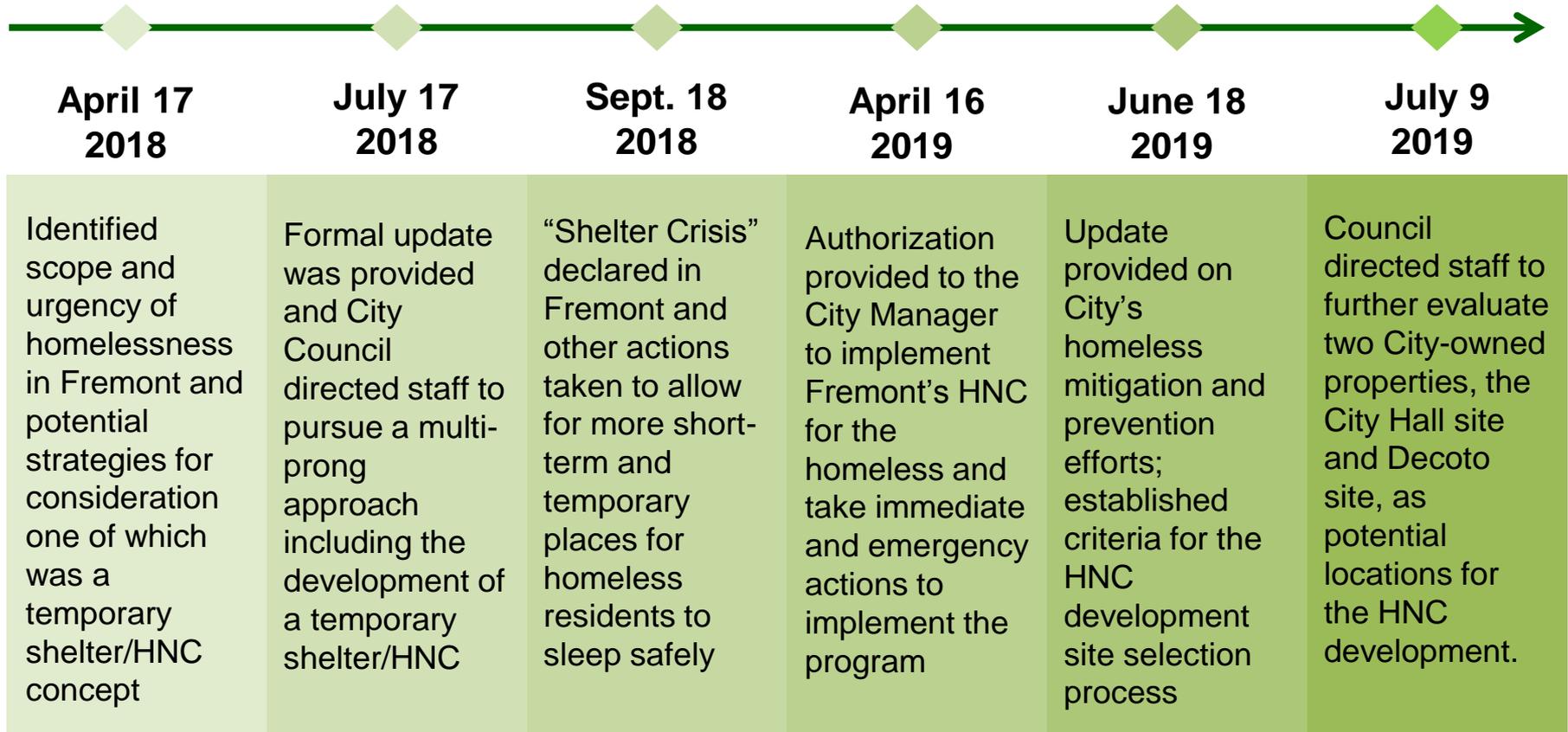


FREMONT'S TEMPORARY HOUSING NAVIGATION CENTER

September 10, 2019
Special City Council Meeting

City Council Meetings and Work Sessions



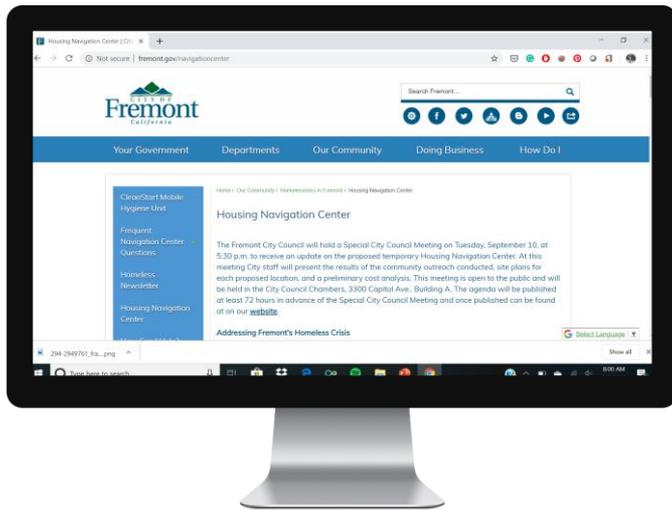
Tonight's Agenda

- Previous City Council Meetings and Work Sessions
- Review Community Outreach Efforts
- Public Safety's Perspective
- Temporary Housing Navigation Center Project Overview and Funding
- Site Designs and Costs
- Zoning Compliance/CEQA
- Project Schedule
- Recommendation

Community Outreach

Education about Fremont's temporary Housing Navigation Center

