goal of dedicating 40% of available affordable housing funding in Oakland to create deeply affordable housing opportunities for people who are homeless and have incomes below 20% AMI, including permanent supportive housing.⁷ ✦ Align available resources and coordinate funding commitments from the City, County, and Oakland Housing Authority to pay for capital, operating (or rent subsidies), and supportive services including: <ul style="list-style-type: none"> ○ Funding from local housing bonds and other programs administered by local government agencies for housing and community development investments ○ No Place Like Home – housing for homeless people with serious mental illness ○ Funding through Alameda County and health system(s) for housing-related services and flexible housing subsidies ○ State funding for affordable and supportive housing, including funding for housing linked to Medi-Cal services ○ Corporate and philanthropic commitment to invest in solutions to homelessness ○ Maximizing the use of available federal housing subsidies ✦ Support the development of a countywide ballot measure to raise revenues to pay for services and operating subsidies that can be matched to city and county-funded capital for deeply affordable and supportive housing projects ✦ Seek voter approval for additional local investments in creating housing that is affordable to people with extremely low incomes

⁶ Funding for the capital costs of new units of deeply affordable housing and permanent supportive housing is coming from sources that include from city or county housing funds, No Place Like Home (NPLH) and other sources, and Alameda County has provided commitments to pay for supportive services in some of these projects

⁷ Reaching this goal requires identifying the needed operating and services funding to match with development funds.

			<ul style="list-style-type: none"> ✦ Continue collaboration with Alameda County Health Care Services Agency to ensure that effective supportive services are available to all tenants in permanent supportive housing. ✦ Create incentives for housing developers to create additional units that are deeply affordable and restricted to people experiencing homelessness, by adopting or modifying land use policies, and adjusting requirements or competitive scoring criteria for locally-controlled funding ✦ Make 150 additional units in affordable housing developments (now in the development pipeline) available to people with incomes below 20% AMI who are experiencing homelessness, by providing rent subsidies and gap funding for capital needed to expedite development ✦ Support increased state assistance to local governments to provide ongoing support for the operating costs and supportive services in deeply affordable and permanent supportive housing ✦ Support the Housing Pipeline Committee to coordinate investments across public and private funders, including City, County, Oakland Housing Authority, and partners in philanthropy who manage or contribute significant amounts of funding for capital, operating / rent subsidies, and supportive services.
<p>Create new program to provide shallow rent subsidies to up to 1,500 households with extremely low incomes</p> <ul style="list-style-type: none"> ○ Use progressive engagement to target this longer-term resource to people who have been housed through RRH but have been unable to increase their incomes enough to pay rent and prevent a return to homelessness without some ongoing assistance. <p>Prioritize assistance to households with fixed incomes, including seniors and people with disabilities, who can establish and maintain housing stability with shallow ongoing subsidies</p>	<p>No current dollars going towards this new intervention type.</p>	<p>\$5 million to launch a new shallow rent subsidy program to serve at least 500 households in the first year, increasing until the program has the capacity to assist at least 1,500 households, starting in the third year, at a cost of \$15 million/year</p>	<ul style="list-style-type: none"> ▪ Advocate for new state funding source for shallow subsidies. ▪ Identify local resources (i.e. Measure W funds) which could be matched with private funding and used for a shallow subsidy pilot project.

