

<p>Chairperson Carolyn Wysinger</p> <p>Vice Chairperson Gabe Quinto</p>	<p><i>El Cerrito Municipal Services Corporation Agenda</i></p>	<p>Boardmembers William Ktsanes Lisa Motoyama Alexandra Orologas Karen Pinkos Rebecca Saltzman</p>
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TUESDAY, NOVEMBER 4, 2025

SPECIAL MUNICIPAL SERVICES CORPORATION MEETING (5:00 PM)
City Council Chambers - 10890 San Pablo Ave, El Cerrito

Closed Captions available Via Zoom:
<https://us06web.zoom.us/j/89591021701?pwd=3k4WANFQQ0MqkrOkKknibFQST158XR.1>
Meeting ID: 895 9102 1701 **Passcode:** 740397 **Dial in:** 1-408-638-0968

View:

1. Cable T.V. Broadcast on KCRT Channel 28
2. Livestream Online at www.elcerrito.gov/CouncilMeetingMaterials

Accommodations: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Board Secretary at 510-215-4305. Notification 48 hours prior to the meeting will enable the Agency to make reasonable accommodations. Closed Captions available via zoom.

Conduct: This meeting shall be conducted pursuant to the El Cerrito [City Council Rules of Order and Procedure](#), including adjourning by 11:00 PM unless extended to a specific time determined by a majority of the Board.

Public Comments:

1. *In-person* by submitting a request to speak to the Board Secretary.
2. *By Email* to cityclerk@elcerrito.gov identified in the subject line as **MSC Public Comments – Agenda Item #.**

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the Board and posted [online](#) in advance of the meeting. Comments received after the deadline will be provided to the Board and will be posted **after the meeting.**

<p>Chairperson Carolyn Wysinger</p> <p>Vice Chairperson Gabe Quinto</p>	<p><i>El Cerrito Municipal Services Corporation</i> Agenda</p>	<p>Boardmembers William Ktsanes Lisa Motoyama Alexandra Orologas Karen Pinkos Rebecca Saltzman</p>
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5:00 PM ROLL CALL - CONVENE SPECIAL MUNICIPAL SERVICES CORPORATION MEETING

1. ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the Board Secretary. Remarks are typically limited to 3 minutes per person and to items on the special meeting agenda only.

2. ADOPTION OF THE CONSENT CALENDAR

All items on the consent calendar shall be acted upon in one motion, unless a member of the Board or staff request separate consideration.

A. Approval of Minutes

Action Proposed: Approve the Municipal Services Corporation Meeting minutes from April 15, 2025

Contact: Holly M. Charléty, Board Secretary, City Management

3. PRESENTATIONS

4. POLICY MATTERS

A. Coordinated Outreach Referral Engagement (C.O.R.E.) Program update and Contract Authorization

Action Proposed: 1) Receive a Coordinated Outreach Referral Engagement (C.O.R.E.) Program update for Fiscal Year (FY) 2024-25; and 2) Adopt a Resolution authorizing the Executive Director to amend the contract with Contra Costa Health Services appropriating an additional \$10,000 in Housing Security Funds for FY 2025-26 with a total contract amount not-to-exceed \$122,930.

Contact: Aissia Ashoori, Housing-Economic Development Manager, Community Development Department; Alexandra Orologas, Assistant City Manager, City Management

5. ADJOURN SPECIAL MUNICIPAL SERVICES CORPORATION MEETING

Chairperson Carolyn Wysinger	<i>El Cerrito Municipal Services Corporation</i>	Boardmembers William Ktsanes Lisa Motoyama Alexandra Orologas Karen Pinkos Rebecca Saltzman
Vice Chairperson Gabe Quinto		

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DRAFT MINUTES
TUESDAY, APRIL 15, 2025

SPECIAL MUNICIPAL SERVICES CORPORATION MEETING (5:00 PM)
 City Council Chambers - 10890 San Pablo Ave, El Cerrito

Closed Captions available Via Zoom:
<https://us06web.zoom.us/j/84638794802?pwd=4QKvlzpKPtTcJnN341q8bOTpCdZncG.1>
Meeting ID: 846 3879 4802 **Password:** 160615 **Dial in:** 1-408-638-0968

View:

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Conduct: This meeting shall be conducted pursuant to the El Cerrito [City Council Rules of Order and Procedure](#), including adjourning by 11:00 PM unless extended to a specific time determined by a majority of the Board.

Public Comments:

1. *In-person* by submitting a request to speak to the Board Secretary.
2. *By Email* to cityclerk@ci.el-cerrito.ca.us identified in the subject line as **Public Comments – Agenda Item #.**

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the Board and posted [online](#) in advance of the meeting. Comments received after the deadline will be provided to the Board and will be posted **after the meeting.**

5:00 PM ROLL CALL - CONVENE SPECIAL MUNICIPAL SERVICES CORPORATION MEETING

Chairperson Wysinger called the meeting to order at 5:03 PM.

Present: Chairperson Wysinger, Vice Chairperson Quinto, Boardmember Ktsanes, Boardmember Motoyama, Boardmember Saltzman, Boardmember Pinkos, Boardmember Orologas **Absent:** None

1. ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person and to items on the special meeting agenda only.

None

2. ADOPTION OF THE CONSENT CALENDAR

All items on the consent calendar shall be acted upon in one motion, unless a member of the City Council or staff request separate consideration.

Moved/Seconded: Boardmember Motoyama/Vice Chairperson Quinto **Action:** Approved the consent calendar as indicated below. **Ayes:** Chairperson Wysinger, Vice Chairperson Quinto, Boardmember Ktsanes, Boardmember Motoyama, Boardmember Saltzman, Boardmember Pinkos, Boardmember Orologas **Noes:** None

A. Approval of Minutes

Action Proposed: Approve the Municipal Services Corporation Meeting minutes from January 21, 2025

Contact: Holly M. Charléty, Board Secretary, City Management

Action: Approved minutes

3. PRESENTATIONS

4. POLICY MATTERS

A. Approval and Authorization of Contract with Contra Costa Health

Action Proposed: Adopt a resolution authorizing the City Manager to execute a contract with Contra Costa Health to provide Coordinated Outreach Referral Engagement (C.O.R.E.) services and Housing Security Funds for Fiscal Year 2025-2026 for an amount not to exceed \$112,930.00.

Contact: Aissia Ashoori, Housing-Economic Development Manager, Community Development Department; Alexandra Orologas, Assistant City Manager, City Management

Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding mid-year check-in regarding sufficient funding allocated, availability of housing security funds, method of holding the funds, future funding sources, effects of neighboring cities opening dispensaries and effects on sales at our locations.

Public Comments:

Michael McDougall - spoke in support of the program, and need for additional metrics for all cities in the partnership moving forward.

Moved/Seconded: Boardmember Saltzman / Boardmember Motoyama

Action: Adopted MSC Resolution 2025-01. **Ayes:** Chairperson Wysinger, Vice Chairperson Quinto, Boardmember Ktsanes, Boardmember Motoyama, Boardmember Saltzman, Boardmember Pinkos, Boardmember Orologas

Noes: None

B. Approval of the Fiscal Year 2025-26 Proposed Budget and Spending Authority

Action Proposed: Adopt a resolution approving the Municipal Services Corporation Fiscal Year 2025-26 budget.

Contact: Crystal Reams, Finance Director/City Treasurer; Claire Coleman, Budget/Financial Services Manager; Finance Department

Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the board regarding calculations of assumed revenues.

Moved/Seconded: Boardmember Motoyama / Boardmember Ktsanes

Action: Adopted MSC Resolution 2025-02. **Ayes:** Chairperson Wysinger, Vice Chairperson Quinto, Boardmember Ktsanes, Boardmember Motoyama, Boardmember Saltzman, Boardmember Pinkos, Boardmember Orologas

Noes: None

5. ADJOURN SPECIAL MUNICIPAL SERVICES CORPORATION MEETING

The special meeting adjourned at 5:58 PM.

Carolyn Wysinger, Chairperson

This is to certify that the foregoing is a true and correct copy of the minutes of the Municipal Services Corporation meeting of April 15, 2025 as approved by the Municipal Services Corporation.

Holly M. Charléty, MMC, Board Secretary

El Cerrito Municipal Services Corporation

AGENDA BILL

Agenda Item No. 4.A.

Date: November 4, 2025
To: El Cerrito Municipal Services Corporation Board of Directors
From: Aissia Ashoori, Housing-Economic Development Manager, Community Development Department; Alexandra Orologas, Assistant City Manager, City Management
Subject: Coordinated Outreach Referral Engagement (C.O.R.E.) Program update and Contract Authorization

ACTION PROPOSED

1) Receive a Coordinated Outreach Referral Engagement (C.O.R.E.) Program update for Fiscal Year (FY) 2024-25; and 2) Adopt a Resolution authorizing the Executive Director to amend the contract with Contra Costa Health Services appropriating an additional \$10,000 in Housing Security Funds for FY 2025-26 with a total contract amount not-to-exceed \$122,930.

BACKGROUND

In 2024, the Municipal Service Corporation (MSC) authorized a contract with [Contra Costa Health](#), Housing and Homeless Services Division (H3), to provide homeless outreach in El Cerrito through the Coordinated Outreach Referral Engagement (C.O.R.E.) Program. This effort was possible through a Tri-City/County partnership with the City of San Pablo and Contra Costa County as a one-year pilot of sharing one C.O.R.E. team that began on July 1, 2024. El Cerrito's cost-sharing portion of the team was \$94,405 with an additional \$15,000 contribution to the Housing Security Fund (HSF), totaling \$109,405 in FY 2023-24.

In 2025, the MSC authorized another one-year pilot with Contra Costa Health in the amount of \$97,930, with an additional \$15,000 contribution to the HSF, totaling \$112,930. This C.O.R.E. team launched as Quad-City Partnership with the Cities of San Pablo (1/3), Hercules and Pinole (1/3). Services began on July 1, 2025, with all four cities sharing a dedicated C.O.R.E. team at 40 hours/week (full/partial days).

C.O.R.E. is funded through the City's [Commercial Cannabis Ordinance](#) (adopted 2017) *Community Benefit Quality of Life Fund*, which receives payments from the City's [Commercial Cannabis](#) Operating Permits. Currently, there are two Cannabis Operating Permits, *NUG* and *STIIIZY*, that require two payments which are distinguished by: 1) *Community Benefit Gross Receipts Fee* (General Fund); 2) *Community Benefit Quality of Life Contribution* (MSC restricted use). Both payments are received from each cannabis operator on a quarterly basis and deposited into the appropriate account. The *Community Benefit Quality of Life Contribution* is earmarked for services provided by sponsored groups, non-profits, or other organizations for specific purposes that improve the quality of life in El Cerrito.

Additional information, including links to prior MSC actions, is summarized in Table 1.

