



# AGENDA REPORT

**TO:** Edward D. Reiskin  
City Administrator

**FROM:** Sara Bedford  
Director, Human Services

**SUBJECT:** New Homeless Interventions by  
Council District

**DATE:** May 24, 2021

City Administrator Approval

Date: May 26, 2021

## **RECOMMENDATION**

**Staff Recommends That The City Council Adopt A Resolution:**

**(1) Authorizing The City Administrator To Implement The Following Actions:**

- a) **Waive The Competitive Bidding Process And Negotiate And Execute An As-Needed Construction Contract With Sustainable Urban Neighborhoods In An Amount Up To \$2 Million For Site Preparation Work At City Of Oakland Owned And/Or Leased Parcels The City Designates For Homeless Intervention Programs For A Term Of June 1, 2021 Through June 30, 2022;**
- b) **Waive The Competitive Request For Proposal (RFP) Process And Enter Into A Professional Services Agreement With Tiny Logic, LLC, In An Amount Up To \$350,000 For The Support And Management Of A Co-Governed Interim Intervention, Location To Be Determined, For A Term Of March 1, 2021 Through June 30, 2022;**
- c) **Enter Into A Professional Services Agreement With A Provider Selected Through A Request For Quotations (RFQ) Process, Building Opportunities For Self Sufficiency (BOSS), For The Operation Of A Safe Recreational Vehicle (RV) Parking Site At The City-Leased Property At 2201 And 2601 Wood Street In An Amount Up To \$1.2 Million For A Term Of July 1, 2021 Through June 30, 2022;**
- d) **Enter Into A Grant Agreement With Housing Consortium Of The East Bay (HCEB) In An Amount Up To \$1.5 Million For Services And Operation Of An Interim Housing Site At The City Owned Parcel On East 12<sup>th</sup> St And 2<sup>nd</sup> Avenue For A Grant Term Of July 1, 2021 Through June 30, 2022;**
- e) **Continue Work On License And/Or Lease Agreements, As Appropriate, To Establish Sites, As Identified Here In, For Homeless Intervention Programs;**
- f) **Continue Negotiations With Providers To Operate Homeless Intervention Programs On The Sites Identified Herein; And**

**(2) Directing The City Administration To:**

City Council  
June 1, 2021

- 1. Work With The Council To Strongly Pursue Funding To Develop Sites For Homeless Intervention Efforts, Including With County, State, And Federal Partners, And For Funding For Fiscal Year 2021-2022, The Second - Fiscal Year 2022-2023 And Beyond For Existing Sites And New Sites Identified; And**
- 2. To Review And Report Back To Council With Action To Regulate And Permit Recreational Vehicle (RV) Parks In Oakland, With Specific Requirements;**
- 3. Bring Forward Any Other Sites That Staff Wish To Recommend For Council Consideration With Suggested Homelessness Intervention Solutions For Such Sites; And,**
- 4. Report Back To Council On Costing, Options, And Needs To Open Sliding Scale Recreational Vehicle Or Vehicle Campgrounds With Sanitation.**

### **EXECUTIVE SUMMARY**

The proposed legislation authorizes several agreements with providers to operate interim homelessness interventions on City owned or leased sites. In addition, it states that staff will continue to work on developing interventions at several other sites around the City.

### **BACKGROUND / LEGISLATIVE HISTORY**

On March 22, 2021, the Life Enrichment Committee received a Homeless Services Report which identified potential uses for public lands to address homelessness and outlined a variety of service models. The report included a list of all City-owned vacant sites of significant size, sorted by Council District, excluding parks and open spaces. It also included a list of non-City owned sites. Staff sought direction from City Council on which City-owned or privately owned sites to prioritize for interventions in each Council District. The report also identifies unexpended funds totaling about \$3.9 million that could be used for implementation of such sites.

At the May 4, 2021 City Council meeting, staff presented an informational report outlining the status of possible sites within each Council District which could be used for a homeless intervention. Staff were asked to return to the June 1<sup>st</sup>, 2021 City Council meeting with enabling legislation identifying costs, providers and sites to implement such interventions.

