

FREQUENTLY ASKED QUESTIONS / FAQ

LakePoint Village: Interim Homeless Project on Public Land at E. 12th St.

Updated October 2021 • Council President [Nikki Fortunato Bas, District 2](#)



1. What is the LakePoint Village project?

Informed by the best practices and experiences of our unsheltered neighbors, community members, and homeless advocates, Team District 2 has been working closely with City Departments and [Housing Consortium of the East Bay \(HCEB\)](#), to develop a large-scale interim homelessness intervention – named LakePoint Village -- on the City-owned parcel at E. 12th St. and 2nd Ave.

The project uses public land for public good to:

- Provide temporary housing and comprehensive, trauma-informed/harm reduction services aimed to offer relief, stabilization, and address the physical, mental, and holistic needs of participants. The project serves D2 chronically homeless residents, transitioning them into permanent housing.
- Provide “tiny home” [PalletShelter](#) structures for up to 81 homeless residents and wrap-around support services including healthcare and housing navigation. The shelters improve upon past projects by providing privacy with single occupancy and heat during cold weather. There is WiFi, and soon, we will bring full running water, sewer, and electricity to include ADA accessible bathrooms with showers and flushing toilets on site, and trash collection. Clients receive 3 meals daily and have access to cooking facilities and equipment.
- The LakePoint Village is based on *Housing First* principles: low barrier to entry and voluntary services.

2. What is the project timeframe?

Construction began on this project on August 4, 2021 in partnership with [Civicorps](#) to assemble the Pallet Shelters. Individuals moved into LakePoint Village in November, 2021.

3. How are individuals selected or approached for participation in the program?

The City has been coordinating outreach to encampments in the immediate geographic area, prioritizing larger encampments near Lake Merritt and E. 12th Street. Outreach continued on a rolling basis and the site is currently at capacity. Placement from the waiting list will occur as openings take place.

4. Where did the current residents living on the E. 12th remainder parcel move?

On August 2nd, 2021, residents were relocated to a portion of the same E. 12th remainder parcel, and stayed on-site until LakePoint Village opened. These residents were offered priority, first placement in the program. Those who opted-out of LakePoint Village received temporary supportive housing in other programs.

5. How are you incorporating wrap-around, holistic services and amenities into the program?

Staff from HCEB are employing trauma-informed and harm reduction wrap-around services and care, working closely with each resident to provide case management that fits their needs. This includes:

- physical, mental and behavioral health services,
- substance abuse services,
- employment readiness programs / workforce development programs
- public benefits advocacy,
- criminal record clearance,
- housing application assistance,
- credit repair, and
- advocacy with landlords.

HCEB Housing Navigators work regularly with clients to set and achieve step-by-step goals to identify and transition clients into more permanent housing solutions such as: with roommates, family members, friends, into shared housing, transitional housing, permanent affordable or market rate housing. Client's duration of stay is determined by their progress in meeting these benchmarks, as opposed to a time-bound requirement.

As part of the program's harm reduction model, there are specific designated areas for smoking and visitors are allowed with prior notice. There is a kitchen common area where residents can use cooking equipment. Residents also have a mailing address, storage, and the site features a community meeting space and a dog park accessible to both the program clients and the public.

6. How can safety and privacy be maintained for residents and the surrounding community?

HCEB has security professionals to secure the site 24/7. The site is additionally secured by a keypad for entry and exit, an entry station kiosk where security personnel welcome and monitor visitors, a 6 ft. fence around the perimeter to provide privacy, and ample lighting.

The individual Pallet Shelters also include:

- Smoke detector
- Fire extinguisher
- Lockable door and key
- Storage

7. What are the "Community / Safe Living Expectations" for the program and residents?

The service provider, HCEB, has drafted *Community / Safe Living Expectations* to ensure that safety, restorative justice, well-being and community-building are prioritized at the site. All residents participating in the program must agree to these terms, and will be asked to leave if these rules are violated.

General safety guidelines for LakePoint Village include: no weapons or firearms, theft, violence, physical / verbal abuse, intimidation or discriminatory behavior, open flames / burners will not be allowed; conflict should be solved in a peaceful, non-violent manner; quiet hours are observed from 9pm-5am; and visitation of neighboring rooms must be consensual.

HCEB is providing a restorative, second chance procedure for residents who engage in incidents where these guidelines are violated, with the goal of ensuring residents are treated compassionately while recognizing the need to maintain the health and safety of all residents.

8. What is the best way for neighbors to support the program (e.g. make donations of food, sanitation, clothing, warmth/bedding, volunteer, or otherwise get involved)?

Our project features a "[Community Council](#)," a group of stakeholders, including clients, housed residents, nearby business owners, advocates, faith leaders and others, to provide ongoing guidance, community participation, and support. The Council will work with HCEB and the surrounding community to coordinate donations, community events, and volunteer opportunities. Email eadams@oaklandca.gov to get involved.

9. Is there a plan for murals / gardens / beautification at the site?

Yes. Our office is working with HCEB and community partners including students and staff from nearby schools, nonprofits, and individual volunteers – we have so far painted a large mural and installed a community garden in collaboration with the program clients.

10. What are the future plans for this parcel that was previously slated for development of the LakeHouse Commons Project?

The Lakehouse Commons Project was approved in 2016. It is a mixed use housing project by developers UrbanCore and East Bay Asian Local Development Corporation (EBALDC). The group has missed several construction deadlines, and the City has granted numerous extensions. The most recent extension, which the developer claimed was necessary due to COVID, ends on February 15, 2022. This is the final deadline for the developer to secure its financing and meet other benchmarks. If it does so, the developer would need City Council approval for another amendment to its development agreement before scheduling construction next year. If the developer fails to secure financing by the deadline, the project will not move forward, and the City will have to decide on the future for the parcel.

MEDIA COVERAGE OF LAKEPOINT VILLAGE OPEN HOUSE

- ABC, "[Oakland opens new tiny home village near Lake Merritt for the city's unhoused](#)"
- KTVU, "[Oakland to provide tiny-home shelters in vacant lot ahead of winter weather, heat included](#)"
- KRON 4, "[Housing the homeless: Tiny home village opens near Lake Merritt](#)"
- NBC Bay Area, "[65 Unhoused People to Soon Have Secure Housing at Tiny Home Village in Oakland](#)"
- SF Chronicle, "[Oakland is embracing tiny home villages for the unhoused with one opening this month. Here's why](#)"
- East Bay Times, "[Oakland unveils new, upgraded tiny homes for homeless Lake Merritt residents: City ultimately plans to remove encampments around the lake](#)"
- The Oaklandside, "[Tiny-home shelter to open on a contentious Eastlake development site: Dozens of people will soon get access to heating and privacy through the temporary program](#)"

- Local News Matters Bay Area, "[Oakland opens tiny home village to provide secure housing for 65 people](#)"
 - Oakland North, "[Union Point on the Rise soon to be Oakland's first co-governed cabin community](#)"
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