Table 1: Overview of MSC Actions

Date	Overview	Action
November 7, 2023	Staff and the MSC held a study session to discuss programming for the <i>Community Benefit Quality of Life</i> contributions.	MSC directed staff to return with C.O.R.E. Program options for consideration
March 19, 2024	The MSC authorized a one-year C.O.R.E. pilot sharing a team through a Tri-City/County partnership in FY 2024-2025 - July 1, 2024 – June 30, 2025 - in the amount of \$93,822 for C.O.R.E. services plus \$15,000 Housing Security Funds not to exceed \$108,822.	Resolution 2024-02
January 21, 2025	Staff and the MSC received an update from C.O.R.E. for services provided between July 1, 2024 – December 31, 2024.	No Action; Informational
April 15, 2025	The MSC authorized a one-year C.O.R.E. pilot sharing a team through a Quad-City partnership in FY 2025-2026 - July 1, 2025 – June 30, 2026 - in the amount of \$97,930 for C.O.R.E. services plus \$15,000 Housing Security Funds not to exceed \$112,930.	Resolution 2025-01

ANALYSIS

C.O.R.E. Pilot: 2024-2025

H3 utilizes the Homeless Management Information System (HMIS) to track, report and measure outcomes. Between July 1, 2024 – June 30, 2025, 125 unduplicated individuals were served in El Cerrito by C.O.R.E. Of those assisted:

- 78 individuals reported having roots in El Cerrito
- 48 individuals reported being homeless for the first time
- 83 individuals reported having a disabling condition
- 68 individuals reported having mental health problems
- 54 individuals reported the cause of homelessness was due to low income

Of the 125 individuals contacted, 80 were directly initiated by the Tri City/County team. These interactions required multiple layers of contact and complex coordination, from healthcare referrals to warming center placements. As shown in Attachment 1 (*El Cerrito Exits – FY24/25*), 23 individuals exited to a more stable destination.

Housing Security Fund: Prior Fiscal Year 2024-25

The HSF is an existing County program that is offered to cover gaps in services available through the coordinated entry system for people who are currently experiencing or at imminent risk of homelessness, for the purpose of rapidly housing or diverting people from homelessness and the emergency shelter system.

As a reminder, El Cerrito was the first city within the County to establish dedicated HSF for its residents. The County's resources for this program are typically exhausted early in the fiscal year. Through [Resolution 2024-02](#), the MSC appropriated a not-to-exceed amount of \$15,000 in FY 2024-25, as a pilot contribution to the HSF specific to needs within El Cerrito.

Between July 1, 2024 – June 30, 2025, the HSF served 10 households providing back rent/rental assistance, move-in/security deposits, and transportation/travel support. Approximately 99% of funds were spent. Of the 10 households:

- 7 were prevented from being displaced
- 2 utilized funds to travel to stable destinations
- 1 received assistance with gas expenses to support a move

The El Cerrito HSF has had a significant impact by providing quick housing stability interventions for residents who are at risk of homelessness, as itemized in Table 2 and shown in Attachment 1.

Table 2: El Cerrito, Housing Security Fund, Fiscal Year 2024-2025

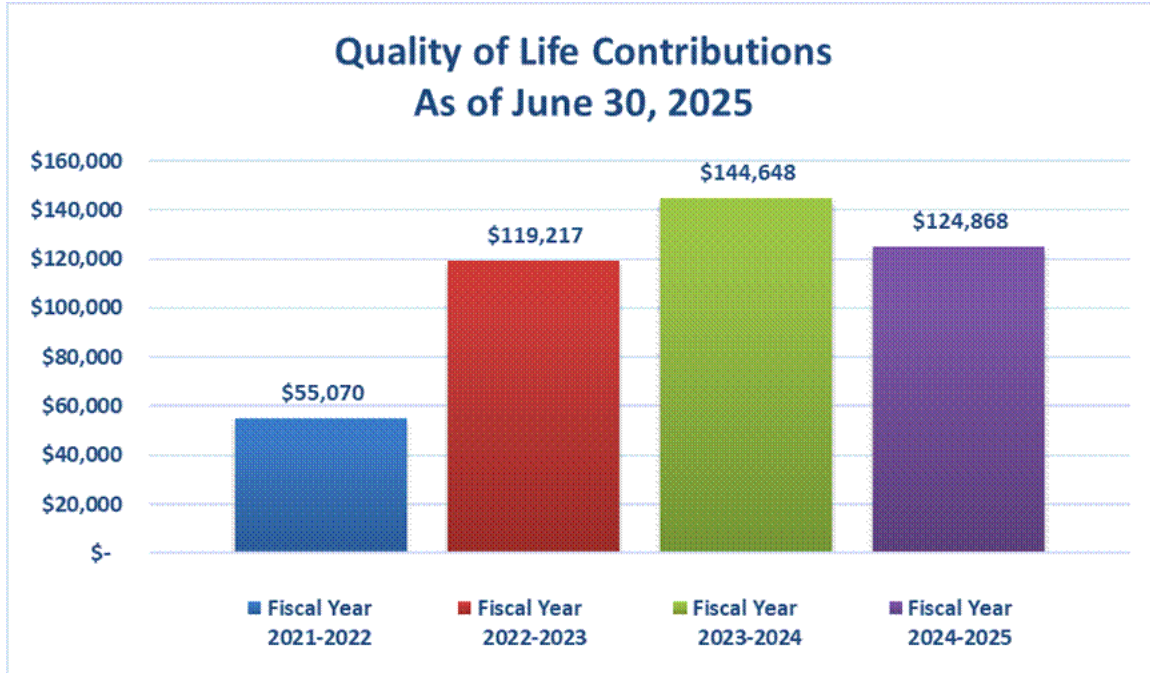
Date	Use	Amount	Requests
September 2024 (1) January 2025 (1) March 2025 (1)	Transportation/Travel	\$1,078 (7%)	3
April 2025 (5) May 2025 (1) June 2025 (1)	Prevention	\$13,852 (93%)	7
	TOTAL	\$14,930 (99%)	10

Housing Security Fund: Current Fiscal Year 2025-2026

Of the \$15,000 allocated in FY 2025-26, the available HSF balance is \$9,584 (\$3,016 spent and \$2,400 pending final approval) as of October 20, 2025. Since July 1, 2025, the HSF secured permanent housing for one individual and provided gap housing for another individual with a pending prevention request from an El Cerrito renter. Based on current HSF service delivery trends, staff recommend that the MSC allocate an additional \$10,000 in FY 2025-26, not-to-exceed \$25,000. If there is an upward trend within the current fiscal year that indicates that funding may be exhausted prior to June 30, 2025, staff will return to the MSC for additional funding consideration.

Community Benefit: Quality of Life Contributions

The graph below details the public benefits received from the *Community Benefit Quality of Life Contribution* since inception in FY 2021-22. It should be noted that *NUG* opened in August 2021 and *STIIZY* in June 2023. As such, FY 2023-24 is the first full year that both storefronts were fully operational.



In conclusion, staff recommends that the MSC adopt the attached resolution, consistent with the [El Cerrito Housing Element 2023-2031](#), *Program H-2.G Shelter and Housing Solutions for Persons Experience Homelessness*, to address the rise in housing insecurity and appropriate an additional amount of \$10,000 in FY 2025-26 toward the HSF with the total contract not to exceed \$122,930.

STRATEGIC PLAN CONSIDERATIONS

This action supports the City’s Strategic Plan Goals of:

- *Livability and Belonging*
- *Infrastructure and Amenities*
- *Community Safety*

ENVIRONMENTAL CONSIDERATIONS

This section is not applicable to this agenda item.

FINANCIAL CONSIDERATIONS

If authorized, the additional appropriation of \$10,000 will be funded using the City's *Community Benefit Quality of Life Contribution* that is currently deposited to the MSC, as restricted use on a quarterly basis. As of September 30, 2025, the current balance is \$261,978.

LEGAL CONSIDERATIONS

This item has been reviewed by the City Attorney.

Reviewed by:

A handwritten signature in blue ink, appearing to read "Karen Pinkos".

Karen Pinkos, City Manager

Attachments:

1. Resolution
2. Presentation

MSC RESOLUTION 2025-XX

A RESOLUTION OF THE EL CERRITO MUNICIPAL SERVICES CORPORATION (THE "MSC") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH CONTRA COSTA COUNTY HEALTH TO PROVIDE COORDINATED OUTREACH REFERRAL ENGAGEMENT (C.O.R.E.) SERVICES and HOUSING SECURITY FUNDS AS A PILOT FOR FISCAL YEAR 2025-2026 IN AN AMOUNT NOT TO EXCEED \$122,930

WHEREAS, the El Cerrito City Council adopted Chapter 6.80 of the El Cerrito Municipal Code, [Commercial Cannabis Ordinance](#), on December 19, 2017; and

WHEREAS, in 2018 and 2021, the City issued two Cannabis Operating Permits for two storefront businesses that require community benefit contributions in the form of Community Benefit Gross Receipts Fee and Community Benefit Quality of Life Contribution; and

WHEREAS, the Community Benefit Quality of Life Contribution is earmarked for services provided by sponsored groups, non-profits, or other organizations for specific purposes that improve the quality of life in El Cerrito; and

WHEREAS, on March 19, 2024, through [Resolution 2024-02](#), the Municipal Services Corporation (MSC) authorized a one-year pilot C.O.R.E. team in El Cerrito sharing a team through a Tri-City/County partnership for the period of July 1, 2024 – June 30, 2025 including an amount of up-to \$15,000 as a pilot contribution to the Housing Security Fund (HSF) not to exceed \$108,822 for Fiscal Year (FY) 2024-2025; and

WHEREAS, on April 15, 2025, through [Resolution 2025-01](#), the Municipal Services Corporation (MSC) authorized a one-year pilot C.O.R.E. team in El Cerrito sharing a team through a Quad-City partnership for the period of July 1, 2025 – June 30, 2026 including an amount of up-to \$15,000 as contribution to the Housing Security Fund (HSF) not to exceed \$112,930 for Fiscal Year (FY) 2025-2026; and

WHEREAS, on April 15, 2025, the MSC directed staff to return with a C.O.R.E. Tri-City/County partnership report for Fiscal Year (FY) 2024-2025 including an analysis of the Housing Security Fund (HSF) to determine if additional resources may be needed; and

WHEREAS, the Community Benefit Quality of Life balance is currently \$262,528; and

WHEREAS, the City Council goals, objectives, policies and action programs prioritize the City's housing needs through the [El Cerrito Housing Element 2023-2031](#), *Program H-2.G Shelter and Housing Solutions for Persons Experience Homelessness*, to address the rise in housing insecurities; and

WHEREAS, the Board of Directors is committed to ensuring that housing security opportunities are accessible to the El Cerrito community; and

NOW THEREFORE, BE IT RESOLVED by the Board of Directors that it authorizes the Executive Director to execute a contract amendment and all necessary documents with Contra Costa Health appropriating an additional \$10,000 in Housing Security Funds for FY 2025-2026 up-to \$25,000, with a total contract amount not to exceed \$122,930.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on November 4, 2025, the Board of Directors of the El Cerrito Municipal Services Corporation passed this Resolution by the following vote:

AYES:	BOARD MEMBERS:
NOES:	BOARD MEMBERS:
ABSTAIN:	BOARD MEMBERS:
ABSENT:	BOARD MEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

Holly M. Charléty, Board Secretary

APPROVED:

Carolyn Wysinger, Chair

CONTRA COSTA
HEALTH



cchealth.org

El Cerrito City Municipal Services Corporation Meeting

CORE
FY 24/25
Report Out

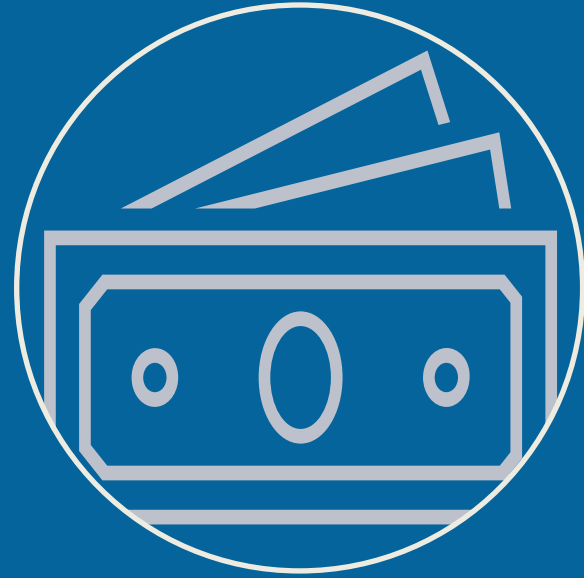
FY 25/26
Progress

Jenny Robbins, LCSW
H3 Chief of Programs,

Fadi Elhayek, ASW
CORE Program Director

November 4th, 2025

Housing Landscape



Renters in Contra Costa County need to earn **\$43.63/hour** to afford the average monthly asking rent.