- Project webpage developed, www.Fremont.gov/NavigationCenter
- Subscriber list for updates on homelessness
- Open letter to the community by both Mayor Mei and Chief Petersen
- Regularly updated Navigation Center FAQ
- Article in the summer edition of City News
- News briefs and social media posts
- Special Topic newsletter on homelessness



Community Outreach

Information Gathering and Community Feedback Efforts

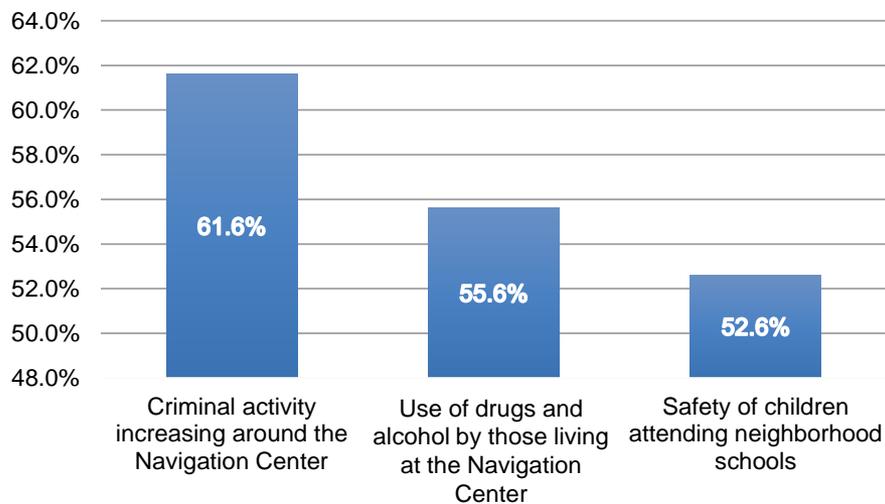
- Online forum, Fremont Open City Hall
- 3 Community Workshops
- Designated project e-mail address, HNC@Fremont.gov
- Numerous e-mails and postal mail received by staff