<p>Explore ways to streamline local approvals for deeply affordable and supportive housing projects</p> <ul style="list-style-type: none"> ○ Identify opportunities to use publicly owned land as sites for creating deeply affordable and supportive housing 			<ul style="list-style-type: none"> ▪ Adopt the ordinance to implement the Oakland's public lands policy to clearly set direction about prioritizing the use of publicly owned land for affordable housing.
<ul style="list-style-type: none"> ○ Continue discussions with Oakland Housing Authority on additional opportunities to serve people experiencing homelessness 	<p>Moving On strategies currently used by OPRI (Oakland PATH Rehousing Program) for up to 50 people as well as with Countywide Shelter plus Care vouchers</p>		
<p>Recruit and provide incentives for landlords to rent to homeless and extremely low income households.</p> <ul style="list-style-type: none"> ○ Educate landlords and the public about the requirements of a new state law (SB329) and City of Oakland Equal Access to Housing Ordinance that prohibits discrimination against people who are using vouchers or other forms of housing subsidies to pay rent ○ Provide landlord incentives, risk mitigation funding, and housing search assistance to help homeless people use housing subsidies, and to increase the number of landlords willing to accept homeless people as tenants. ○ Provide training for homeless services providers and people experiencing homelessness about fair housing laws and resources for addressing discrimination in housing 	<p>Alameda County is currently using funding that is available through California's Medi-Cal waiver (Whole Person Care pilot) to pay for legal services and landlord incentives, but this funding will end in December 2020. County also uses MHSA funding to facilitate access to housing for some homeless people who are receiving mental health services.</p>	<p>Approximately \$250,000/ year for education and training for landlords, homeless service providers, and people experiencing homelessness</p> <p>\$1 million/ year costs for housing navigation support, move-in costs and landlord incentives.</p>	<ul style="list-style-type: none"> ▪ Advocate for state and regional policies to eliminate or limit the scope and use of criminal background checks of potential tenants

- **¹ Create at least 3000 units of deeply affordable housing opportunities within the next five years**
 - Construction or acquisition and rehabilitation to create at least 750 new deeply affordable housing units that are dedicated to households with incomes below 20% or 30% AMI, with long-term project-based rent subsidies that allow tenants to pay rent based on their actual income. ¹
 - New program of shallow rent subsidies to assist at least 1,500 additional households experiencing homelessness each year (beginning with 500 households in the first year, and expanding until program has capacity to assist 1,500 households starting in the third year)
 - Oakland Housing Authority to strengthen homeless preferences to make 50% of all turnover vouchers and public housing units available to people experiencing homelessness or people who are moving on from permanent supportive housing (to serve up to 500 households)
 - Seek funding from other federal, state, or local sources to provide additional tenant-based rent subsidies to at least 250 households
- **Create at least 2,000 units of permanent supportive housing within the next five years**
 - Construction or acquisition and rehabilitation to create at least 750 new permanent supportive housing units with long-term project-based rent subsidies
 - Oakland Housing Authority to implement stronger homeless preferences for vacancies in housing developments that have project-based rent subsidies and supportive services, and use homeless preferences in voucher programs to serve people who are ready to move on from permanent supportive housing, in order to create at least 500 additional opportunities for people who need to move into supportive housing
 - Pursue additional funding from state or federal programs or local revenues to expand scattered site supportive housing programs by adding at least 750 tenant-based rent subsidies

GOAL	Increasing and Stabilizing Income: People have the incomes they need to avoid entering or returning to homelessness		
STRATEGY	<ul style="list-style-type: none"> • Low barrier work opportunities, for people re-entering the workforce • Add employment specialist positions in core homeless services/ prevention services programs • Flexible funding pool to support career track training and employment programs • Benefits advocacy to obtain SSI or other income for which they are eligible 		
OUTCOMES	<p>Increased Income leads to increased housing stability</p> <ul style="list-style-type: none"> • 100 unsheltered individuals per year participate in a low barrier work opportunity and training program • 350 households per year are assisted to maintain their housing through obtaining and/or increasing their employment income including through accessing flexible education/training funds • 200 households per year are assisted with obtaining or maintaining benefits 		
EQUITY IMPACTS	Track data to ensure that African American clients are receiving employment/ benefits services and successfully increasing their incomes at rates that are proportional to their representation in the homeless population		
INTERVENTIONS <ul style="list-style-type: none"> ✓ BEST PRACTICES ○ BRIGHT IDEAS 	INVESTMENTS		<ul style="list-style-type: none"> ➤ CITY FUNDING ✚ COLLABORATIVE FUNDING OPPORTUNITIES ▪ POLICIES
<p>Create low barrier work opportunities for people who are currently unsheltered</p> <ul style="list-style-type: none"> ✓ Ensure that programs offer support for development of work-related skills and provide services to address employment barriers, in conjunction with work opportunities. ✓ Ensure that low barrier work opportunities have built in pathways to real employment opportunities (Ex: linkages with public works or other city departments) 	CURRENT INVESTMENTS	NEEDED TO REACH 5 YEAR GOAL	<ul style="list-style-type: none"> ✚ In collaboration with Workforce Development Department leverage investments from the business community (ex: Business Improvement Districts funding beautification work targeting their district)
<p>Increase co-location and collaboration between providers of homeless assistance and employment programs and services.</p> <ul style="list-style-type: none"> ○ Add at least 6 employment specialist positions in core homeless services/ prevention services programs, 		\$1.8 million per year to support employment specialists, and 100 placements in programs that offer training and employment services for career track opportunities	<ul style="list-style-type: none"> ▪ Explore addition of homelessness as a priority population for existing workforce dollars to serve people who are homeless, at risk of homelessness, or recently housed after experiencing homelessness

