

# 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-902559,C-28879

File No. \_\_\_\_\_  
Item No. 23

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

August 28, 2025

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

**SUBJECT: AWARD A CONTRACT TO CORNERSTONE COMMUNITY DEVELOPMENT CORPORATION DBA BUILDING FUTURES FOR RAPID RE-HOUSING, EMERGENCY SHELTER, HOMELESSNESS PREVENTION, AND STREET OUTREACH SERVICES; MASTER CONTRACT NO. 902559; PROCUREMENT CONTRACT NO. 28879; AMOUNT: \$398,624**

Dear Board Members:

**RECOMMENDATION:**

Authorize the Purchasing Agent, or her designee, to execute a contract (Master Contract No. 902559; Procurement Contract No. 28879) with Cornerstone Community Development Corporation dba Building Futures (Principal: Elizabeth Varela; Location: San Leandro) to provide rapid re-housing, emergency shelter, homelessness prevention, and street outreach services to the Alameda County Health, for the term of 10/16/2025 – 10/15/2026, in the amount of \$398,624.

**DISCUSSION/SUMMARY:**

The Emergency Solutions Grant (ESG) Program, funded by the U.S. Department of Housing and Urban Development (HUD), supports a range of services designed to address homelessness, including emergency shelter and rapid re-housing programs. HUD directly administers ESG funds to entitlement jurisdictions, including the cities of Berkeley, Fremont, Oakland, and the Alameda County Community Development Agency's (CDA) Housing and Community Development Department, which represents the Urban County, including Albany, Emeryville, Piedmont, Newark, Dublin, and unincorporated areas. Additionally, State-administered ESG funds are awarded to Alameda County Health (AC Health) Housing and Homelessness Services (H&H) to cover the non-entitlement cities of Alameda, Hayward, Livermore, Pleasanton, San Leandro, and Union City. Under this contract, the Contractor's required services will include emergency shelter, rapid re-housing, homelessness prevention, and street outreach.

These services are intended to meet the following objectives:

- Engage individuals and families experiencing homelessness to receive services;

- Improve the quality of emergency shelters by supporting operations and providing essential services to residents;
- Rapidly re-house individuals and families experiencing homelessness; and
- Prevent individuals and families from becoming homeless.

**SELECTION CRITERIA/PROCESS:**

*AC Health H&H has determined that Alameda County does not currently have the resources to provide rapid re-housing, emergency shelter, homelessness prevention, and street outreach services.*

*AC Health H&H worked with General Services Agency (GSA)–Procurement to develop a Request for Proposal (RFP), which was issued on March 13, 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 17, 2025, and the San Francisco Daily Journal on March 17, 2025. A vendor outreach was conducted on March 19, 2025, followed by one networking/bidders conference on March 19, 2025, which was attended by 23 attendees representing 19 vendors.*

*On April 14, 2025, one bidder submitted a response to the RFP. The response was evaluated, and the vendor was interviewed by the County Selection Committee. A maximum total of 500 evaluation points was available for this RFP. This project is federally funded, and bidders were not eligible for a Small, Local and Emerging Business (SLEB) preference.*

*Cornerstone Community Development Corporation dba Building Futures was the sole, responsive, and qualified vendor and is being recommended for award.*

*This contract includes federal funding from HUD to support the ESG, which addresses homelessness through services such as emergency shelters and rapid re-housing programs. These funds are governed by federal regulations, including 24 CFR Part 576 and 2 CFR Part 200. As a result, a Federal SLEB waiver was granted by the Auditor-Controller Agency, Office of Contract Compliance & Reporting (SLEB Waiver F-2575-A, valid through 10/15/2026).*

*The following is the evaluation summary:*

**EVALUATION SUMMARY**

<b><i>Vendor</i></b>	<b><i>Location</i></b>	<b><i>Evaluation Points</i></b>
<i>Cornerstone Community Development Corporation dba Building Futures</i>	<i>San Leandro, CA</i>	<i>417</i>

**FINANCING:**

Funding for this recommendation (\$398,624) comes from State Emergency Solutions Grant. Of this amount, \$232,531 is included in the AC Health Fiscal Year (FY) 2025-2026 Approved Budget. The remaining amount \$166,093 will be requested in the AC Health FY 2026-2027 Maintenance of Effort Budget. Approval of this recommendation will have no impact on net County cost.

**VISION 2036 GOAL:**

Rapid re-housing, emergency shelter, homelessness prevention, and street outreach services meet the 10X goal pathway to **Eliminate Homelessness** and promote **Healthcare for All** and **Accessible & Integrated Infrastructure** in support of our shared visions of a **Thriving & Resilient Population** and **Safe & Livable Communities**.

Respectfully submitted,

DocuSigned by:  
  
E206388BECB64AD...  
Aneeka Chaudhry  
Interim Director, Alameda County Health

DocuSigned by:  
  
8D4CA131AA0B4C2...  
Kimberly Gasaway  
Director, General Services Agency

Attachment

KG\YM\rs\I:\Board Letters\Purchasing\FY 2025-26\902559 Rapid Re-Housing, Emergency Shelter BL

cc: County Administrator  
Auditor-Controller  
County Counsel