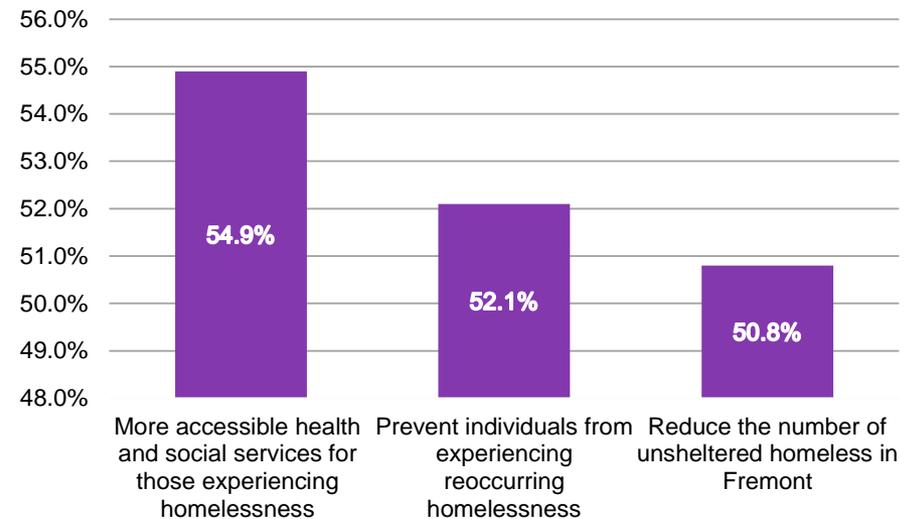
Community Outreach – Fremont Open City Hall

2173 Total Responses – 1523 registered and 650 unregistered

Top 3 Concerns Regardless of Location



Top 3 Desires Regardless of Location



Community Outreach – Community Workshops

The purpose was to **provide information** about the temporary Housing Navigation Center, **answer questions**, and **receive feedback**. Throughout the workshop there were multiple opportunities to provide feedback and comments.

Workshop Agenda Included:



Feedback Activities

Staff Presentation



Q&A with City Staff

Verbal Comment



Community Outreach – Community Workshops



| Workshop | Attendees | Total Comment Cards | Total Question Cards | Total Speakers |
|----------------------|-----------|---------------------|----------------------|----------------|
| Wednesday, August 14 | 788 | 895 | 278 | 95 |
| Saturday, August 24 | 582 | 1152 | 293 | 113 |
| Monday, August 26 | 227 | 688 | 89 | 79 |

Community Outreach – Community Workshops



Public Safety

- Public safety approach
 - Crime
 - Encampments
- Research comparison with Berkeley experience
 - No evidence of crime increase
 - No evidence of additional encampments
- Experience with our other shelter
- Crime among homeless in Fremont
- HNC provides managed environment



Public Safety

- Fremont Police Department is committed to helping HNC succeed
- How we will partner:
 - MET liaison/resource to BACS
 - Direct referrals
 - Site recommendations
 - Patrols, familiarization
- Prioritize any adjacent encampments
- Do not believe HNC will decrease public safety



Bay Area Community Services



Oakland Program at Henry Robinson – 2014 – 2018

Interim Housing: 137 people at a time

Total Served: 1,102

Total Permanently Housed: 917



Oakland Program at Holland – Program started January, 2019

Interim Housing: 80 people at a time

Total Served: 87

Total Permanently Housed: 71



Berkeley Program at STAIR Center – 2018 - 2019

Interim Housing: 45 people at a time

Total Served: 128

Total Permanently Housed: 102

Housing Navigation Center Overview

- House 45 people, for an average of 6 months
- Serve at least 90 people annually
- 24/7 on-site management
- Housing Case Management
- Hygiene facilities, storage, daily meal
- Referral to support services