<ul style="list-style-type: none"> ✓ Link employment services and supports to rapid re-housing to help people increase incomes enough to pay rent ✓ Identify and facilitate connections with employment programs that have demonstrated effectiveness for people who have significant barriers to employment opportunities. ✓ Identify and reduce barriers to participation of homeless individuals in mainstream workforce programming. ○ Match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless 			<ul style="list-style-type: none"> ▪ Align RFP's across City Workforce programs and Human Services homeless programs to support the dual goals of housing and employment outcomes.
<p>Ensure that homeless people are connected to mainstream benefits programs for which they are eligible.</p> <ul style="list-style-type: none"> ✓ Expand benefits advocacy services with experienced professionals to provide effective documentation of disability and legal advocacy services as needed to support applications and appeals (e.g. for SSI or veterans benefits) 	<p>\$45,000 annual contract for benefits advocacy services for 25 individuals in Crossroads shelter</p>	<p>Increase funding to \$350,000 to provide for benefits advocacy services for an additional 175 people</p>	

GOAL	By FY 20/21 increase the number of encampments receiving health and hygiene services to 40		
STRATEGY	Expand Health and Hygiene interventions to more encampment locations Increase opportunities for leadership and input from people experiencing homelessness in the design, implementation and evaluation of services		
OUTCOMES	Double the number of encampments (from 20 to 40) receive the full complement of health and hygiene interventions (toilets, wash stations, drinking water, showers, garbage pick up) by December 2020 Increase Health and Dignity for people experiencing unsheltered homelessness		
EQUITY IMPACTS	Increasing health and hygiene interventions helps to address the disproportionate impact of unsheltered homelessness on African American households People who have lived experience with homelessness will be engaged in the design and implementation of services and responses to unsheltered homelessness		
INTERVENTIONS ✓ BEST PRACTICES ○ BRIGHT IDEAS	INVESTMENTS		➤ CITY FUNDING ➤ COLLABORATIVE FUNDING OPPORTUNITIES ▪ POLICIES
Deliver health and hygiene interventions for unsheltered residents (portable toilets, wash stations, garbage pick up, mobile showers) at 40 encampments at a time	CURRENT INVESTMENTS	NEEDED TO REACH 5 YEAR GOAL	➤ Identify locally controlled resources such as State HHAP, city and county General Fund, Measure W funds, and potential new city and county revenue measure, etc to fund health and hygiene interventions. ➤ Pursue partnerships with faith institutions, community centers, businesses and others to increase access to existing hygiene services.
	FY 19-20 budget includes \$500,000 from State HEAP funds for 20 encampments to receive minimal health and hygiene interventions (portable toilets, wash stations, limited mobile showers) 1 Public Works Crew- \$1.1million Dedicated OPD team of 1 Sergeant, 2 Officers - \$880,000	\$2 million a year to provide augmented health and hygiene services to a total of 40 encampments- 20 current plus an additional 20 (portable toilets, wash stations, added drinking water, expanded showers) *\$2.2 million for 2 additional Public Works Crews *\$ 1,760,000 for 2 additional OPD teams (Sergeant and 2 officers on each team)	
Maximize occupancy of all safe parking sites	FY 19-20 includes \$300,000 for the operation of 45 safe parking spaces in partnership with faith community	Additional \$600,000 needed to fund 3 rd safe RV parking site	Identify locally controlled resources such as State HHAP, city and county General Fund, Measure W funds, and potential new city and county revenue measure, etc to fund safe parking.

