



Office of the City Manager

CONSENT CALENDAR
April 26, 2022

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Peter Radu, Assistant to the City Manager
 Subject: Contract: Abode Services to operate interim housing at the Rodeway Inn

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract with Abode Services to operate an interim housing program at the Rodeway Inn (1461 University Ave.) in an amount not to exceed \$3,993,397 for the period of May 1, 2022 to October 31, 2023.

FISCAL IMPACTS OF RECOMMENDATION

If approved, this resolution will result in an expenditure contract with Abode Services for an amount not to exceed \$3,993,397 for 18 months of program operations through Oct 31, 2023. This contract will be funded by the Encampment Resolution Fund grant, accepted by Council on March 8, 2022, as well as a proposed donation of \$2.2 million from the University of California, Berkeley (the acceptance of which is also recommended on the April 26, 2022 Council agenda). These funds will be deposited and expensed from the One-Time: No Capital Expenditures Fund and will be appropriated as part of the Second Amendment to the FY 2022 Annual Appropriations Ordinance.

CURRENT SITUATION AND ITS EFFECTS

In an effort to create a much-needed increase in the supply of affordable student housing and affordable housing to people experiencing homelessness, the City Council committed \$14.4M in City funding, and authorized staff to apply for up to \$20M more in State funding, to support the development at People's Park. In order for development on the student housing portion of the site, the unsheltered individuals who currently call the Park home will need to be assisted indoors, into places of greater safety, stability, and dignity.

Given the tremendous success of the Project Roomkey model, which during the height of the pandemic provided noncongregate, interim housing at leased hotels and motels for COVID-positive and COVID-vulnerable individuals and has successfully rehoused over 1,000 people across Alameda County, the City of Berkeley and University of California jointly applied to the State of California's Encampment Resolution Funding (ERF) grant opportunity in December 2021, requesting \$4.7M to operate 43 rooms at

the Rodeway Inn for people currently living at the Park. The City was awarded the full amount of this grant in February, and has since secured a partnership with the Rodeway Inn and a donation from the University of California, Berkeley to operate the Rodeway for 18 months.

The Rodeway Inn is currently leased by Alameda County to provide Project Roomkey sheltering. Abode Services is the contracted service provider. The City has secured the support of the County to close their program by the end of April, and transition the building through a new lease to the City beginning May 1. A lease ordinance for this project is also before the Council on the April 26, 2022 agenda. The Alameda County Coordinated Entry System (CES) has allocated Emergency Housing Vouchers, deep permanent housing subsidies made available through the American Rescue Plan, to rehouse the majority of people currently living at the Rodeway. The remaining people will be housed through permanent supportive housing placements ensuring a smooth transition from County to City.

Staff propose to continue the services that Abode is currently providing at the Rodeway for the cohort currently living at People's Park, and is recommending that the Council authorize the City Manager to contract with Abode Services for this purpose. The proposed contract with Abode Services would be for \$3.99M over 18 months and would cover an array of services including supportive housing navigation, housing search assistance and flexible funding to support moving and move-in expenses; 3 meals a day; transportation assistance; and intensive case management that would help link individuals to a variety of other needed services. The City's Homeless Response Team will partner with the University's Homeless Outreach Coordinator to perform extensive outreach to the people living in People's Park and will coordinate and facilitate referrals with Abode to support Rodeway enrollments. The City and Alameda County will partner to provide as many housing and supportive services resources as possible (given various Federal and State regulations) to the cohort at the Rodeway, with the goal of ensuring that everyone at the Park is ultimately transitioned to a permanent home.

If approved, the contract with Abode Services would begin on May 1, 2022 and extend through Oct 31, 2023. Funding for the contract would come from the Encampment Resolution Fund grant as well as a donation from the University of California, Berkeley, the acceptance of which is before the Council on the April 26, 2022 agenda.

BACKGROUND

On December 14, 2021, the City Council committed \$14.4M in State, local, and Federal funding, and authorized the City Manager to apply for up to \$20M more in No Place Like Home funding, to help close financing on the permanent supportive housing at People's Park. In December 2021, City staff applied for just over \$4.7M in State of California Encampment Resolution Funding (ERF) grant funds to operate the Rodeway Inn as the primary interim housing option for people living in People's Park, and during the application process secured a letter of support from Alameda County to transition the

current Project Roomkey interim housing program from the County to the City, as well as a working partnership (subject to Council approval) with Abode Services to continue service provision at the site.