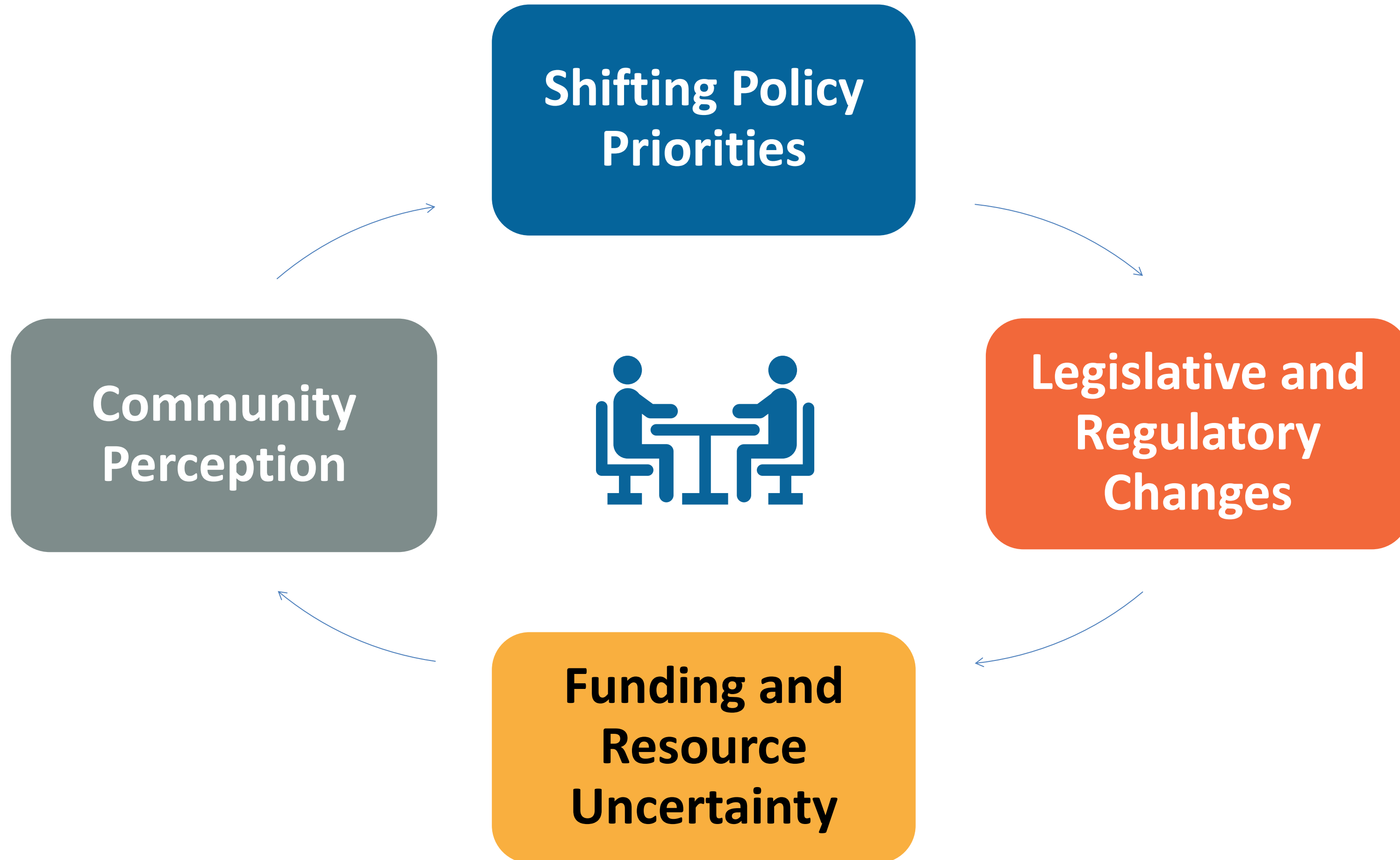
Cost of housing is the biggest factor in a community's rate of homelessness

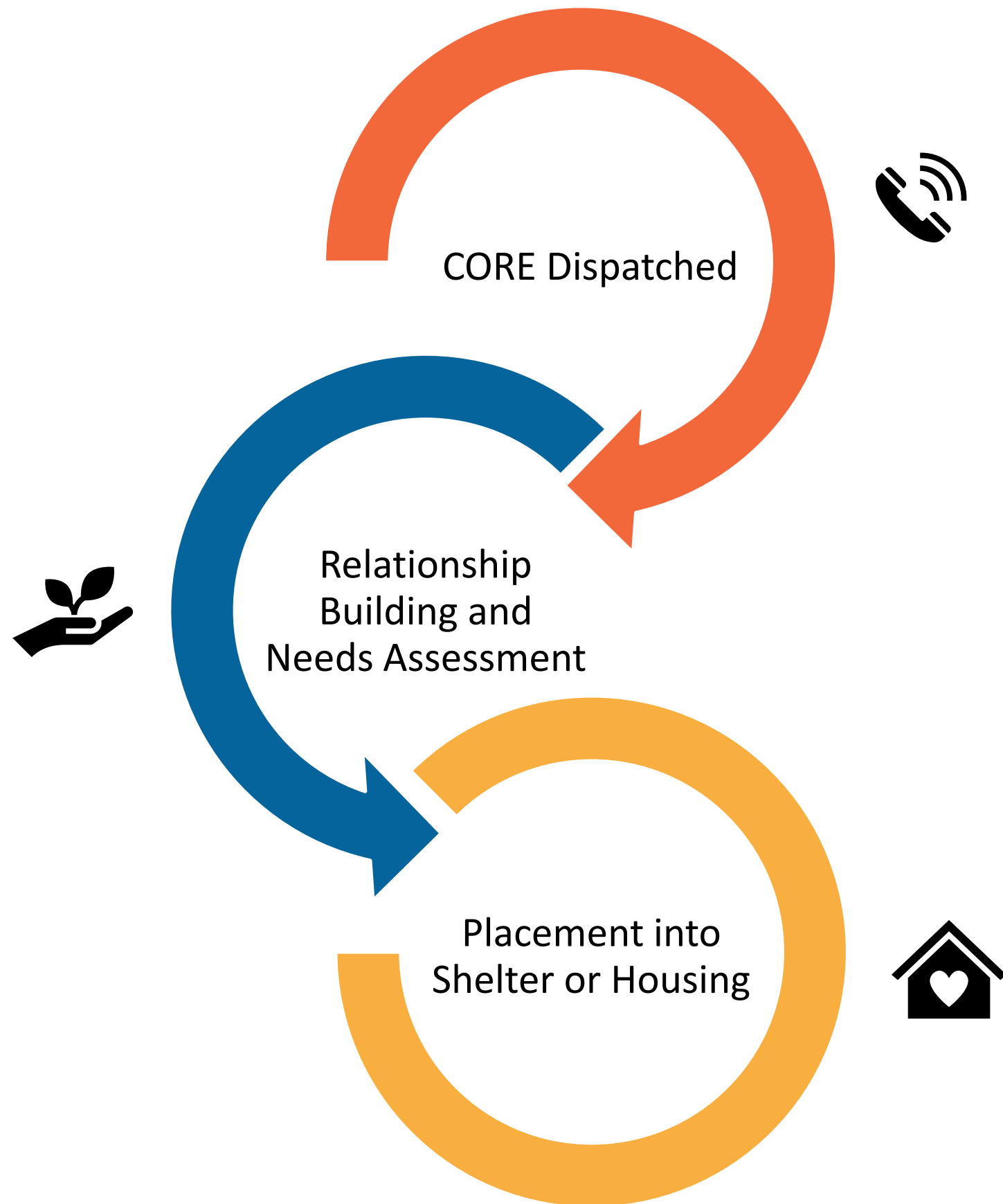


2,118 people experiencing homelessness were counted in the 2025 Contra Costa PIT Count

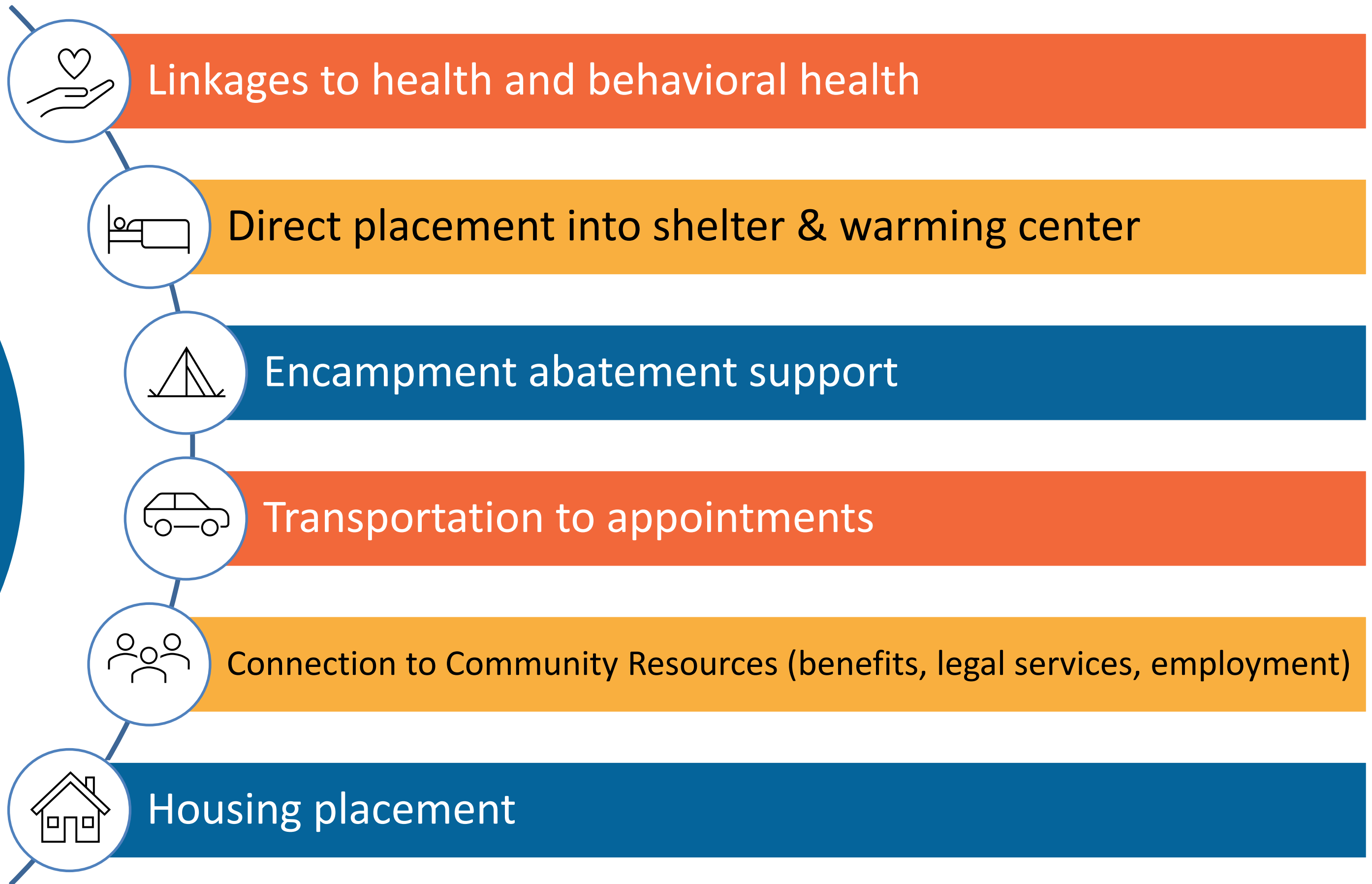
Health, Housing and Homeless Services (H3) is committed to making homelessness short-lived and non-recurring by ensuring an integrated system of housing and support services for persons experiencing homelessness in Contra Costa County.