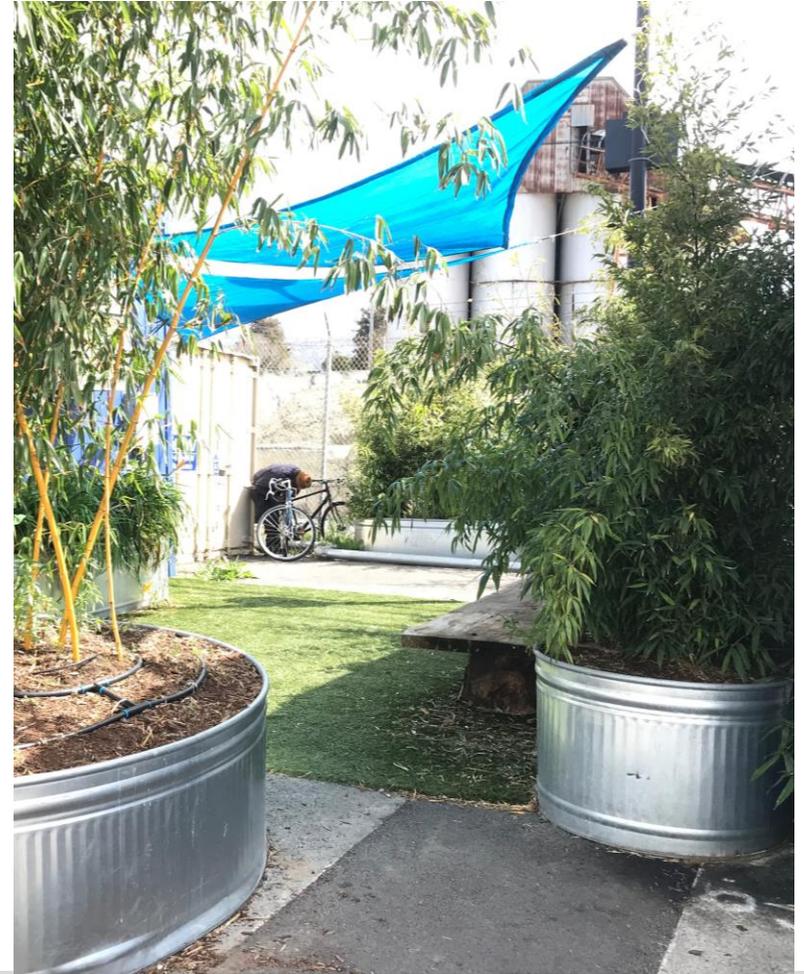
Center Participants

- No Walk-ins or Drop-ins permitted
- BACS conducts outreach in Fremont and receives referrals from the Police Department
- Half of participants will come from targeted outreach, half will come from high placement on the Tri-City By-Name List
- Participants must be appropriate for dorm-style living and follow the rules