<ul style="list-style-type: none"> o Expand temporary RV Safe Parking sites to include 3 sites of 50 vehicles each or a total of 150 RV's (300 people) o Create family RV Safe Camping to serve 17 vehicles (17 family households or 50 people) o In partnership with Alameda County and with other Alameda County cities, create 5 permanent RV parks for 50 RV's each within unincorporated Alameda County 	<p>FY 19-20 budget includes \$1.2 million for 2 RV Safe Parking Sites</p> <p>\$200,000 per year to operate 17 vehicle family RV site</p>	<p>Cost TBD</p>	<p>Explore regulatory changes to allow manufactured homes and residential use of RVs on private land in Oakland.</p>
<p>Pilot low cost interventions such as co-governed models (could apply to any type structures- RVs, cabins, tents, etc)</p>	<p>FY 19-20 budget includes \$600,000 for pilot</p>		<p>Identify locally controlled resources such as State HHAP, city and county General Fund, Measure W funds, and potential new city and county revenue measure, etc to fund co-governed models.</p>
<p>Enhance street outreach services to reach more unsheltered individuals.</p>		<p>Cost TBD</p>	<p>✱ Collaborate with Alameda County Health Care Services Agency to plan and support implementation of street medicine and other proposals to expand and coordinate delivery of outreach services to people experiencing unsheltered homelessness</p>

GOALS	Eliminate Racial Disparities in the rates at which people experience homelessness and in exits to stable housing		
STRATEGIES	Use public and transparent data, disaggregated by race, and capacity building to close the disparities for African American households in the rate at which they become homeless and exit homelessness		
OUTCOMES	The number of African American households experiencing homelessness will be reduced to be less than or in proportion to the representation of African American households in Oakland's general population		
INTERVENTIONS <ul style="list-style-type: none"> ✓ BEST PRACTICES ○ BRIGHT IDEAS 	INVESTMENTS		<ul style="list-style-type: none"> ➤ CITY FUNDING ✦ COLLABORATIVE FUNDING OPPORTUNITIES ▪ POLICIES
<p>Ensure transparent and public accountability for equity goals and progress</p> <ul style="list-style-type: none"> ○ Fund robust outside evaluation of all homeless programs/strategies with emphasis on equity indicators for African American households ✓ Disaggregate all data by race (grant outcomes, staff reports, etc) and use data to improve outcomes for African American people ✓ Ensure that program design, implementation and evaluation are informed by African Americans who have lived experience with homelessness (i.e. through agency capacity building, as part of RFP scoring criteria) ✓ Deliver training for service providers on impacts of institutional racism and racial bias ○ Support and build the capacity of smaller community based organizations of color ○ Provide capacity building for non profits to do succession planning and ensure that senior 	CURRENT INVESTMENTS	NEEDED TO REACH 5 YEAR GOAL	<p>City General Fund to support ongoing investment in evaluation and impacts of homelessness funding, particularly for African American households.</p> <p>Create intentional cross-sector collaborations with systems and programs where African Americans are disproportionately involved / impacted</p> <p>Ensure that equity goals are addressed in the implementation of countywide systems of coordinated entry to housing and supports for people experiencing homelessness</p>
		<p>Dedicate \$600,000 in each year of the 5 year framework to support evaluation, agency capacity building/training</p>	

<p>staff who are people of color are supported to move into executive leadership roles.</p> <ul style="list-style-type: none">○ Target funding towards programs and strategies that have a proven track record of success serving communities of color.○ Facilitate mentoring or fiscal sponsorship arrangements that allow larger organizations to assist grassroots organizations that may have less infrastructure for grant/fiscal management			
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Free Showers  and Laundry  Service in Oakland