Climate and Current Challenges





Housing Focused Street Outreach



Community Outreach & Engagement

Business
Outreach

Community
Outreach

City
Municipal
Corporation
Meeting

Chamber of
Commerce



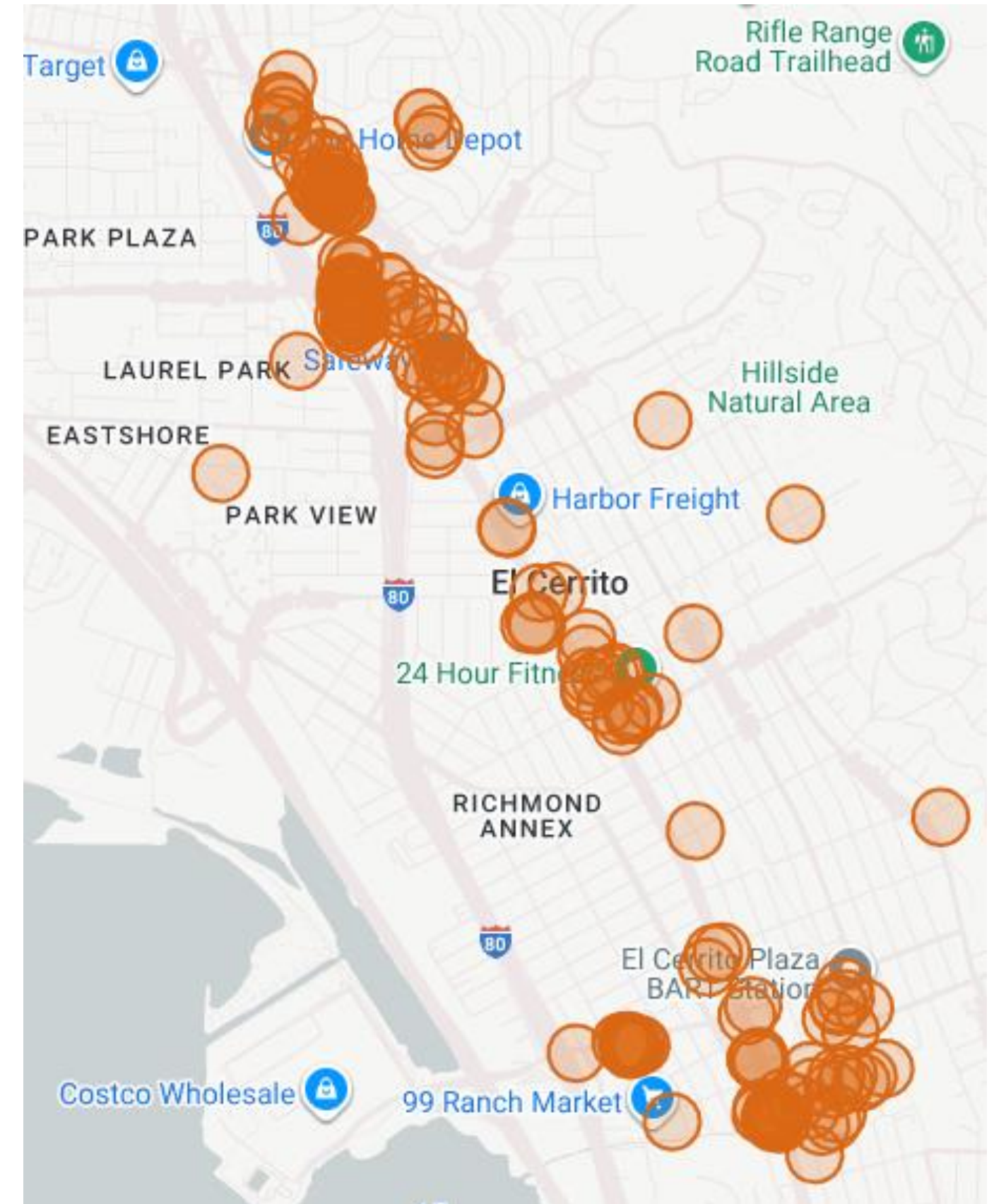
Both BART Stations are hotspots with most contacts being at/in proximity to the stations

**Cutting Blvd
Between Potrero Ave and Moeser Lane**

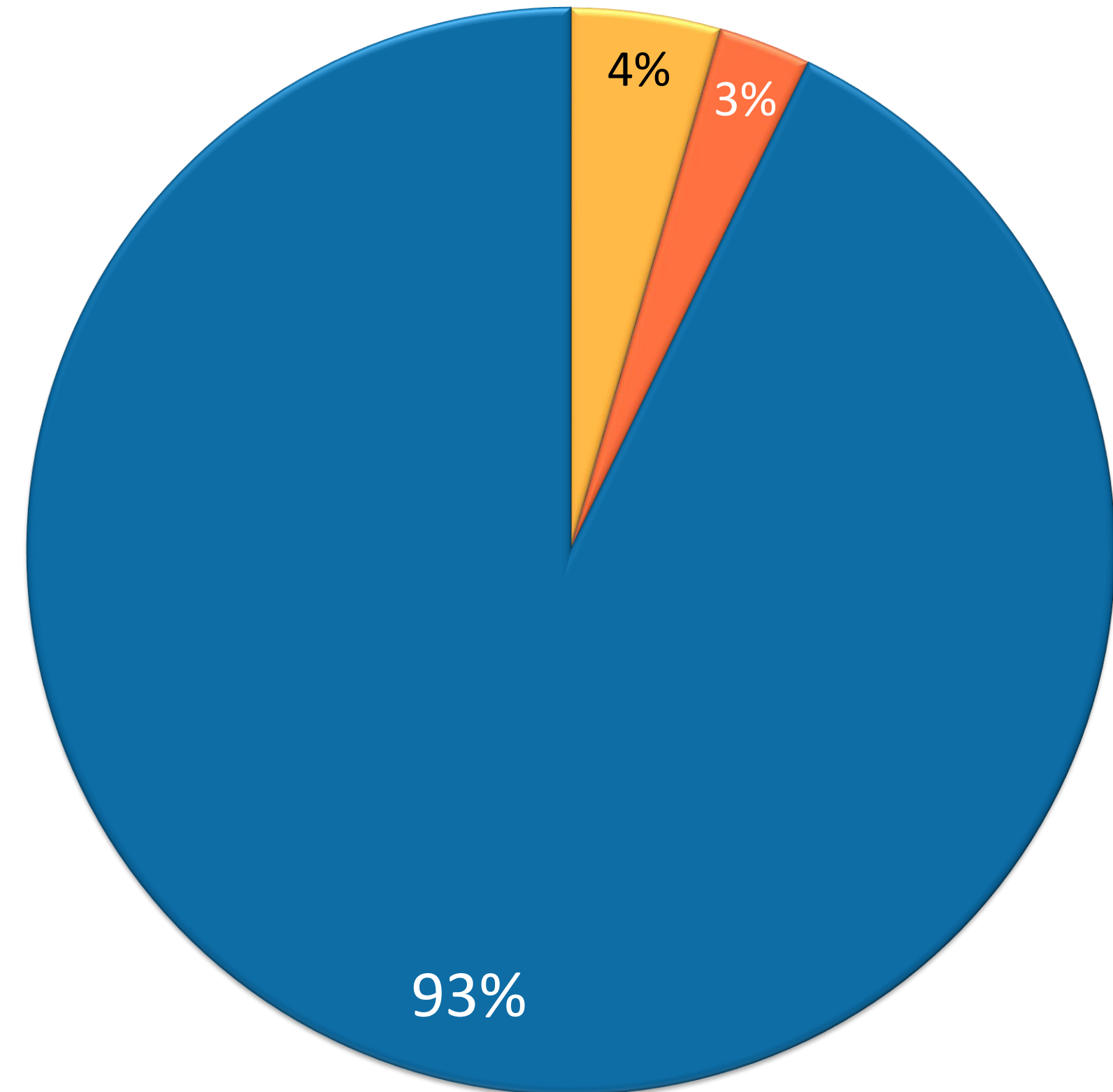
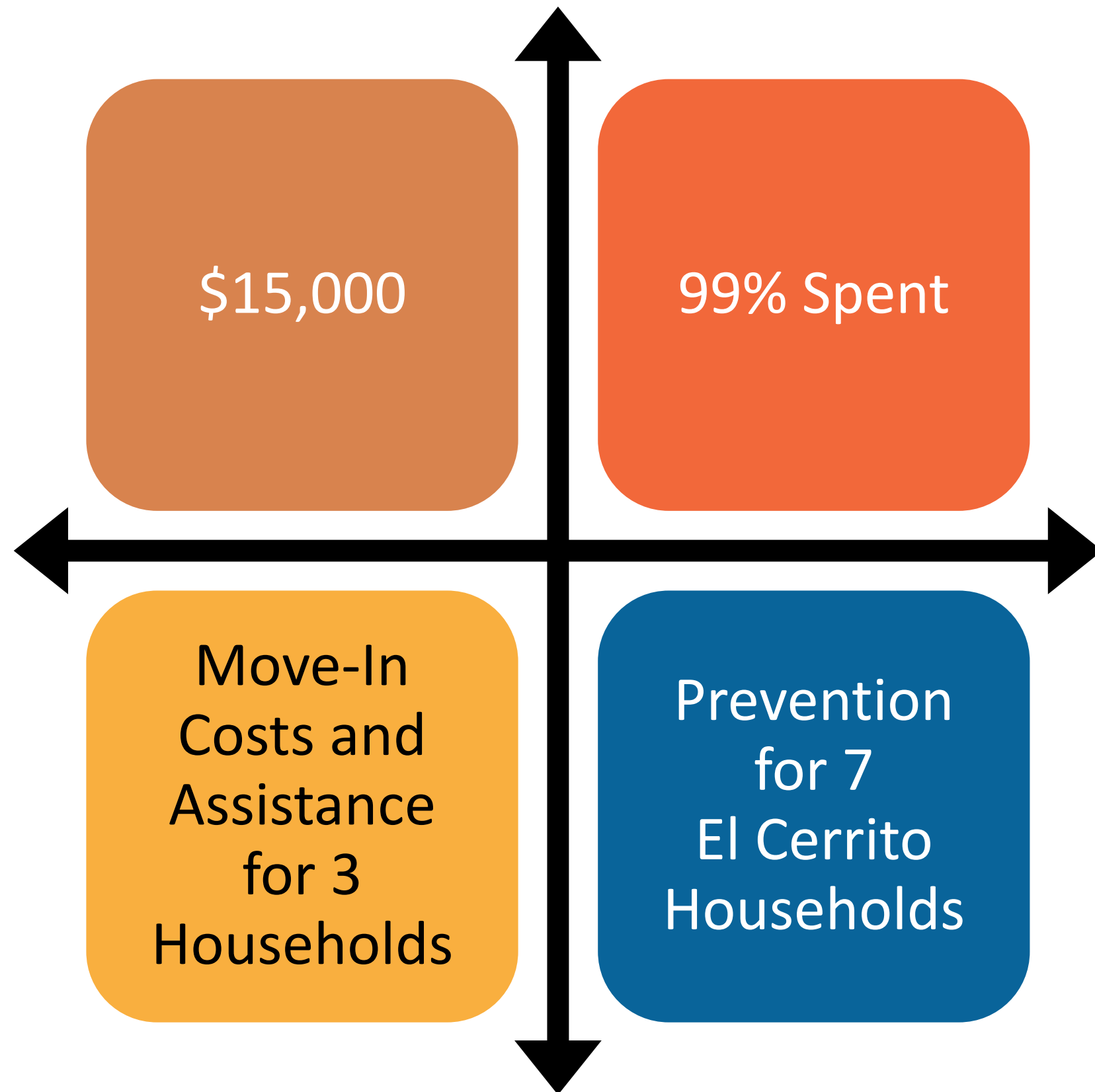
Additional areas of prioritization include Baxter Creek Gateway Park and along the Ohlone Greenway