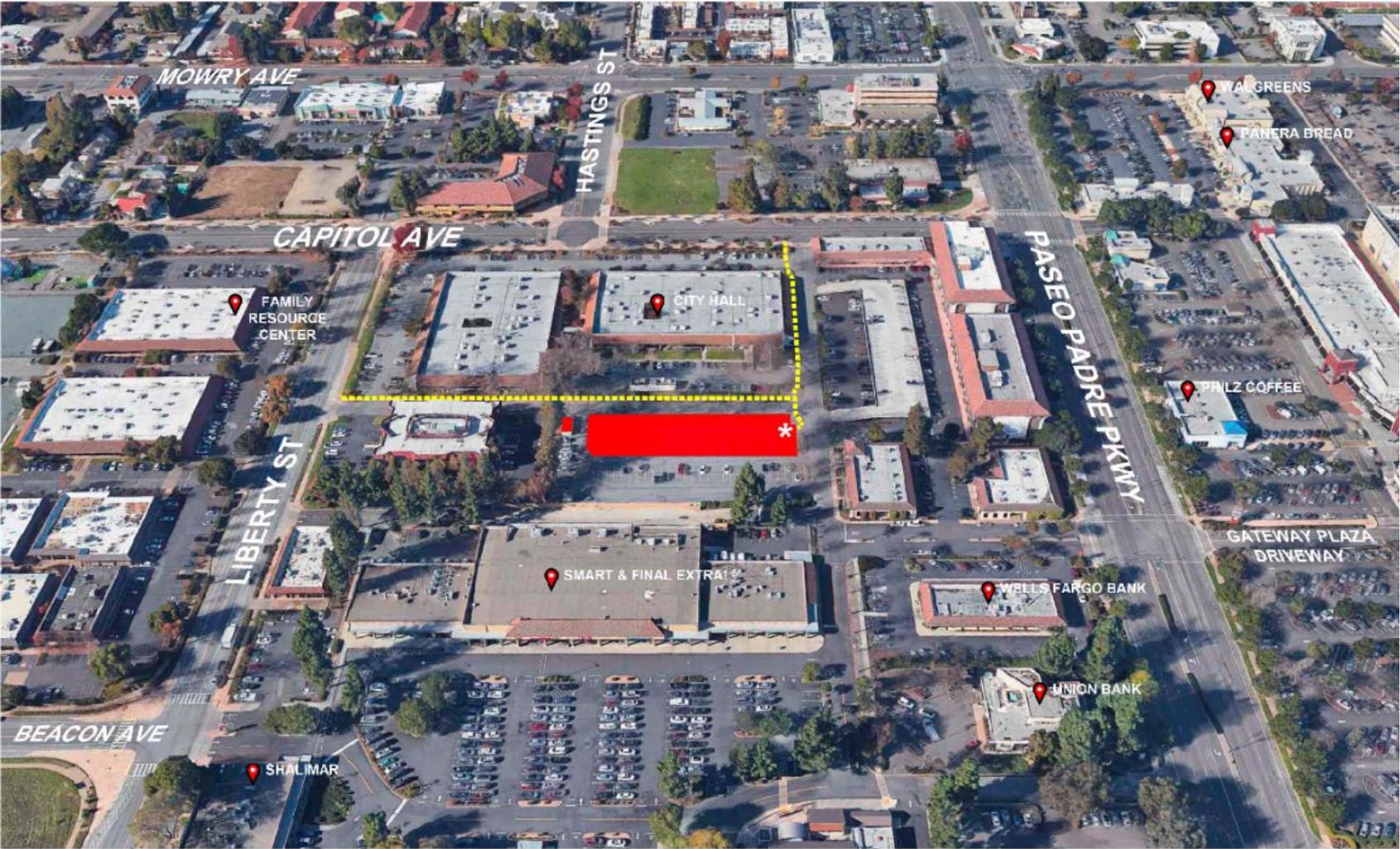
Project Funding

| Source of Funding | Amount |
|-------------------|---------------|
| 1. State funds | \$3.7 million |
| 2. City funds | \$3.2 million |
| 3. County funds | \$0.8 million |
| Total: | \$7.7 million |