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

8 AM – 12 PM
71st Ave RV Safe
Parking
(71st Ave & Blvd
Leandro St)

8 AM – 12 PM
High Street
encampment

2 PM – 6 PM
77th Ave and
Hawley St
encampment



4 PM – 6 PM
7th St and
Kirkham
encampment

2 PM – 6 PM
City room
725 Washington
St

4 PM – 6 PM
6th St and
17th Ave
encampment

4 PM – 6 PM
10th
732 Willow St

4 PM – 6 PM
24th St and
1705th St
encampment

SHOWERS
&
LAUNDRY
 

***Pending Start
Date/Time*
Beach Street RV
Safe Parking**

Attachment F

Potential Homeless Sites Updated 1.6.2020								
Address	APN	Type	Units	Bldg Size	Lot Size	Zoning	Owner	Notes
1 606 Clara St & 9418 Edes Ave	44-5014-6-3; 44-5014-5	lot/land	0	0	26,311	RM-4	City	2 adjacent parcels, near residential. 12-19-19: Under discussion as potential site for YSA Tiny Homes
2 3501 Mandela Pkwy	N/A	lot/land	0	0	69,000	CIX-1D/S-19	Caltrans	Currently leased from Caltrans, site of Mandela Community cabins
3 598 Oak Street	N/A	parking lot	0	0	≈70000	D-LM-4	Caltrans	Currently leased from Caltrans, Oak Street Community cabins under construction, due to open January 20th.
4 800 Madison St	1-171-1	park/plaza	0	0	59,991	D-LM-2	BART	Lake Merritt BART Station plaza, City is evaluating
5 286 14th St	8-626-21	bldg	0		9,800	D-LM-2	Alameda County Office of Education	researching status
6 1911 Telegraph Ave	8-716-58	lot/land	0	0	45,121	CBD-R, CBD-P	City	
7 3823 & 3829 MLKJ Way	12-964-5; 12-964-4	lot/land	0	0	9,125	CN-3	City	2 adjacent parcels; RFP issued by HCD, adjacent owner Longfellow Corner LP (RCD) selected to develop, possible interim use
8 3924 MLKJ Way, 645 40th St & 40th St	12-969-29, 12-969-30, 12-969-41-2	lot/land			10,309	S-15	BART	3 adjacent parcels; possible contamination, BART is evaluating
9 1707 Wood St	18-310-7-7, 18-310-14	lot/land	0	0	147,081	D-WS-7	City of Oakland Redevelopment Agency	2 adjacent parcels, will be developed, has contamination precluding an interim use without mitigation
10 1400 Middle Harbor Rd	18-380-3-5	parking lot	0	0	42,000	IG/S-19, IG	State of California	north of 880
11 1105 2nd Ave	19-27-13-3	bldg			45,813	D-LM-1	OUSD	formerly Dewey Academy HS, RFP issued in 2014, status unknown
12 Calcot Place	19-56-29	lot/land	0				City	
13 1041 E 23rd St	19-56-30	lot/land	0				City	
14 1402 E 12th St	20-115-6	lot/land	0	0	23,068		private	under dev, possible interim use
15 1449 Miller Ave	20-153-6	lot/land	0	0	11,969	RM-2	City	formerly Miller Library, active Community Cabin site
16 3050 International Blvd	25-719-7-1	lot/land	0	0	32,516	CC-2	City	under active ENA for affordable housing development; active license agreement with Native American Health Center during construction
17 1443 Derby Ave	25-720-2-1	lot/land	0	0	9,000	RM-4	City	near residential
18 3600 & 3614 Foothill Blvd	32-2084-51; 32-2084-50	lot/land	0	0	15,624	RU-5	City	2 adjacent parcels; near residential