San Pablo Ave

El Cerrito Hotspots

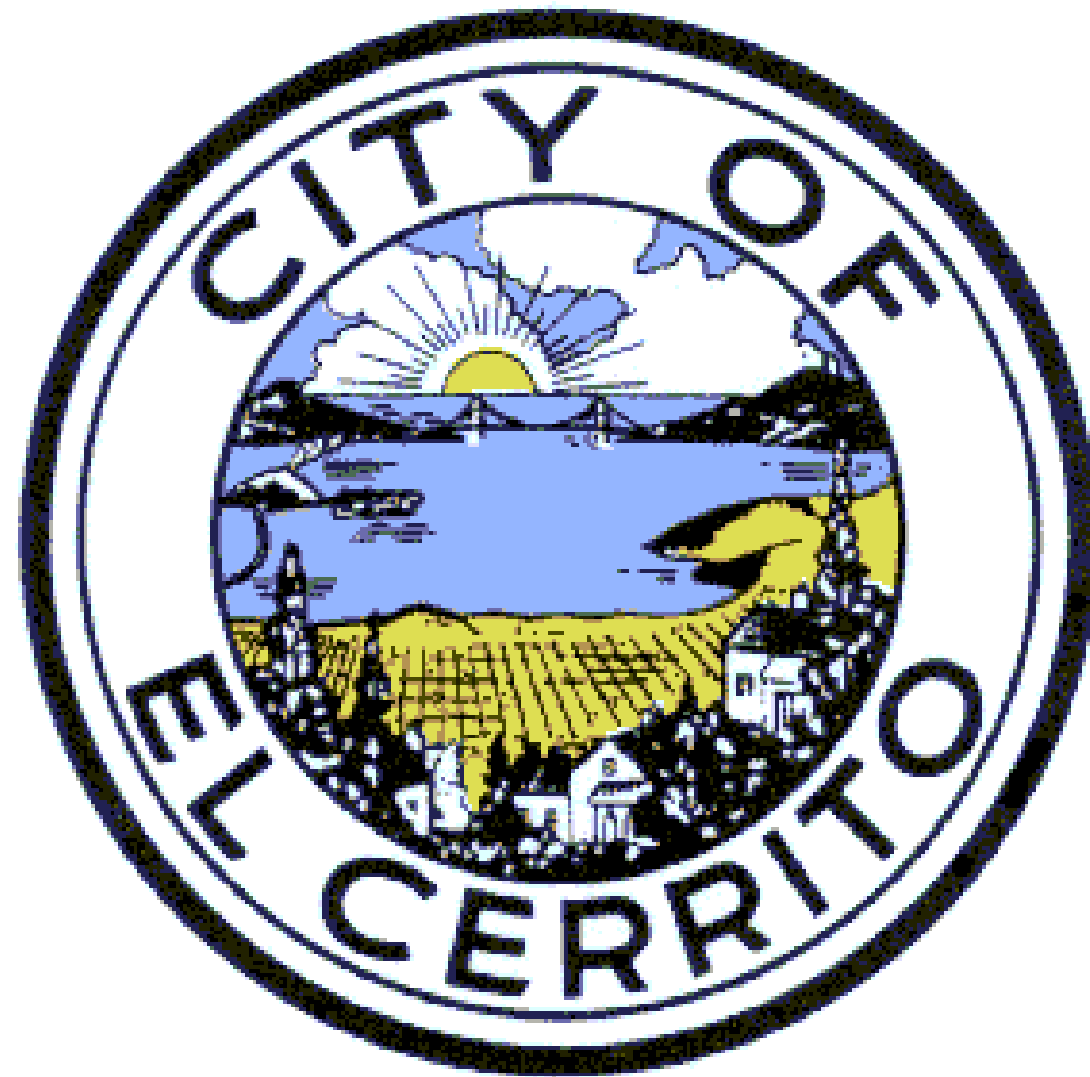


El Cerrito Housing Security Fund FY 24/25



■ Plane Ticket ■ Transportation ■ Prevention

El Cerrito Outcomes & Impacts



125 unduplicated clients served in El Cerrito (all teams)

**78 individuals
(62%) have roots
in El Cerrito**

**individuals (38%) reported being
first time homeless**

**83 individuals
(66%) reported a
disabling
condition**

**68 individuals (54%)
reporting having
Mental Health
Problems**

**54 individuals (43%)
reported cause of
homelessness was
low income**

**Of all contacts
made, 64%
were made by
the El Cerrito
CORE team**

23 individuals exited to a more stable destination

Permanent Housing

7 moved to a rental unit

Emergency shelter

12 moved to emergency shelter

Short-Term Destination

3 moved into transitional housing, with family or friends, 1 moved into treatment program

Of those who exited, 92% retained housing after a 6-month period



80 unhoused people served by El Cerrito CORE Team through 232 contacts



1,141 services provided – health coordination to vital document gathering



338 Housing Coordination Services for 67 people



12 unhoused people exited to a stable/safe destination by the El Cerrito CORE Team



81 warming center placements

**El Cerrito
CORE Team
contacts**

El Cerrito

Individuals: 125
Contacts: 333
Services: 2,378
Stable Exits: 23

Pleasant Hill

Individuals: 211
Contacts: 775
Services: 7,934
Stable Exits: 52

Walnut Creek

Individuals: 278
Contacts: 1,259
Services: 13,784
Stable Exits: 114

Contra Costa County 2025 HOMELESS POINT-IN-TIME COUNT

WEST COUNTY	2024	2025
Crockett	21	3
El Cerrito	11	21
North Richmond	5	16
Pinole	7	12
Richmond	388	208
Rodeo	29	17
San Pablo	35	13
Total	•502	•297

41% decrease from 2024

The 2025 PIT Count methodology followed the Housing and Urban Development's guidelines for a "night of" observational count followed by a random sample survey to gather demographic data and homeless experience.

CORE team data provides a more holistic picture of the number of unhoused individuals living in Contra Costa

El Cerrito Comparative Data

Fiscal Year Comparison



CORE El Cerrito Contract Starts

	FY 2023/2024	FY 2024/2025
Individuals	64	125
Contacts	125	333
Services	1,259	2,378
Total Exits	48	110
Exits to Housing	15	23



El Cerrito Successes



Family of Three Remains Housed



Background

El Cerrito Family of three - parent with health issues + children with special needs were on the brink of homelessness and behind on rent. High cost of living, loss of spouse, and struggles in-between jobs were factors.



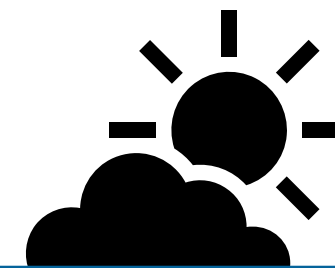
Document-Collecting

The CORE Team worked with the parent to obtain proof of income, a copy of the lease, the ledger, and W-2. Approval through City leadership and processing through the H3 Operations Team made the process seamless and swift.



El Cerrito HSF and CORE

Through promotion via 2-1-1, option 2 (crisis center) and the City website, news of El the Cerrito Housing Security Fund reached the family, and they emailed CORE leadership. The dedicated CORE team met with the parent in the community.



Hope

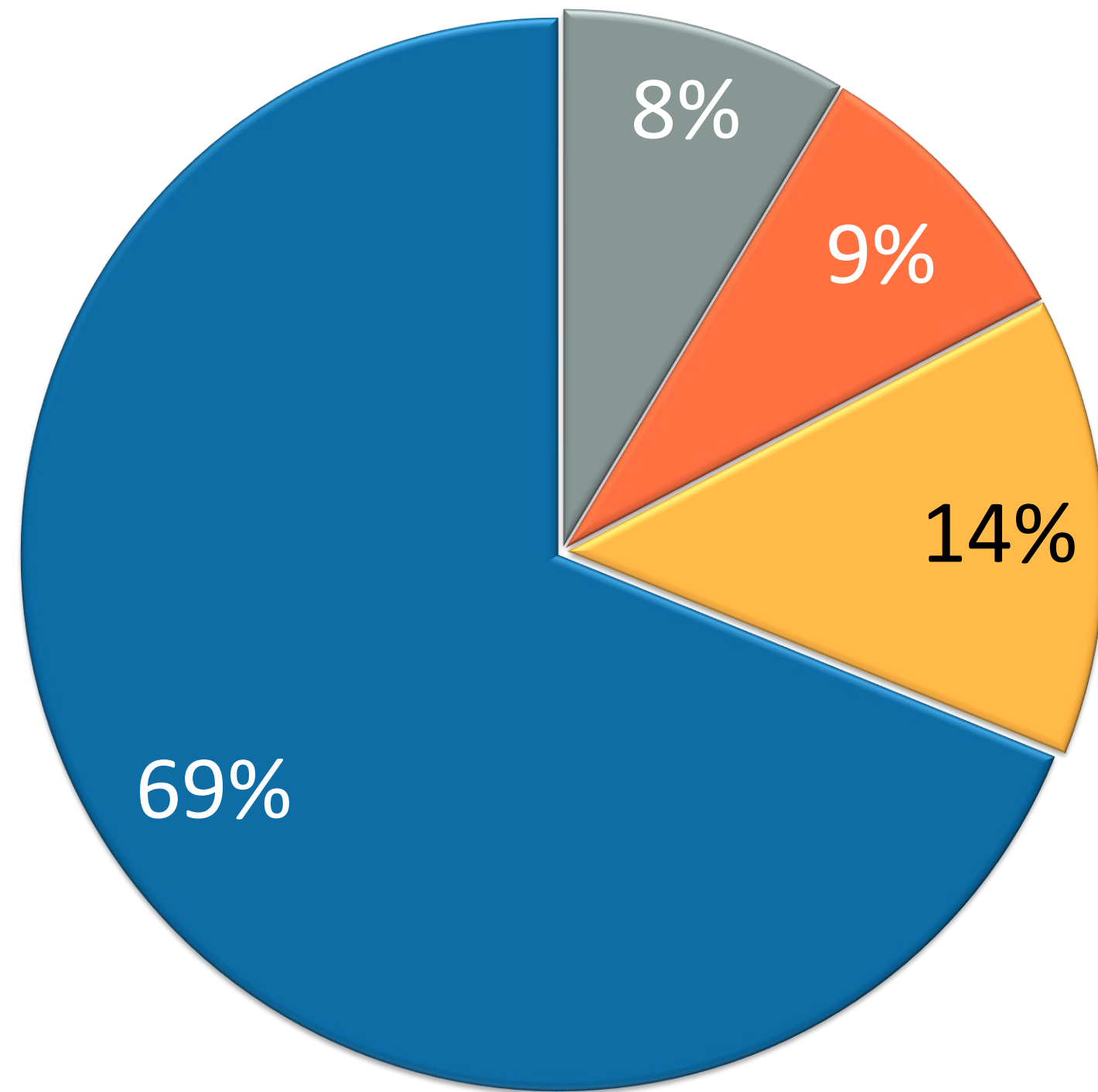
Because of this resource through the City and CORE, another family in El Cerrito remains housed. The parent is now able to thrive in their community and continue to provide for their children with hopes of a bright future.

