



Community Development

AGENDA REPORT

DATE:	April 28, 2026
TO:	Mayor Martinez and Members of the City Council
FROM:	Lina Velasco, Director of Community Development Jesus M. Morales, Housing Manager
Subject:	Grant Agreement with Contra Costa Interfaith Transitional Housing, Inc. (dba Hope Solutions) for Tiny House Village and Garden Project
FINANCIAL IMPACT:	The proposed \$300,000 grant agreement is included within the approved fiscal year (FY) 2025-2026 Housing In-Lieu Fee Fund. Any unspent grant funds will roll over and be budgeted in FY 2026-2027 with no impact on the General Fund (Account String:13235063-400201-RI160).
PREVIOUS COUNCIL ACTION:	March 25, 2025
STATEMENT OF THE ISSUE:	On March 25, 2025, the City Council approved a \$300,000 grant to assist with remaining capital and operating costs for the Tiny House Village and Garden project that will serve youth ages 18 to 24, who were formerly unhoused. Due to delays in executing the agreement, City staff is seeking City Council approval to enter into the agreement since the term expired on December 31, 2025, for the previously approved agreement.
RECOMMENDED ACTION:	APPROVE a grant agreement in an amount not to exceed \$300,000 with Contra Costa Interfaith Transitional Housing, Inc. (dba Hope Solutions) to provide capital and supportive services funding for the Tiny House Village and Garden Project at 175 23rd Street for a term expiring December 31, 2027– Community Development Department (Lina Velasco/Jesus Morales 510-620-6649).

DISCUSSION:

The Richmond Tiny House Village and Garden Project is a collaboration between local community organizations creating Richmond's first Tiny House Village to serve previously unhoused youth, ages 18-24.

The tiny village is currently covered by the lease amendment with Richmond Police Activities League (RPAL) executed on September 12, 2023, to allow this village to be built at 175 23rd Street. This lease amendment allows for the construction of a Tiny House Village with seven (7) tiny houses at the site to be inhabited by six (6) Richmond unhoused youth and one unit for a resident manager.

On October 2, 2024, Richmond Police Activities League, a California public benefit corporation (RPAL) entered into a sub-lease agreement with Tiny Village Spirit to create and operate a Tiny House Village and related structures necessary to serve homeless youth.

On October 3, 2024, Tiny Village Spirit (TVS), a California public benefit corporation (RPAL) entered into a Supportive Services Agreement with Contra Costa Interfaith Transitional Housing, Inc. (dba Hope Solutions) to provide property management and supportive services to the residents of the project.

On October 4, 2024, the Richmond Police Activities League (RPAL), Tiny Village Spirit (TVS), Hope Solutions, and Safe Organized Spaces-Richmond (SOS) entered a Memorandum of Understanding (MOU) to construct, provide property management, and supportive services to the residents of the Tiny House Village Project. In the near term, City staff will be returning to City Council for authorization to execute separate lease to RPAL and TVS for portions of the project site. This is anticipated to occur before occupancy of the site begins.

On January 7, 2025, City Council approved a request to grant \$300,000 to assist with remaining capital and operating costs for the Tiny House Village and directed staff to prepare a contract and any other necessary agreements in support of the project funding. The grant funds are funded from the affordable housing nexus fee.

On March 25, 2025, City Council approved a grant agreement for \$300,000 for a term ending on December 31, 2025, to assist with remaining capital and operating costs for the Tiny House Village. Approximately \$103,000 will be used to purchase a three-unit restroom trailer, deck materials, and a yurt. The remainder of the funds will be used to pay for on-site supportive services provided by Hope Solutions. These funds will be paid on a reimbursement basis.

Due to the extensive time that has transpired while City staff worked closely with Contra Costa Interfaith Transitional Housing, Inc. (dba Hope Solutions) and Tiny Village Spirit to obtain all required insurance, the initial term of the agreement approved by City Council, March 1, 2025, through December 31, 2025, expired. All required insurance is now in place and City Council approval is needed for the new term of the Grant

Agreement, April 1, 2026, through December 31, 2027. Upon City Council approval of the Grant Agreement, a payment towards capital costs of \$103,000 will be issued.

Expense Amount	Narrative	City Payment Disbursement
\$103,000	Three (3) Unit Restroom Trailer Restroom Trailer Deck Final Payment for Yurt	Reimbursement
\$197,000	Operating Cost	Reimbursement
\$300,000	Total	

Total development costs are estimated at \$978,912. Therefore, TVS is responsible for raising approximately \$875,000 to cover the estimated development costs. TVS is leading the fundraising effort and expects to have all funding, whether in cash, donated materials, and/or labor to complete the project.

The development of this Tiny House Village has been moving forward with support from the City Council, City staff, community-based organizations, and various volunteers throughout the community. The village is adjacent to what will become the RPAL Farm and Garden project. The program participants, ages 18-24, who will be living in the village will be identified through the County’s Coordinated Entry System and will be provided safe shelter.

SYNERGISTIC POLICIES:

Development of the Tiny House Village is in alignment with the City of Richmond Homeless Strategic Plan, adopted by the City Council on May 23, 2023. Goal 2: Create temporary supportive housing (such as transitional villages and safe parking sites) and expand and sustain permanent supportive and affordable long-term housing. Short - Term Action Step 2.3 Identify vacant or underutilized properties to create permanent supportive housing or develop other affordable housing for extremely low-income households. The Tiny House Village is a creative project that will provide housing for homeless youth and provide supportive services on an underutilized site.

CONCLUSION:

Community Development staff recommend that the City Council approve the Grant Services Agreement with Contra Costa Interfaith Transitional Housing, Inc. (dba Hope Solutions) for an amount not to exceed \$300,000 to provide capital and supportive services for the Richmond Tiny House Village Farm and Garden project at 175 23rd Street for a term extending through December 31, 2027.

DOCUMENTS ATTACHED:

Attachment 1 – Grant Agreement with Contra Costa Interfaith Transitional Housing, Inc. (dba Hope Solutions)