19	3550 & 3566 Foothill Blvd	32-2115-38-1; 32-2115-37-1	lot/land	0	0	18,434	RU-5	City	2 adjacent parcels; near residential
20	615 High St & Alameda Ave Sites	33-2203-2; 33-2203-9; 33-2203-10	lot/land	0	0	31,033	D-CE-2	City	Under Construction as next Safe RV Parking Site
21	3801 E 8th St Sites	33-2250-18-8; 33-2250-18-6	parking lot	0	0	39,261	D-CE-2	City	2 adjacent parcels near Home Depot, currently housing a large encampment. Will become the 42nd Avenue Extension once construction begins in 2020-21.
22	4685 San Leandro St*	34-2267-5-3	lot/land	0	0	108,269	IG	Union Pacific Railroad	7-29-19: City is evaluating; * = not actual site address, for reference purposes only, contacted UPRR for information and did not get a response.
23	4529 Foothill Blvd	35-2401-1-1	parking lot	0	0	19,680	RU-5	OUSD	OUSD is evaluating, directly behind Fremont Pool and across from Fremont High School
24	2505 Church St	39-3273-21-3	bldg			33,312		OUSD	Former Edward Shands Adult Education Center, part of OUSD 7-11 process. Price to rehab building \$5+ million
25	6955 Foothill Blvd (7165 Foothill Blvd*)	39-3291-20	lot/land	0	0	53,160	CC-1	City	potential development site
26	7526 MacArthur Blvd	40A-3409-1-13	lot/land	0	0	46,500	RM-3, CN-3	OHA	OHA is evaluating
27	711 71st Ave	41-4170-1-2	lot/land	0	0	52,982	D-CO-1	City	Current Safe RV Parking Site
28	7001 Snell St	41-4170-5-4	lot/land	0	0	19,697	D-CO-1	City	Coliseum City parcel, City is evaluating
29	796 66th Ave	41-3901-4	parking lot	0	0	197,327	D-CO-2	City	Currently used as Coliseum overflow parking, due to proximity to the water, would need approval from SF Bay Conservation and Dev Commission
30	Oakport St	41-3903-2-8	lot/land	0	0	626,867		EBMUD	under dev, possible interim use
31	7425 San Leandro St	41-4173-5-1	lot/land	0	0	68,169		City	Coliseum City East parcel
32	8280 MacArthur Blvd	43A-4644-26	lot/land	0	0	6,713	RU-4	City	City is evaluating
33	8296 MacArthur Blvd	43A-4644-28	lot/land	0	0	6,364	RU-4	City	City is evaluating
34	10451 MacArthur Blvd	47-5576-7-3	lot/land	0	0	22,465	CN-3	City	near residential
35	51 9th St	1-169-1	parking lot	0	0	60,260	D-LM-2	BART	Lake Merritt BART Station, in use
36	1260 MLKJ Way	2-27-6-9	parking garage	0		78,000	CBD-C	City	City Center West Garage, in use
37	1111 Franklin St	2-51-13-1	bldg		396,312	38,000	CBD-C	Regents of the UC	Regents of the UC, in use
38	989 Franklin St*	2-101-1	parking lot	0	0	13,406	D-LM-2	ORSA	Franklin 88 Garage, in use
39	1606 & 1608 Chestnut St	5-387-14; 5-387-15	lot/land	0	0	3,018	RM-2/S-20	Redevelopment Agency of the City of Oakland	2 adjacent small parcels - small site with limited use

40	524 16th St	8-620-9-3	parking lot	0	0	6,699	CBD-C	City	Rotunda Garage remainder, in use, too small
41	1440, 1450 & 1500 Harrison St	8-626-24; 8-626-25; 8-626-26	parking lot	0	0	30,300	CBD-C	OHA	3 adjacent parcels; in use
42	1225 4th Ave	20-126-14-1	bldg, parking lot			86,321	D-LM-1	State of CA	EDD, in use
43	2777 & 2759 Foothill Blvd	25-733-8-2; 25-733-8-3		0		22,581	RU-5	Redevelopment Agency of the City of Oakland	2 adjacent parcels, active lease to East Bay Wilds Native Plant Nursery
44	5859 Foothill Blvd	31-3182-27			27,038	73,744	CN-3	City	Seminary Point shopping center, in use
45	3301 San Leandro St	33-2187-3-2	parking lot	0	0	25,015	HBX-1	City	Fruitvale Transit Village parcel, leased to La Clinica de la Raza
46	7318 International Blvd & 73rd Ave	40-3317-32; 40-3317-48-13	lot/land	0	0	5,435	CC-2	City	2 adjacent small parcels. 12-19-19: in the process of leasing to adjacent MetroPCS
47	825 & 826 71st Ave & 73rd Ave Sites	41-4166-54; 41-4164-24-3; 41-4164-31-2; 41-4162-1-5	parking lot	0	0	369,350	D-CO-1	BART	4 adjacent parcels; Coliseum BART Station, in use