In February 2022, the City was awarded the full amount of its ERF grant application. On March 8, the Council authorized the acceptance of the Encampment Resolution Funding grant funds.

ENVIRONMENTAL SUSTAINABILITY

Helping unhoused people currently living at People's Park transition into interim and permanent housing placement will minimize the detrimental environmental impacts associated with encampment homelessness over the long run, including vector and fire hazards, accumulation of trash and waste, and impacts on sensitive waterways.

RATIONALE FOR RECOMMENDATION

Abode is an experienced noncongregate shelter provider, having contracted with the County since the beginning of the pandemic to provide a full array of services at 7 Project Roomkey sites across Alameda County, successfully rehousing over 1400 vulnerable people experiencing homelessness during that time.

ALTERNATIVE ACTIONS CONSIDERED

Staff considered circulating a competitive solicitation (request for proposals, or RFP) for the services at the Rodeway, but determined that this would not be feasible nor would it be in the City's best interest to do so. Specifically, this is because Abode Services is the current service provider at the Rodeway, meaning they are familiar with the property, have a working services model already in place, and have vast experience in Berkeley and Alameda County operating noncongregate interim housing under Project Roomkey. All of this, on top of the time-sensitive nature of the project, means that there would have been no truly competitive process to be had, rendering an RFP moot.

CONTACT PERSON

Peter Radu, Assistant to the City Manager, 510-981-7045.

Attachments:

1: Resolution

RESOLUTION NO. XX,XXX N.S.

AUTHORIZING A CONTRACT WITH ABODE SERVICES TO OPERATE INTERM HOUSING AT THE RODEWAY INN FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$3,993,397 FOR THE PERIOD MAY 1, 2022 TO OCTOBER 31, 2023.

WHEREAS, the severe lack of housing affordable to University students, as well as people who are experiencing homelessness or insecurely housed, is contributing to an acute housing shortage that is worsening the rates of homelessness in Berkeley; and

WHEREAS, to help address this shortage, the City Council committed on December 14, 2021 to contribute \$14.4M in City funding, and apply for up to \$20M more in State funding, to close the financing for a permanent supportive housing development for people experiencing homelessness at People's Park; and

WHEREAS, People's Park is currently home to a large encampment of unsheltered individuals who will need to be assisted indoors into realistic, safe, and dignified interim and permanent housing options in order for development of this new housing project at the Park to begin; and

WHEREAS, Alameda County currently partners with Abode Services to operate a Project Roomkey interim housing program for vulnerable unsheltered people at the Rodeway Inn, a motel on University Avenue in West Berkeley; and

WHEREAS, the City partnered with the University of California, Berkeley to apply for \$4.7M in State of California Encampment Resolution Fund (ERF) grant funds to operate the Rodeway Inn as an intensive interim housing destination for the cohort currently living at People's Park; and

WHEREAS, as part of this ERF application, the City secured commitments from the County as well as Abode Services to transition the existing program model at the Rodeway to the City to serve and rehouse the cohort at People's Park; and

WHEREAS, the City was awarded the full amount of their ERF application in February, and Council authorized the acceptance of these funds on March 8, 2022; and

WHEREAS, Abode Services is an experienced and qualified provider of shelter and services to people experiencing homelessness, and is uniquely qualified to operate the Rodeway Inn, having partnered with Alameda County to operate 7 noncongregate interim housing projects at 7 Project Roomkey hotel sites Countywide, including the Rodeway Inn program, and has successfully rehoused over 1000 vulnerable individuals since March 2020 as part of this effort; and

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WHEREAS, the City will partner the University of California, Berkeley to assist those living in the Park into the service-ich shelter program at the Rodeway Inn beginning May, 2022.

NOW THEREFORE, BE IT RESOLVED that the Council of the City of Berkeley authorizes the City Manager to enter into a contract and necessary amendments for the period May 1, 2022 through October 31, 2023 with Abode Services for operating a noncongregate interim housing program at the Rodeway Inn.

BE IT FURTHER RESOLVED that the contract amount will not exceed \$3,993,397 with a payment of \$650,566 to be advanced. Contract payments will be paid from Encampment Resolution Fund grant moneys and a donation from the University of California, Berkeley.

