



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: Homeless Intervention at 3rd and
Peralta

DATE: July 6, 2021

City Administrator Approval

Date: Jul 9, 2021

RECOMMENDATION

Staff Recommends That The City Council Adopt The Following Pieces Of Legislation:

1) Ordinance Amending Ordinance No. 13592, Which Authorized A License With Covenant House On Caltrans Property To Be Leased By The City At 3rd Street And Peralta Street (Portion Of APN 18-380-3-5) (Caltrans Property), To Instead Authorize The City Administrator Or Designee To Enter Into A License With Housing Consortium Of The East Bay, For A Term Up To Three Years On The Same Site, At No Monthly Rent In Exchange For Provision Of Emergency Shelter And Services; And Making California Environmental Quality Act Findings; And

2) A Resolution Authorizing The City Administrator To:

a. Amend The As-Needed Construction Contract With Sustainable Urban Neighborhoods Awarded Under Resolution No. 88675 C.M.S., To Increase The Amount By \$400,000, For A Total Amount Of Up To \$2,400,000 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; And

b. Enter Into A Professional Services Agreement With Housing Consortium Of The East Bay (HCEB), In An Amount Up To \$850,000 For The Support And Management Of A Co-Governed Interim Intervention, At The Caltrans Property At 3rd Street And Peralta Street (Portion Of APN 18-380-3-5), To Be Leased By The City, For A Term Of July 15, 2021 Through August 31, 2022.

EXECUTIVE SUMMARY

The proposed legislation authorizes agreements needed to run an interim homeless intervention at the Caltrans property at 3rd Street and Peralta Street. The property will be leased by the City. The legislation authorizes an amendment to add funds to the Sustainable Urban Neighborhoods contract for site preparation work and authorizes a new grant agreement with Housing Consortium of the East Bay (HCEB) to support a co-governed site for 40 people at that location.

City Council
July 20, 2021

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 identified 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 1st, 2021 City Council meeting with enabling legislation identifying costs, providers and sites to implement such interventions.

At the June 1, 2021 Council meeting, the City Council adopted Resolution No. 88675 CMS, authorizing professional services agreements necessary to stand-up and operate two interim homeless interventions on the City-owned parcel at E 12th Street and 2nd Avenue. The resolution also directed staff to identify and recommend other sites for Council consideration along with suggested homelessness intervention solutions for such sites.

Staff have identified the Caltrans parcel at 3rd Street and Peralta Street as a usable location for another homelessness intervention. The City Administrator plans to enter into a three-year lease with Caltrans for this property pursuant to his delegated authority under Oakland Municipal Code section 2.41.050. Previously, the City Council had adopted Ordinance No. 13592 to authorize a license with Covenant House for an interim homeless program on this site, but since then a different site was identified for this program. Additional Measure Q funds were made available to support this intervention in the FY 2021-23 adopted budget in the Human Services Department.

ANALYSIS AND POLICY ALTERNATIVES

The proposed ordinance would amend Ordinance no. 13592 to authorize the City Administrator or designee to enter into a license agreement up to three-years with HCEB to establish an interim homeless program on the Caltrans property. The license would be for no monthly fee, in exchange for the services provided to the program participants and the City.

The up to \$2 million professional services agreement with Sustainable Urban Neighborhoods, authorized by the City Council on June 1, 2021 in Resolution No. 88675 CMS, covers the full cost of site preparation work at the E 12th Street site, a portion of the site preparation work at 3rd Street and Peralta, and the purchase of 113 Pallet Shelter units for both sites. The E 12th Street site will house two interventions- a 60 person site with housing navigation and mental health/substance use services for individuals who are homeless in the surrounding area and a 15 person co-governed site for the people formerly encamped at Union Point Park. The 3rd Street and Peralta location will house a 40 person co-governed program serving individuals from District 3. The proposed legislation would authorize an amendment to the professional services agreement with Sustainable Urban Neighborhoods to increase the agreement amount

by \$400,000. These additional funds will cover the full site preparation costs at 3rd Street and Peralta Street.

The proposed resolution also authorizes a professional services agreement with HCEB for up to \$850,000 to provide support to the co-governed intervention that will take place at the 3rd and Peralta site.

FISCAL IMPACT

The agreements in this resolution will be funded through two funding sources, State Homeless Housing And Assistance Program (HHAP) funds and fiscal year (FY) 2021-22 Measure Q funds.

In Resolution No. 88675 CMS, the City Council authorized up to \$3.9 million in identified HHAP funds to be allocated towards new homeless interventions. These funds were unexpended due to closed or delayed projects in FY 2020-21, making them available for these projects. Staff are in the process of executing agreements using those funds. Most of these funds are going to implement the two interventions on the site at E 12th Street and 2nd Ave. A small amount of these funds is available to use at the 3rd and Peralta site.

In addition, staff proposes to use an additional \$1.2 million in Measure Q funds that are in the FY 2021-22 budget made available for this purpose. All of these funds will be used at 3rd and Peralta. A spending plan is in **Table 1A & 1B**.

Table 1A. 3rd and Peralta Estimated Total Costs

Vendor	Use at 3 rd and Peralta	Budget
Sustainable Urban Neighborhoods	40 Pallet shelters (\$345,355) and site prep (\$715,702)	\$1,061,057
HCEB	PSA for co-governed site at 3rd/Peralta	\$850,000
Total		\$1,911,057

Table 1B: Overall Spending Plan

Vendor	Use	Budget	Funding Source	
			HHAP-Carryforward FY 19-20 up to amounts	FY 21-22 Measure Q-up to amounts
Sustainable Urban Neighborhoods	Site prep at E 12th remainder site*	\$708,670	\$708,670	
	113 Pallet shelters (60 for main site at E 12 th , * 13 for co-gov site at E 12 th , * 40 for	\$975,627	\$975,628	

Vendor	Use	Budget	Funding Source	
	co-governed site at 3rd/Peralta)			
	Site prep at 3 rd / Peralta	\$615, 702	\$315,702	\$400,000
HCEB				
	PSA for 60 person intervention at E 12 th site*	\$1,500,000	\$1,500,000	
	PSA for co-governed site at 3rd/Peralta	\$850,000	\$50,000	\$800,000
Tiny Logic	PSA for co-governed site at E 12 th st.*	\$350,000	\$350,000	
Total			\$3,900,000	\$1,200,00

*Previously authorized under Resolution #88675

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, Budget Bureau, 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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Staff has determined that the actions authorized by this Ordinance and Resolution are exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines sections 15061(b)(3) (General Rule), 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations of Land), 15311 (Accessory Structures), 15322 (In Fill Development Projects), 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), and that no exceptions to the categorical exemptions apply, and is also exempt under Government Code section 8698.4(a)(4). Each of these provides a separate and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt The Following Pieces Of Legislation:

1) Emergency Ordinance Amending Ordinance No. 13592, Which Authorized A License With Covenant House On Caltrans Property To Be Leased By The City At 3rd Street And Peralta Street (Portion Of APN 18-380-3-5) (Caltrans Property), To Instead Authorize The City Administrator Or Designee To Enter Into A License With Housing Consortium Of The East Bay, For A Term Up To Three Years On The Same Site, At No Monthly Rent In Exchange For Provision Of Emergency Shelter And Services; And Making California Environmental Quality Act Findings; And

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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:
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Homelessness Services