Site Designs and Costs



City Hall Site - Location



City Hall Site - Layout



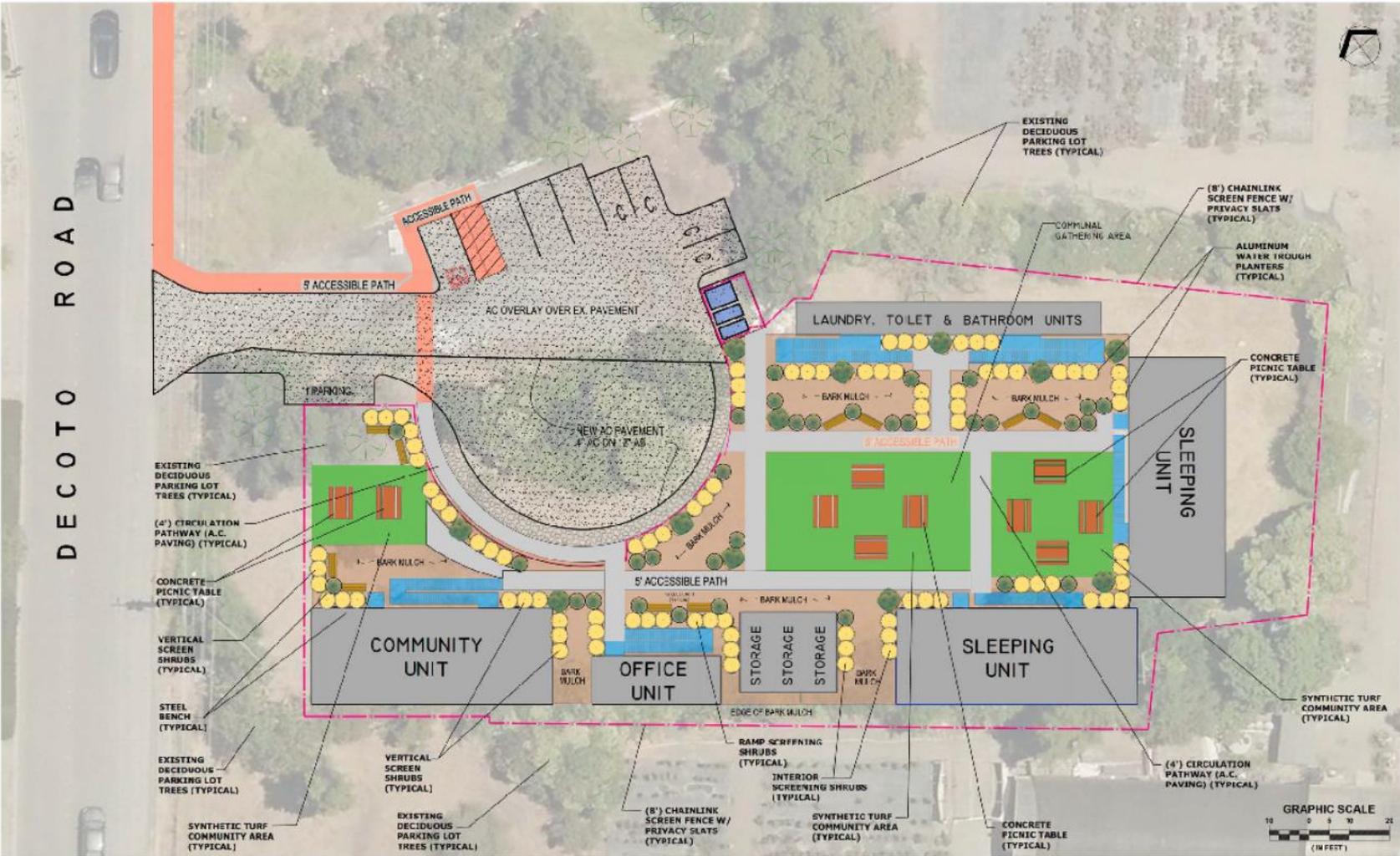
Decoto Site - Location



Decoto Site - Layout



Decoto Site - Amenities



Construction Cost Estimates

| Category | City Hall Site | Decoto Site |
|--|--------------------|--------------------|
| Site Improvements | \$195,000 | \$376,000 |
| Utilities (Sewer, Water, Electricity) | \$752,000 | \$456,000 |
| Modular Structures | \$887,000 | \$940,000 |
| Landscaping & Furnishings | \$142,000 | \$115,000 |
| Construction Contingency (10%) | \$198,000 | \$189,000 |
| Project Management (Design and Construction Administration) | \$200,000 | \$200,000 |
| Total | \$2,374,000 | \$2,276,000 |

Assembly Bill 101 – Zoning & CEQA

- **AB101 – effective on July 31, 2019**
 - “**Low Barrier Navigation Center**” is a Housing First, low-barrier, services-enriched center
 - **Use is allowed by right in MX and Commercial Districts** permitting multifamily uses
 - **No discretionary review allowed** - *objective standards only*
 - Exempt from environmental review and is **not considered a project under CEQA**

HNC Development Complies with AB101

- “Shelter Crisis” declared in Sept 2018
- HNC qualifies as a Low Barrier Navigation Center
- All statutory provisions of AB101 will be met
- Consistent with City goals and priorities
- All objective zoning standards will be met
- All Fire, Building and Life Safety Codes will be met

Anticipated HNC Development Schedule



July 2019

Council selects
2 sites as
finalists
COMPLETED!



Aug 2019

Community outreach
Dissemination/cost
analysis
COMPLETED!



Sept - Oct 2019

Final site selected
Contracts procured



Oct 2019 – Early 2020

Building permits
secured
Construction
Period



Mid 2020

Occupy
Navigation
Center

Staff's Recommendations

Direct Staff to proceed with the HNC Development and:

1. Find that under AB101 the HNC development is a “use by right” and is not a project under CEQA, and that all actions taken by City are statutorily exempt under CEQA;
2. Approve the final site at either City Hall or Decoto;
3. Appropriate funds and authorize the CM to enter into a services contract with BACS; and
4. Authorize the CM to take other actions necessary and expend funds to implement the HNC.

<OR, alternatively>

5. Provide further direction.