

ALAMEDA COUNTY BOARD OF SUPERVISORS MINUTE ORDER

The following action was taken by the Alameda County Board of Supervisors on 09/23/2025

Approved as Recommended Other

Unanimous Tam: Haubert: Miley: Márquez: Fortunato Bas: - 5
Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

Documents to be signed by Agency/Purchasing Agent:
Contract: C-902580,C-28829,C-28831,C-28833

File No. _____
Item No. 25

Copies sent to:
Cindy Wong, QIC 26021

Special Notes:



I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:
Clerk of the Board
Board of Supervisors

By: Nancy French
Deputy



Aneeka Chaudhry
Interim Director

September 5, 2025

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, California 94612-4305

SUBJECT: AWARD CONTRACTS FOR CALWORKS HOUSING SUPPORT PROGRAM SERVICES; MASTER CONTRACT NO. 902580; AMOUNT: \$2,056,374

Dear Board Members:

RECOMMENDATION:

Authorize the Purchasing Agent, or her designee, to execute a contract (Master Contract No. 902580) to provide California Work Opportunity and Responsibility to Kids Housing Support Program services to eligible homeless CalWORKs recipients with children on behalf of the Alameda County Health, for the term of 10/1/2025 – 6/30/2026, in the pooled amount of \$2,056,374, with the following contractors:

- A. Abode Services (Principal: Vivian Wan; Location: Fremont); Procurement Contract No. 28829;
- B. Cornerstone Community Development Corporation dba Building Futures (Principal: Elizabeth Varela; Location: San Leandro); Procurement Contract No. 28831; and
- C. East Oakland Community Project (Principal: Shari P. Wooldridge; Location: Oakland); Procurement Contract No. 28833.

DISCUSSION/SUMMARY:

The California Work Opportunity and Responsibility to Kids (CalWORKs) Housing Support Program (HSP) provides rapid re-housing services, emergency shelter, and supportive resources to eligible CalWORKs recipients with children who are experiencing homelessness in Alameda County. Established in 2014, the CalWORKs HSP is funded by the California Department of Social Services. The program offers rental assistance subsidies and supportive services designed to help families obtain housing quickly, increase self-sufficiency, and maintain stable housing. CalWORKs HSP follows a housing-first approach, addressing homelessness by securing housing as the initial step, then focusing on overcoming other barriers to self-sufficiency. When a household is accepted into the program and secures housing, CalWORKs HSP initially pays 100% of the contract rent. Over time, as the household progresses in the program, their share of the rent gradually increases. Self-sufficiency is supported through the development of an Individualized Housing Support Plan, created collaboratively by the Contractor and the household. Progress toward the plan's goals and active participation in the program are key indicators of long-term success.

Contractors will provide rapid re-housing services, emergency shelter, supportive services, and resources to eligible CalWORKs recipients with children who are experiencing homelessness within Alameda County.

SELECTION CRITERIA/PROCESS:

The Alameda County Health Housing and Homelessness Services (AC Health H&H) has determined that the County does not currently have the resources to provide CalWORKs Housing Support Program services.

The AC Health H&H worked with General Services Agency (GSA)–Procurement to develop a Request for Proposal (RFP), which was issued on March 10, 2025, posted on the County and GSA LinkedIn websites for 32 days, emailed to the Chambers of Commerce e-mail group, and sent to the E-Gov Professional Services – Current Contract Opportunities mailing service. The RFP was also advertised in the Inter-City Express on March 12, 2025, and the Valley Times on March 14, 2025. A vendor outreach was conducted on March 12, 2025, followed by a networking/bidders conference on March 17, 2025, which was attended by 12 attendees representing nine vendors.

On April 11, 2025, seven bidders submitted responses to the RFP. All responses were evaluated, and the vendors were interviewed by the County Selection Committee. A maximum total of 550 evaluation points was available for this RFP. The total evaluation points include 50 preference points derived from a 5% preference for local vendors and a 5% preference for certified Small, Local and Emerging Business (SLEB) vendors, for a total of 10%.

The RFP states that the contract will be awarded to a pool of three vendors. Abode Services, Cornerstone Community Development Corporation dba Building Futures, and East Oakland Community Project were the highest-scoring, responsive, and qualified vendors and are being recommended for award.

Cornerstone Community Development Corporation dba Building Futures is a certified SLEB (Certified Small: 07-91114; Expiration: 11/30/2025). Abode Services and East Oakland Community Project are non-profit 501(c)(3) organizations providing services on behalf of the County; therefore, they are exempt from meeting the SLEB program requirements.

The following is the evaluation summary:

EVALUATION SUMMARY

Vendor	Location	Local	SLEB	Evaluation Points
<i>Abode Services</i>	<i>Fremont, CA</i>	<i>Y</i>	<i>N</i>	<i>460</i>
<i>Cornerstone Community Development Corporation dba Building Futures</i>	<i>San Leandro, CA</i>	<i>Y</i>	<i>Y</i>	<i>427</i>
<i>East Oakland Community Project</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>N</i>	<i>391</i>

<i>Ruby's Place</i>	<i>Castro Valley, CA</i>	<i>Y</i>	<i>Y</i>	<i>387</i>
<i>Catholic Charities of the Diocese of Oakland</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>N</i>	<i>285</i>
<i>BANANAS, Inc.</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>N</i>	<i>195</i>
<i>Eden I & R, Inc.</i>	<i>Hayward, CA</i>	<i>Y</i>	<i>Y</i>	<i>184</i>

FINANCING:

Funding for these recommendations comes from the California Department of Social Services' CalWORKS HSP and is included in the ACSSA and AC Health Fiscal Year 2025-2026 Approved Budgets. No additional appropriations are required, and there will be no increase in net County cost.

VISION 2036 GOAL:

CalWORKS HSP services meet the 10X goal pathway to **Eliminate Homelessness** and promote **Health for All** and **Accessible & Integrated Infrastructure** in support of our shared visions of **Thriving and Resilient Populations** and **Safe and Livable Communities**.

Respectfully submitted,

DocuSigned by:

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Aneeka Chaudhry
Interim Director, Alameda County Health

DocuSigned by:

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Kimberly Gasaway
Director, General Services Agency

DocuSigned by:

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Andrea Ford, Director
Social Services Agency

KG\YM\rs\I:\Board Letters\Purchasing\FY 2025-26\902580 CalWORKs Housing Support Program

cc: County Administrator
Auditor-Controller
County Counsel