



Fremont Housing Navigation Center

TWO YEAR- FISCAL YEAR END REPORT
OCTOBER 2020 – JUNE 2022

This report continues the City of Fremont's commitment to provide transparent oversight of the Fremont Housing Navigation Center (FHNC) and provides comprehensive data for the first two years of the FHNC program. This is a supplemental report to the first annual report covering the initial 12 months of service. The center opened in October 2020, shortly after the start of fiscal year 2020/2021. Data and detail of program operation during the first two fiscal years of operation, October 2020 – June 2022, to bring the reporting to align with the City's fiscal year contract. The following report includes details of: resident data, program outcomes, as well as program funding and cost savings information. The FHNC is operated by Bay Area Community Services (BACS) in partnership with the City of Fremont.

PROGRAM OVERVIEW:

On September 28, 2020, the FHNC welcomed its first 25 residents. Due to public health restrictions and dormitory-style sleeping arrangements, the facility, which has capacity for 45 residents, reduced capacity to 25 beds. This restriction persisted over the next 18 months and the program has steadily increase capacity to fill 32 beds. The reduced capacity, below 45, is expected for the foreseeable future. BACS and the City of Fremont partnered with Bay Area Community Health (BACH), Washington Hospital, and Alameda County's Healthcare for the Homeless to increase access to COVID-19 testing and vaccines.

To date, FHNC has served 83 individuals, all of which were living in Fremont, Newark, or Union City prior to their stay at the FHNC. Referrals for the program came from the City's Winter Shelter, Human Services Department, Police Department's Mobile Evaluation Team (MET), the BACS Wellness Center, located off Grimmer Boulevard, and Abode Services street outreach teams.

Of the 68 residents who have exited the program during the first 18 month – cumulative timeframe, 65 residents (95%) transitioned to stable housing or an appropriate program or facility. Below is a breakdown of the transition locations, including stable housing:

- 46 residents started renting on their own or co-living with family and friend– a stable rehousing rate of 68%, another;
- 8 residents (11%) entered in a temporary supportive program such as transitional housing, or a substance use facility;
- 6 more residents went into another shelter or utilized a motel voucher;
- 2 residents moved into institutional facilities (psychiatric and corrections).

Residents stayed an average of 143 days, approximately four months.

Often, a short-term rental subsidy, known as Rapid Rehousing (RRH), was used to support individuals with this transition. Program residents who exited to stable housing solution, are provided another six months of Aftercare services. Aftercare is critical to prevent an individual from returning to homelessness. Services are tailored to the residents' unique needs so that they may stabilize in their new housing and develop routines and practices to maintain their housing beyond the period of

support. A majority of transitioned residents (63 a rate of 96% have maintained their housing or shelter).



BACS assisted all residents with increasing their income through accessing benefits or gaining employment, with 28% of residents to date exiting with employment, and overall 30 residents (36%) exit with increased income. However, not all residents were able to return to the workforce due to their age or disability. Additionally, some jobs may not have been able to provide a livable wage for the region, which directly affects housing options.

Although BACS Care Coordinators make every effort possible to transition all residents into an alternative housing solution, the need for housing greatly outweighs its availability. During this reporting period, 3 residents returned to homelessness; however, they were provided referrals to other programs and local resource information. They continue to be considered for available programs through South County regional coordination.

A detailed breakdown of program outcomes can be found on [Page 10 – Appendix 1](#).

BACS, in alignment with the City, recognizes and practices racial equity in program implementation and uses the [Alameda County 2022 Point in Time Count](#) race and ethnicity data to measure adherence to racial equity and equal access. In many categories, the race/ethnicity breakdown of the FHNC program enrollees reflects the race/ethnicity breakdown of those who experienced homelessness in Fremont in 2022. FHNC residents are a small sample size of the Fremont unhoused population and early in the program, there was an overrepresentation of Asian – identified residents. Over the course of the last 18 months, residents have become more reflective of the population.