Family Remains Housed

"I'm very appreciative of CORE for helping me and my children remain housed. CORE staff was very helpful and warm with my family needs. With CORE's assistance we can continue to stay in El Cerrito as a family and thrive."

El Cerrito Housing Security Fund July 1, 2025 to Current

Current El Cerrito Housing Security Fund



8%
 \$1,500 for
 1st month's
 rent and
 security
 deposit

9%
 \$1,516 for
 hotel while
 awaiting
 housing
 meeting

14%
 \$2,400
 (pending)
 request for
 prevention

69%
 \$9,584
 remaining
 funds
 available

■ 1st Month Rent/Security Deposit ■ Hotel Stay While Awaiting Housing Appointment ■ Pending Request (Prevention) ■ Remaining

CONTRA COSTA
HEALTH



cchealth.org

Thank You

For any questions
email

CORE@cchealth.org

**SUPPLEMENTAL AGENDA MATERIALS
SPECIAL MUNICIPAL SERVICES
CORPORATION MEETING
November 4, 2025**

SPECIAL MUNICIPAL SERVICES CORPORATION MEETING (5:00 PM)

- 1. Agenda Item No. 4.A. – Coordinated Outreach Referral Engagement (C.O.R.E.)
Program update and Contract Authorization
Revised Presentation**

El Cerrito City Municipal Services Corporation Meeting

**CORE
FY 24/25
Report Out**

**FY 25/26
Progress**

**Jenny Robbins, LCSW
H3 Chief of Programs,**

**Fadi Elhayek, ASW
CORE Program Director**

CONTRA COSTA
HEALTH



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Housing Landscape



Renters in Contra Costa County need to earn **\$43.63/hour** to afford the average monthly asking rent.



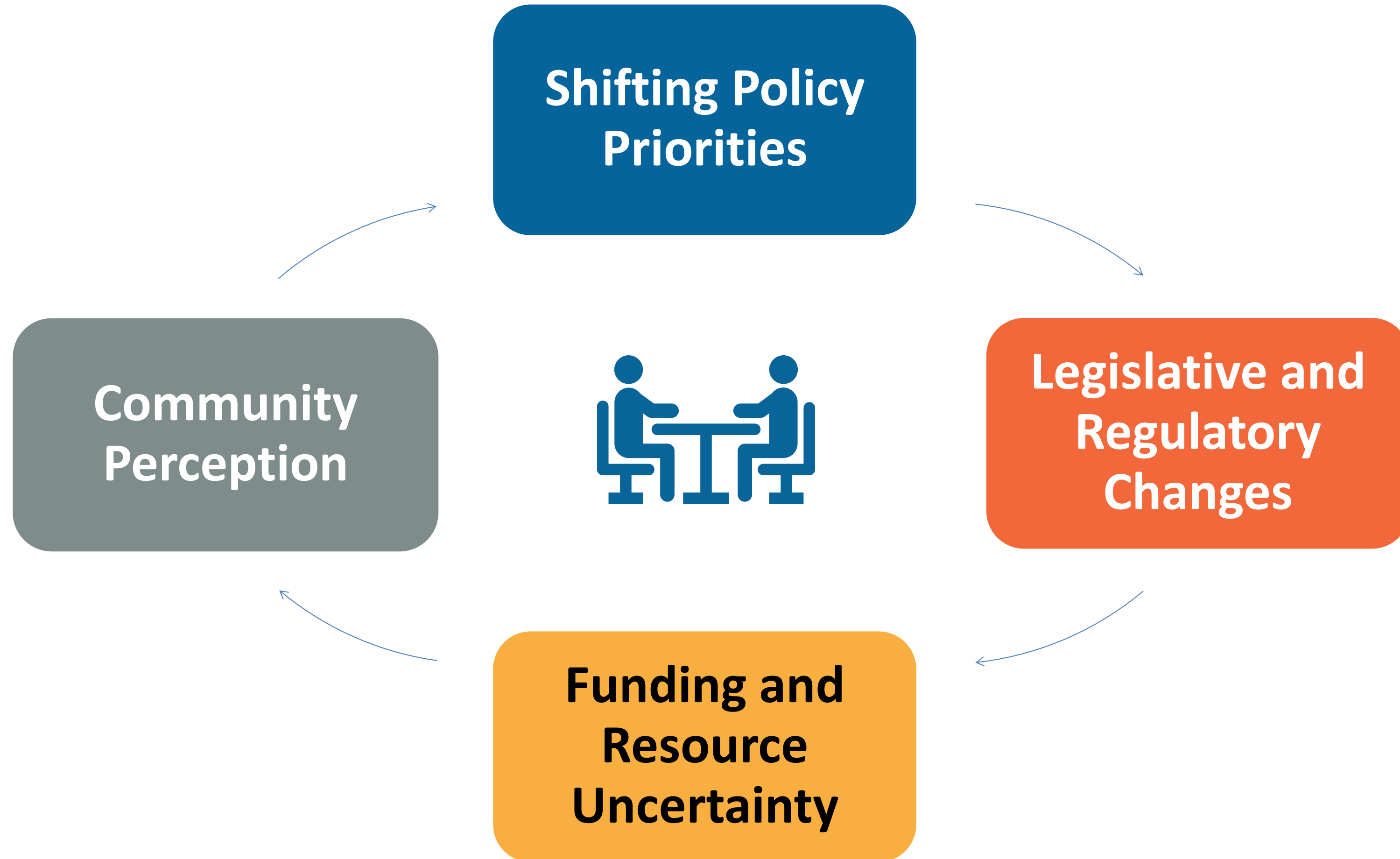
Cost of housing is the biggest factor in a community's rate of homelessness

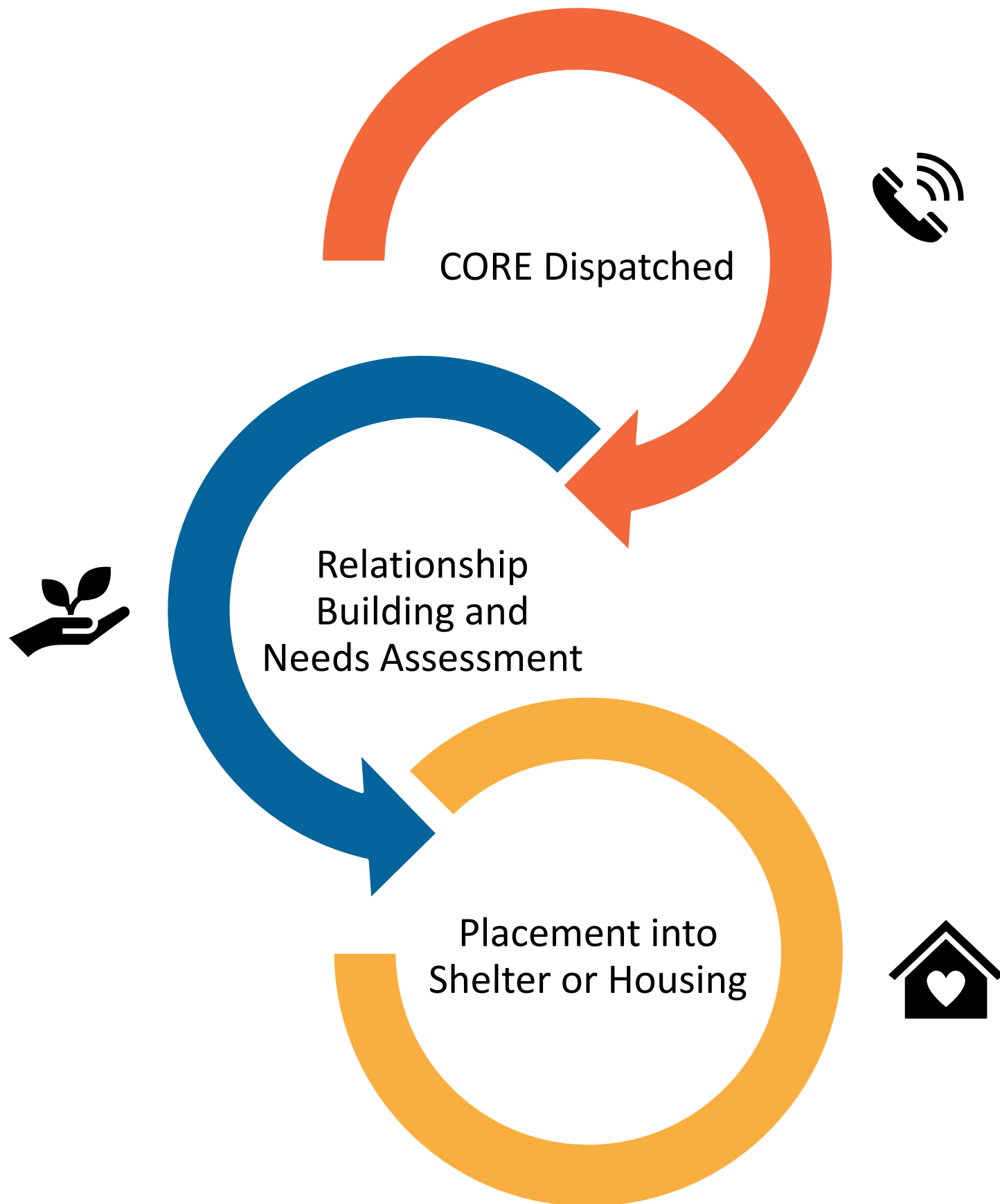


2,118 people experiencing homelessness were counted in the 2025 Contra Costa PIT Count

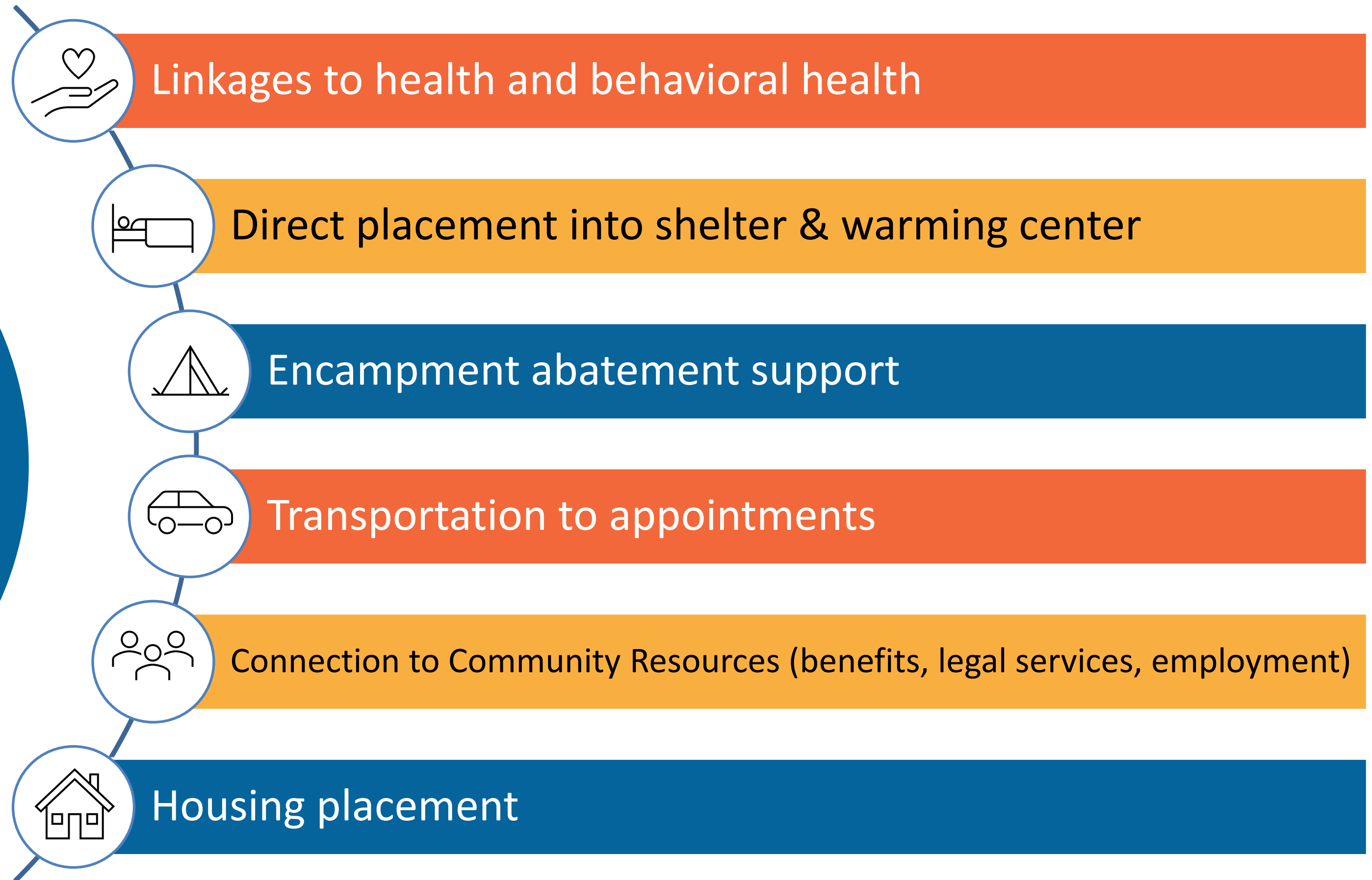
Health, Housing and Homeless Services (H3) is committed to making homelessness short-lived and non-recurring by ensuring an integrated system of housing and support services for persons experiencing homelessness in Contra Costa County.