From: Yue, John GSA - Real Property Management [<mailto:John.Yue@acgov.org>]
Sent: Tuesday, September 25, 2018 2:21 PM
To: Su, Jinnhua <JSu@oaklandca.gov>
Cc: McKimmy, Tom, GSA-Technical Services <TMCKIMMY@acgov.org>
Subject: RE: available properties for homeless

Ms. Su,

I am in receipt of your 9/21/18 email. The County does not have available any properties suitable for the cited uses. Thank you for your inquiry.

John Yue

Real Property Manager
County of Alameda – GSA
(510) 208-9716

From: Su, Jinnhua [<mailto:JSu@oaklandca.gov>]
Sent: Friday, September 21, 2018 10:33 PM
To: Yue, John GSA - Real Property Management <John.Yue@acgov.org>
Subject: available properties for homeless

John Yue, Real Property Manager
Real Property Management Dept
General Services Agency
Alameda County
1401 Lakeside Drive, 6th Floor
Oakland, CA 94612-4305
Via Email: john.yue@acgov.org

RE: available properties

Dear Mr. Yue:

The City of Oakland is working to improve the homeless situation. To that end, the City of Oakland is inquiring as to whether Alameda County has any properties available which may be suitable for the following uses:

- transitional housing (SRO, hotels, apartments, units, etc.)
- emergency shelter to place cots (buildings, warehouses, gyms, etc.)
- safe parking program (surface parking, lots, land, etc.)

If you know of any properties that might be remotely suitable, including on a short-term basis (e.g., 6 months to 1 year), please contact me as soon as possible. We are open to leasing and possibly purchasing. Thank you for your help.

Sincerely,

Jinnhua Su, Real Estate Agent
City of Oakland
250 Frank Ogawa Plaza, #4314
Oakland, CA 94612
510-238-6362 office
jsu@oaklandca.gov

City of Oakland Real Estate Opportunities!

From: Cook, Stuart, CDA [<mailto:stuart.cook@acgov.org>]

Sent: Monday, September 24, 2018 3:21 PM

To: Su, Jinnhua <JSu@oaklandca.gov>

Subject: RE: available properties for homeless

Hi,

The Surplus Property Authority of Alameda County does not currently own any property in the City of Oakland.

Thank you for your interest.

Stuart Cook

Director

Alameda County Surplus Property Authority

(510) 670-6534

CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity (ies) to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Su, Jinnhua [<mailto:JSu@oaklandca.gov>]

Sent: Friday, September 21, 2018 10:39 PM

To: Cook, Stuart, CDA <stuart.cook@acgov.org>

Subject: available properties for homeless

Stuart Cook, Director
Surplus Property Authority
Community Development Agency
Alameda County
224 W Winton Ave., Room 110
Hayward, CA 94544
Via Email: stuart.cook@acgov.org

RE: available properties

Dear Mr. Cook:

The City of Oakland is working to improve the homeless situation. To that end, the City of Oakland is inquiring as to whether Alameda County has any properties available which may be suitable for the following uses:

- transitional housing (SRO, hotels, apartments, units, etc.)
- emergency shelter to place cots (buildings, warehouses, gyms, etc.)
- safe parking program (surface parking, lots, land, etc.)

If you know of any properties that might be remotely suitable, including on a short-term basis (e.g., 6 months to 1 year), please contact me as soon as possible. We are open to leasing and possibly purchasing. Thank you for your help.

