

§302(c)(4) Plan

Rev. 2/26/20

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

This City of Fremont plans to use PLHA funds for assisting persons who are experiencing homelessness, by funding the operation of the Fremont Housing Navigation Center (HNC) as well as supportive services and rental assistance. The HNC serves adults and is an innovative approach in helping clients transition off the streets and into housing using a rigorous case-management and housing navigation approach. The PHLA funds for rental assistance and supportive services will supplement homeless services administered through the City's Human Services Department.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

While the operation of the navigation center, rental assistance, and supportive services do not directly contribute to the construction of housing it provides a pathway to obtaining housing for those experiencing homelessness. Persons at risk of homelessness are required to have incomes of no more than 30% AMI, so serving the homeless community with the PHLA funds meets the requirement to prioritize investments that increase the supply of housing for households at or below 60% AMI.

Part of the navigation center model includes building relationships with landlords within Fremont and increasing the rental supply for those experiencing homelessness, making housing that was not previously available to very-low income tenant. Rental assistance will provide deposit and first month rent as well as short-term subsidies for those transitioning out of homelessness; jobs and supportive services will ensure a successful transition out of homelessness.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

Goal 4 of Fremont's Housing Element is to "ensure that all persons have equal access to housing." In addition to the development and preservation of housing, the City of Fremont is also committed to ensuring that all individuals and families have fair and equal access to housing, this includes programs and actions to assist the homeless such as supportive services and rental assistance. Policy 4.02 of the goal includes providing shelter services to homeless in need which the Housing Navigation Center achieves.

Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.

§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.

§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.

The PHLA funds will be spent on service for those who are homeless or at-risk in our community, including \$100,000 on rental assistance, \$160,000 on supportive services, and the remaining \$381,160 on operating Fremont's temporary Housing Navigation Center (HNC). The City of Fremont operates a Humans Services Dept. that provides supportive services for homeless services, and has multiple programs for our homeless community that provides rental assistance to transition those experiencing homelessness into housing. These services will also be provided at the HNC.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

| Funding Allocation Year | 2019 | 2019 | 2019 | 2020 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022 | 2022 | 2023 | 2023 | |
|---|--------------------|---------------------|-------------------|--------------------|---------------------|-------------------|--------------------|---------------------|-------------------|--------------------|---------------------|-------------------|--------------------|---------------------|--|
| Type of Activity for Persons Experiencing or At Risk of Homelessness | Navigation Centers | Supportive Services | Rental Assistance | Navigation Centers | Supportive Services | Rental Assistance | Navigation Centers | Supportive Services | Rental Assistance | Navigation Centers | Supportive Services | Rental Assistance | Navigation Centers | Supportive Services | |
| §302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity | 60% | 25% | 15% | 60% | 25% | 15% | 60% | 25% | 15% | 60% | 25% | 15% | 75% | 25% | |

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|---|----------------------|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|----------------------|-----|-----|--------------|
| §302(c)(4)(E)(ii) Area Median Income Level Served | 15% | 15% | 30% | 15% | 15% | 30% | 15% | 15% | 30% | 15% | 15% | 30% | 15% | 15% | TOTAL |
| §302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| §302(c)(4)(E)(ii) Projected Number of Households Served | 50 | 60 | 30 | 90 | 60 | 30 | 90 | 60 | 30 | 90 | 60 | 30 | 90 | 60 | 830 |
| §302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| §302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. | | | | | | | | | | | | | | | |
| Fremont's temporary Housing Navigation Center (HNC) will begin operation mid-summer 2020. The initial term for operation is 3 years, with an option to extend for two additional years pending available funding. Due to COVID-19, during the first year of operation the HNC will operate at a reduced capacity serving 25 homeless adults at a time, and anticipates resuming full capacity mid-2021. At full capacity the HNC serves 45 adults for up to 6 months while they receive housing navigation services. | | | | | | | | | | | | | | | |
| Supportive services and rental assistance are currently ongoing programs within the City's Human Services Department and PHLA funds will be spent to augment current services. | | | | | | | | | | | | | | | |
| §301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing. | | | | | | | | | | | | | | | |
| §301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments. | | | | | | | | | | | | | | | |
| §301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance. | | | | | | | | | | | | | | | |
| §301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project. | | | | | | | | | | | | | | | |
| File Name: | Plan Adoption | §302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content. | | | | | | | | | | Attached and on USB? | Yes | | |