Climate and Current Challenges





Housing Focused Street Outreach



Community Outreach & Engagement

Business
Outreach

Community
Outreach

City
Municipal
Corporation
Meeting

Chamber of
Commerce



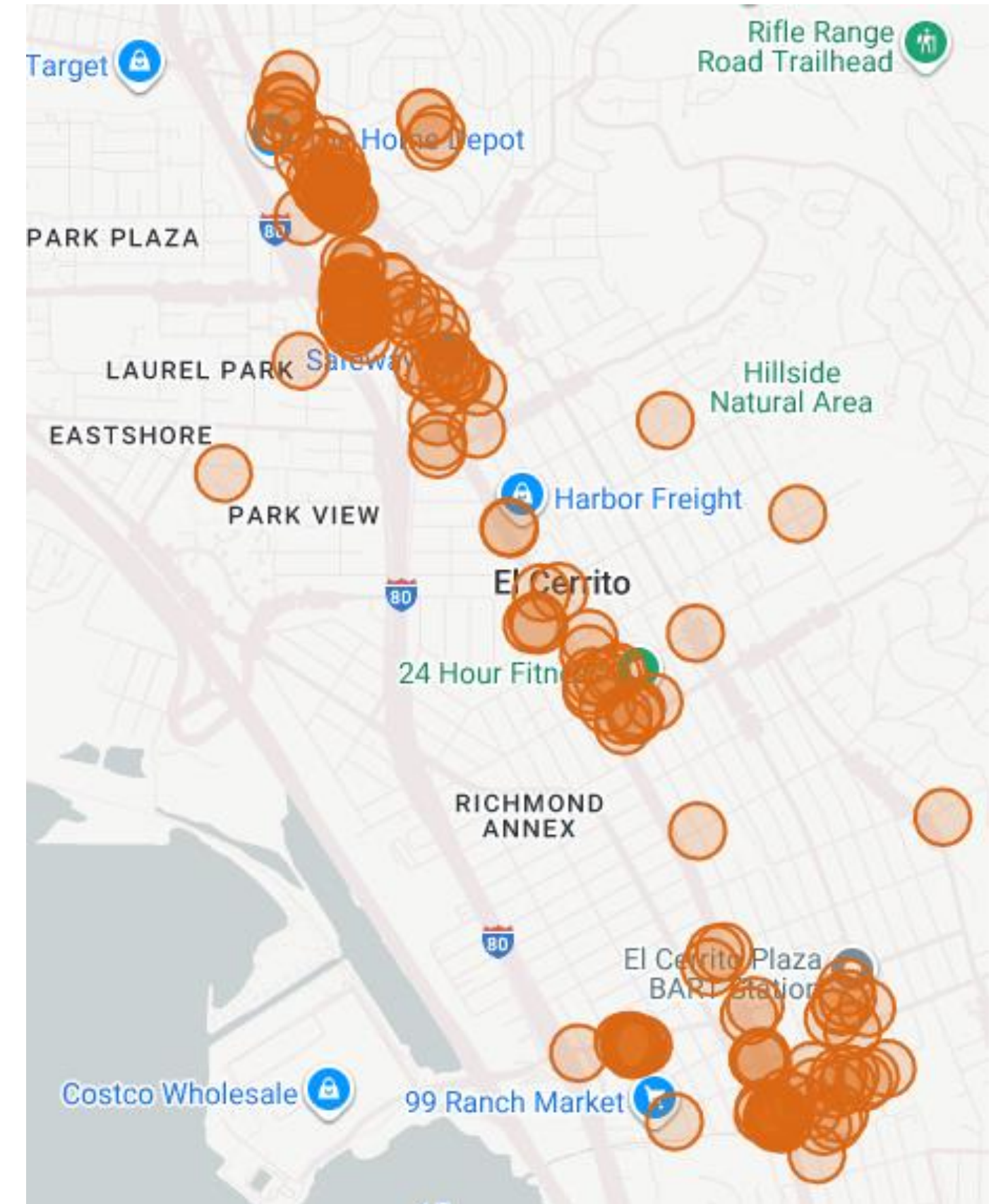
Both BART Stations are hotspots with most contacts being at/in proximity to the stations

**Cutting Blvd
Between Potrero Ave and Moeser Lane**

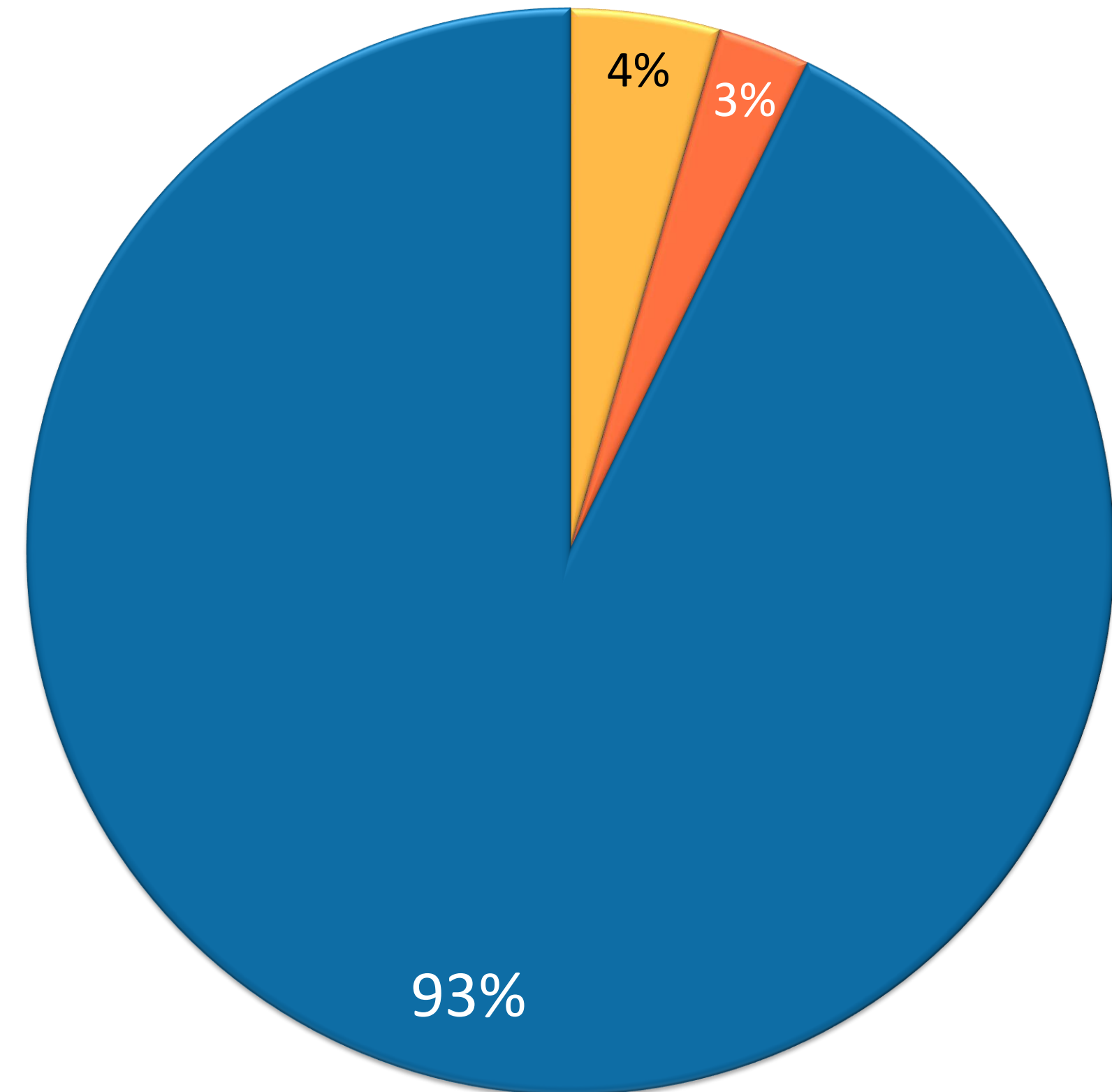
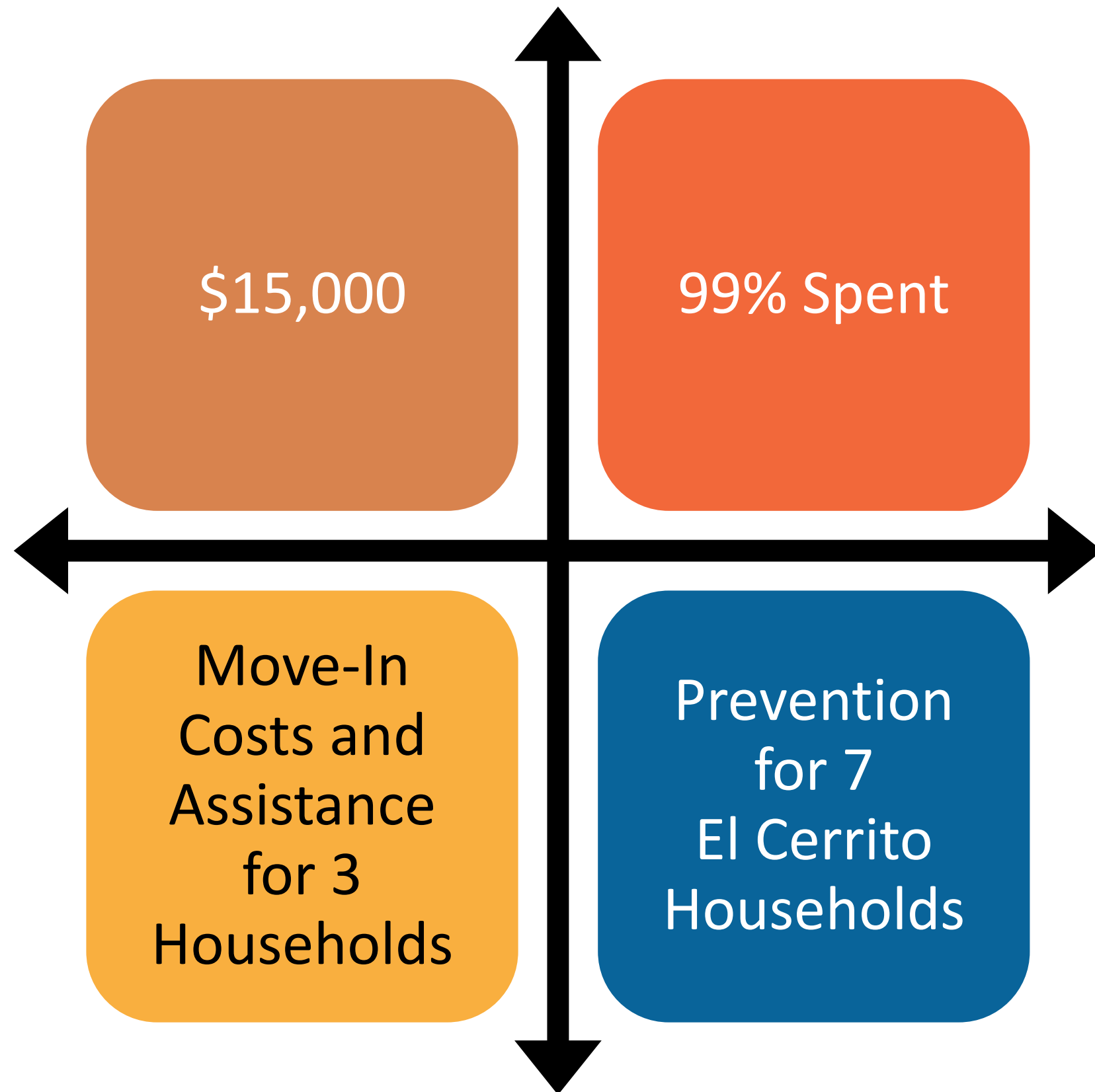
Additional areas of prioritization include Baxter Creek Gateway Park and along the Ohlone Greenway