Every Council District has identified at least one potential site to be used for a homeless intervention. Staff is working with Council to fully vet each proposed site. Several sites are ready for implementing legislation. Staff will continue to return to the City Council as additional specifics are defined in each district and as additional funding is identified for implementation.

## **ANALYSIS AND POLICY ALTERNATIVES**

The proposed legislation authorizes grant agreements, professional services agreements and license agreements for those sites and interventions which are ready to move forward at this time. There are three interventions ready to move forward. These include:

- District 2: Staff is working with Council President Fortunato Bas to stand-up an interim homelessness intervention on a City-owned parcel at east 12<sup>th</sup> Street and 2<sup>nd</sup> Avenue. The use of this site is subject to the rights of developers under the Disposition and Development Agreement (DDA). The site would serve up to 60 individuals using pallet shelters as the sheltering structure. The proposed legislation authorizes a grant agreement and a license agreement to Housing Consortium of the East Bay (HCEB) to use the site and operate the program
- District 3: The proposed legislation authorizes a professional services agreement and a license agreement to Building Opportunities for Self Sufficiency (BOSS) use the site and operate the program.
- The proposed legislation authorizes a grant agreement with Tiny Logic, LLC for the support and management of a City-designated co-governed interim intervention at a location to be determined.

In addition, the proposed legislation authorizes a construction contract with Sustainable Urban Neighborhoods to provide site preparation services (grading, electrical, plumbing, fencing, lighting) to stand up the sites listed above.

The legislation also states that staff will continue to pursue additional options. Details per Council District are outlined below.

District 1: Councilmember Kalb has identified three Bay Area Rapid Transit (BART)-owned sites in District 1 and is meeting with the BART Board of Directors to discuss the use of the sites for an interim homelessness intervention.

District 2: As stated above, staff is working with Council President Fortunato Bas to stand-up an interim homelessness intervention on a City-owned parcel at East 12<sup>th</sup> Street and 2<sup>nd</sup> Avenue. The use of this site is subject to the rights of developers under the Disposition and Development Agreement (DDA) (Ordinance No. 13382 C.M.S.) . The site would serve up to 60 individuals using pallet shelters as the sheltering structure. The proposed legislation authorizes a grant agreement and a license agreement to HCEB use the site and operate the program.

District 3: As stated above, initial efforts remain focused on standing-up the Safe RV Parking intervention on the leased Wood St. site. The proposed legislation authorizes a professional services agreement and a license agreement with BOSS to use the site and operate the program. Staff will continue to work with the Council Office to plan for the use of the second half of that leased site on Wood St., as well as develop an interim homeless intervention on the Caltrans property at 3<sup>rd</sup> and Peralta Streets.

District 4: Staff is exploring some of the hotels on the MacArthur corridor in this district as possible permanent housing sites which could be acquired by affordable housing partners during the next round of HomeKey funds, expected this summer.

District 5: Staff are exploring several sites, both City-owned and privately owned, in this district. This work includes considering a proposal to use a City-owned parcel at East 12<sup>th</sup> Street and 23<sup>rd</sup> Avenue in partnership with Lao Family Community Development and to pursue a safe parking site on both City-owned and privately owned sites at 3801 and 4200 Alameda Avenue.

District 6: Councilmember Taylor identified a possible site for a Safe RV parking intervention. After assessing the site, staff feel that it is too small to be fiscally viable and that other possible RV Safe Parking sites currently being explored would provide greater economies of scale.

District 7: Staff are exploring the possibility of a grant agreement with Lao Family Community Development to provide shelter to 50 people in the Motel 6 on Edes Ave.

Staff will also continue to investigate options for managing RVs including the creation of RV camping sites and an RV permit process.

### **FISCAL IMPACT**

Staff have identified \$3.9 million available in State Homeless Housing And Assistance Program (HHAP) funds, using unexpended funds due to closed or delayed projects in fiscal year (FY) 2020-21, that are available for these projects. These funds are needed to support the interventions listed above, including the 60-person site in District 2, the co-governed site, and the site preparation work. The \$3.9 million allocation will support the agreements with Sustainable Communities, HCEB, and Tiny Logic.