Sincerely,

Jinhua Su, Real Estate Agent
City of Oakland
250 Frank Ogawa Plaza, #4314
Oakland, CA 94612
510-238-6362 office
jsu@oaklandca.gov

City of Oakland Real Estate Opportunities!



CITY OF OAKLAND

JINNHUA SU, REAL ESTATE AGENT
REAL ESTATE ASSET MANAGEMENT DIVISION
ECONOMIC & WORKFORCE DEVELOPMENT DEPARTMENT
250 FRANK OGAWA PLAZA, #4314 • OAKLAND, CA 94612
510-238-6362 office • jsu@oaklandca.gov

September 21, 2018

Timothy White
Deputy Chief of Facilities Planning & Mgmt
Oakland Unified School District
955 High St., Oakland, CA 94601
Via Email: timothy.white@ousd.org

RE: available properties

Dear Mr. White:

The City of Oakland is working to improve the homeless situation. To that end, the City of Oakland is inquiring as to whether OUSD has any properties available which may be suitable for the following uses:

- transitional housing (SRO, hotels, apartments, units, etc.)
- emergency shelter to place cots (buildings, warehouses, gyms, etc.)
- safe parking program (surface parking, lots, land, etc.)

If you know of any properties that might be remotely suitable, including on a short-term basis (e.g., 6 months to 1 year), please contact me as soon as possible. We are open to leasing and possibly purchasing. Thank you for your help.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jh Su'.

Jinhua Su
Real Estate Agent
510-238-6362

CITY OF OAKLAND



JINNHUA SU, REAL ESTATE AGENT
REAL ESTATE ASSET MANAGEMENT DIVISION
ECONOMIC & WORKFORCE DEVELOPMENT DEPARTMENT
250 FRANK OGAWA PLAZA, #4314 • OAKLAND, CA 94612
510-238-6362 office • jsu@oaklandca.gov

September 21, 2018

Cesar Monterrosa
Director of Facilities, Program
Oakland Unified School District
955 High St., Oakland, CA 94601
Via Email: cesar.monterrosa@ousd.org

RE: available properties

Dear Mr. Monterrosa:

The City of Oakland is working to improve the homeless situation. To that end, the City of Oakland is inquiring as to whether OUSD has any properties available which may be suitable for the following uses:

- transitional housing (SRO, hotels, apartments, units, etc.)
- emergency shelter to place cots (buildings, warehouses, gyms, etc.)
- safe parking program (surface parking, lots, land, etc.)

If you know of any properties that might be remotely suitable, including on a short-term basis (e.g., 6 months to 1 year), please contact me as soon as possible. We are open to leasing and possibly purchasing. Thank you for your help.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jh Su'.

Jinhua Su
Real Estate Agent
510-238-6362

CITY OF OAKLAND



JINNHUA SU, REAL ESTATE AGENT
REAL ESTATE ASSET MANAGEMENT DIVISION
ECONOMIC & WORKFORCE DEVELOPMENT DEPARTMENT
250 FRANK OGAWA PLAZA, #4314 • OAKLAND, CA 94612
510-238-6362 office • jsu@oaklandca.gov

September 21, 2018

Tadashi Nakadegawa
Director of Facilities, Construction
Oakland Unified School District
955 High St., Oakland, CA 94601
Via Email: tadashi.nakadegawa@ousd.org

RE: available properties

Dear Mr. Nakadegawa:

The City of Oakland is working to improve the homeless situation. To that end, the City of Oakland is inquiring as to whether OUSD has any properties available which may be suitable for the following uses:

- transitional housing (SRO, hotels, apartments, units, etc.)
- emergency shelter to place cots (buildings, warehouses, gyms, etc.)
- safe parking program (surface parking, lots, land, etc.)

If you know of any properties that might be remotely suitable, including on a short-term basis (e.g., 6 months to 1 year), please contact me as soon as possible. We are open to leasing and possibly purchasing. Thank you for your help.

Sincerely,

A handwritten signature in black ink, appearing to read "Jh Su".

Jinhua Su
Real Estate Agent
510-238-6362