San Pablo Ave

El Cerrito Hotspots



El Cerrito Housing Security Fund FY 24/25



■ Plane Ticket ■ Transportation ■ Prevention

El Cerrito Outcomes & Impacts



125 unduplicated clients served in El Cerrito (all teams)

**78 individuals
(62%) have roots
in El Cerrito**

**individuals (38%) reported being
first time homeless**

**83 individuals
(66%) reported a
disabling
condition**

**68 individuals (54%)
reporting having
Mental Health
Problems**

**54 individuals (43%)
reported cause of
homelessness was
low income**

**Of all contacts
made, 64%
were made by
the El Cerrito
CORE team**

23 individuals exited to a more stable destination

Permanent Housing

7 moved to a rental unit

Emergency shelter

12 moved to emergency shelter

Short-Term Destination

3 moved into transitional housing, with family or friends, 1 moved into treatment program

Of those who exited, 92% retained housing after a 6-month period

**El Cerrito
CORE Team
contacts**



80 unhoused people served by El Cerrito CORE Team through 232 contacts



1,141 services provided – health coordination to vital document gathering



338 Housing Coordination Services for 67 people



12 unhoused people exited to a stable/safe destination by the El Cerrito CORE Team



81 warming center placements

El Cerrito

Individuals: 125
Contacts: 333
Services: 2,378
Stable Exits: 23

Pleasant Hill

Individuals: 211
Contacts: 775
Services: 7,934
Stable Exits: 52

Walnut Creek

Individuals: 278
Contacts: 1,259
Services: 13,784
Stable Exits: 114

Contra Costa County
2025 HOMELESS POINT-IN-TIME COUNT

WEST COUNTY	2024	2025
Crockett	21	3
El Cerrito	11	21
North Richmond	5	16
Pinole	7	12
Richmond	388	208
Rodeo	29	17
San Pablo	35	13
Total	• 502	• 297

41% decrease from 2024

The 2025 PIT Count methodology followed the Housing and Urban Development's guidelines for a "night of" observational count followed by a random sample survey to gather demographic data and homeless experience.

CORE team data provides a more holistic picture of the number of unhoused individuals living in Contra Costa

El Cerrito Comparative Data

Fiscal Year Comparison



CORE El Cerrito Contract Starts

	FY 2023/2024	FY 2024/2025
Individuals	64	125
Contacts	125	333
Services	1,259	2,378
Total Exits	48	110
Exits to Housing	15	23

El Cerrito Successes



Family of Three Remains Housed



Background

El Cerrito Family of three - parent with health issues + children with special needs were on the brink of homelessness and behind on rent. High cost of living, loss of spouse, and struggles in-between jobs were factors.



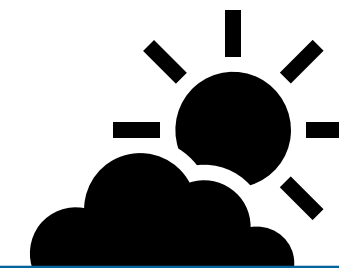
El Cerrito HSF and CORE

Through promotion via 2-1-1, option 2 (crisis center) and the City website, news of El the Cerrito Housing Security Fund reached the family, and they emailed CORE leadership. The dedicated CORE team met with the parent in the community.



Document-Collecting

The CORE Team worked with the parent to obtain proof of income, a copy of the lease, the ledger, and W-2. Approval through City leadership and processing through the H3 Operations Team made the process seamless and swift.



Hope

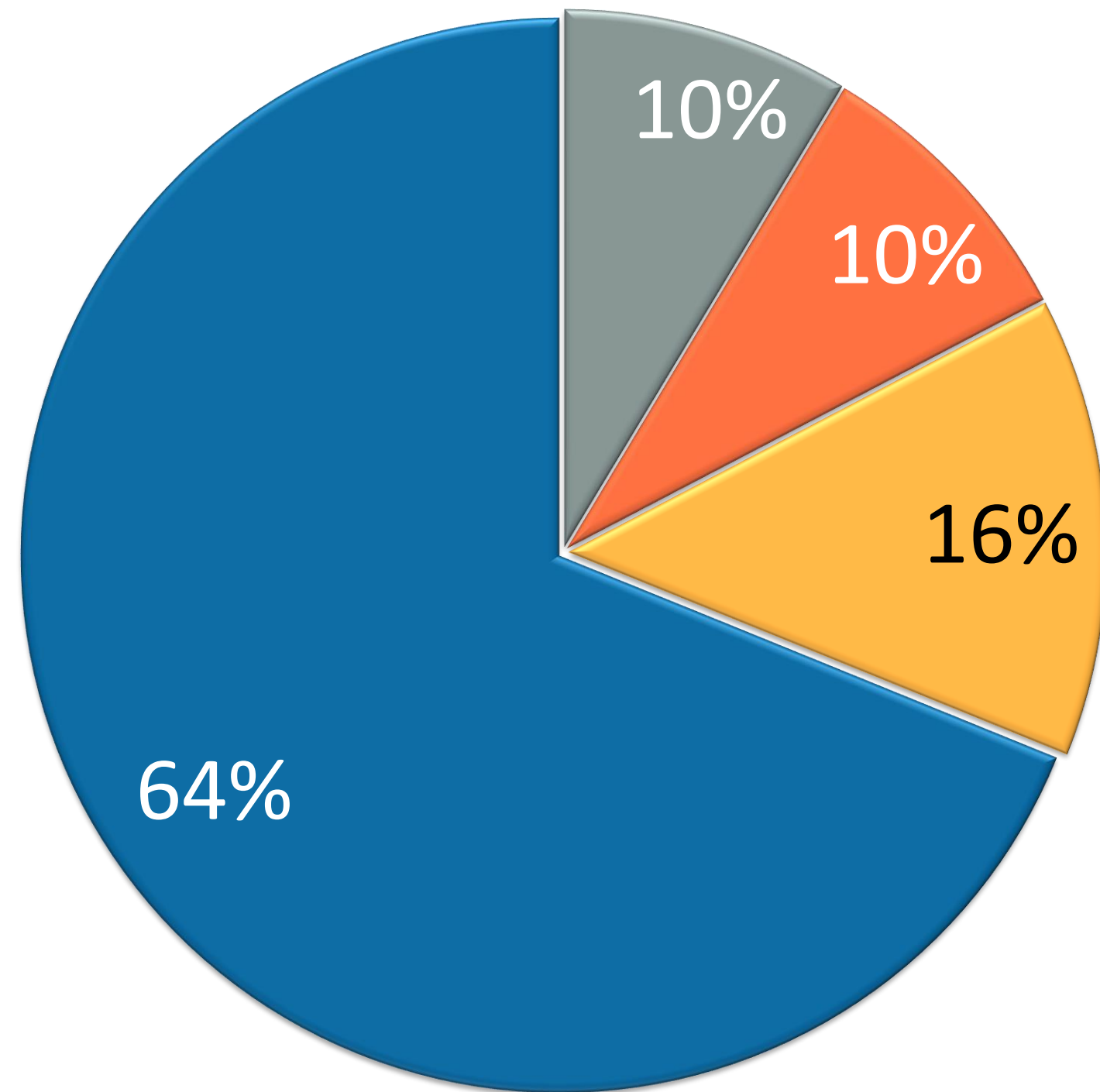
Because of this resource through the City and CORE, another family in El Cerrito remains housed. The parent is now able to thrive in their community and continue to provide for their children with hopes of a bright future.

Family Remains Housed

"I'm very appreciative of CORE for helping me and my children remain housed. CORE staff was very helpful and warm with my family needs. With CORE's assistance we can continue to stay in El Cerrito as a family and thrive."

El Cerrito Housing Security Fund July 1, 2025 to Current

Current El Cerrito Housing Security Fund



10%
 \$1,500 for
 1st month's
 rent and
 security
 deposit

10%
 \$1,516 for
 hotel while
 awaiting
 housing
 meeting

16%
 \$2,400
 (pending)
 request for
 prevention

64%
 \$9,584
 remaining
 funds
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■ 1st Month Rent/Security Deposit ■ Hotel Stay While Awaiting Housing Appointment ■ Pending Request (Prevention) ■ Remaining

Housing Security Fund: Funding Considerations

- El Cerrito was the first City in Contra Costa County to establish a dedicated local Housing Security Fund (HSF) in Fiscal Year (FY) 2024-2025
- HSF funded by the *Cannabis Quality of Life Fund*
- FY 2024-2025: allocated \$15,000; \$14,930 spent
- FY 2025-2026: allocated \$15,000; \$5,416 spent to date / \$9,584 available
- Current Proposal: Consider appropriating an additional \$10,000 for FY 2025-2026 (total \$25,000)
- Current *Cannabis Quality of Life Fund* balance \$261,978





Housing Security Fund Uses



Fiscal Year 2024-2025			
DATE	USE	AMOUNT	REQUESTS
September 2024 (1) January 2025 (1) March 2025 (1)	Transportation/Travel	\$1,078 (7%)	3
April 2025 (5) May 2025 (1) June 2025 (1)	Prevention	\$13,852 (93%)	7
	SPENT	\$14,930 (100%; Budgeted \$15,000)	10
Fiscal Year 2025-2026			
August 2025 (1) September 2025 (1)	Housing	\$3,016 (20%)	2
October 2025 (1) 3	Prevention	\$2,400 (16%; Pending)	1
	SPENT	\$5,416 (36%) (64%; Remaining \$9,584)	3

Questions, Answers, Discussion

Thank you!