The Safe RV Parking program in District 3 will also be funded by HHAP funds but is not part of this \$3.9 million allocation. The City Council approved an overall homeless funding resolution on December 15, 2020 which identified the Wood Street RV site as a priority for HHAP funding in FY 2020-21 (Resolution No. 88452 C.M.S.). This action allows for the execution of an agreement with BOSS as the selected provider for this particular intervention.

*All funding is one-time, therefore important decisions regarding funding will need to be made regarding all emergency interventions in the next 12-18 months.*

While staff is continuing to pursue additional interventions in each district, additional funding will be needed to implement additional projects.

### **PUBLIC OUTREACH / INTEREST**

No outreach was deemed necessary for the proposed policy action beyond the standard City Council agenda noticing procedures.

## **COORDINATION**

Coordination has occurred between the Human Services Department (HSD), City Administrator's Homelessness Administrator, Economic and Workforce Development Department, Housing and Community Development Department, City Attorney's Office, and City Council Offices.

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** Items discussed in this report are for the purpose of providing housing and services to prevent, address and end homelessness.

**Environmental:** The provision of housing and services for homeless persons is intended to address the environmental degradation caused by homeless families and individuals precariously housed or living on the streets.

**Race & Equity:** 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. According to the 2019 Point In Time count for Oakland, 70 percent of the population experiencing homelessness in Oakland identifies as Black or African American; however this demographic is only 24 percent of the general population. Ending homelessness in Oakland must be defined by what works for African Americans first and foremost in order to reduce the racial disparities.

## **ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Approve a Resolution:

(1) Authorizing The City Administrator To Implement The Following Actions:

- a) Waive The Competitive Bidding Process And Negotiate And Execute An As-Needed Construction Contract With Sustainable Urban Neighborhoods In An Amount Up To \$2 Million For Site Preparation Work At City Of Oakland Owned And/Or Leased Parcels The City Designates For Homeless Intervention Programs For A Term Of June 1, 2021 Through June 30, 2022;
- b) Waive The Competitive Request For Proposal (RFP) Process And Enter Into A Professional Services Agreement With Tiny Logic, LLC, In An Amount Up To \$350,000 For The Support And Management Of A Co-Governed Interim Intervention, Location To Be Determined, For A Term Of March 1, 2021 Through June 30, 2022;
- c) Enter Into A Professional Services Agreement With A Provider Selected Through A Request For Quotations (RFQ) Process, Building Opportunities For Self Sufficiency (Boss), For The Operation Of A Safe Recreational Vehicle (RV) Parking Site At The City-Leased Property At 2201 And 2601 Wood Street In An Amount Up To \$1.2 Million For A Term Of July 1, 2021 Through June 30, 2022;

- d) Enter Into A Grant Agreement With Housing Consortium Of The East Bay (HCEB) In An Amount Up To \$1.5 Million For Services And Operation Of An Interim Housing Site At The City Owned Parcel On East 12<sup>th</sup> St And 2<sup>nd</sup> Avenue For A Grant Term Of July 1, 2021 Through June 30, 2022;
- e) Continue Work On License And/Or Lease Agreements, As Appropriate, To Establish Sites, As Identified Here In, For Homeless Intervention Programs;
- f) Continue Negotiations With Providers To Operate Homeless Intervention Programs On The Sites Identified Herein; And

(2) Directing The City Administration To:

- 1. Work With The Council To Strongly Pursue Funding To Develop Sites For Homeless Intervention Efforts, Including With County, State, And Federal Partners, And For Funding For Fiscal Year 2021-2022, The Second - Fiscal Year 2022-2023 And Beyond For Existing Sites And New Sites Identified; And
- 2. To Review And Report Back To Council With Action To Regulate And Permit Recreational Vehicle (RV) Parks In Oakland, With Specific Requirements;
- 3. Bring Forward Any Other Sites That Staff Wish To Recommend For Council Consideration With Suggested Homelessness Intervention Solutions For Such Sites; And,
- 4. Report Back To Council On Costing, Options, And Needs To Open Sliding Scale Recreational Vehicle Or Vehicle Campgrounds With Sanitation.

For questions regarding this report, please contact Lara Tannenbaum, Manager, Community Housing Services Division, at 510-238-6187.

Respectfully submitted,



SARA BEDFORD  
Director, Human Services Department

Prepared by:  
Lara Tannenbaum, Manager Community  
Homelessness Services