Below is a comparison of the 2022 Data and the FHNC 2020-2022 data:

	2022 – Point in Time Count	2020-2022 FHNC Data
Race		
Asian	2%	14%
American Indian/Alaska Native	6%	2%
Black/African American	31%	27%
Native Hawaiian/Pacific Islander	4%	2%
White	47%	46%
Multiple Races/Other	10%	8%
Ethnicity		
Latinx	21%	29%

CUMULATIVE YEAR 1 & 2 OPERATING AND FLEX FUND BUDGET: \$2.01 M

The City originally estimated the first 2 years of FHNC operating and flex fund costs to be \$3.0 million, with Year 2 adjusted for a decreased capacity. Through the first 21 months, the FHNC only cost \$2.01 million to operate, primarily due to cost savings associated with serving a lower number of participants as mandated by Alameda County Public Health’s (ACPH) COVID-19 restrictions.

Operating costs include staff specializing in housing case management, supportive service staff, meals for participants, facility costs, and overhead expenses. Flex funds are used to provide first and last month rental deposits, security deposits, titrated rental assistance, or move-in assistance. Funds may also be used for fees to clear records as well as employment costs such as clothing, tools, trade schooling, or automobile registration.

Cumulative Year 1 & 2 FHNC OPERATING AND FLEX FUND COSTS: \$2.01M

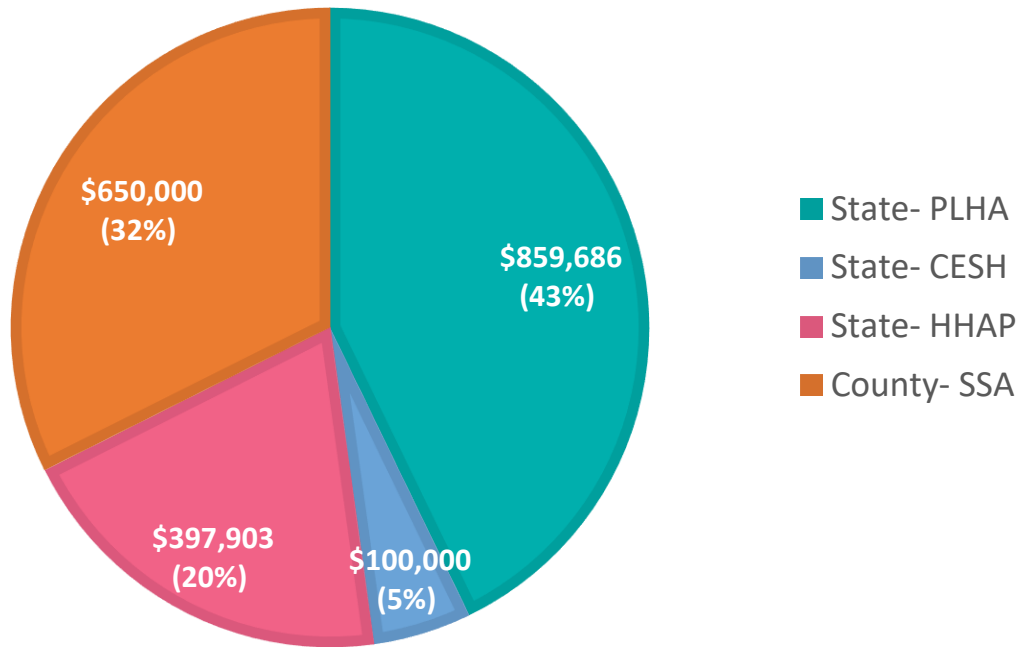
Use	Amount
Operating Costs	1,697,533
Flex Funds	314,055
Total	2,011,588

The FHNC’s reduction in capacity created a cost savings of \$1 Million.

The City successfully leveraged several state and county funding sources to cover 100% of the operating and flex fund costs in the first year of the program. These funding sources include:

- State Permanent Local Housing Allocation (PLHA)
- State California Emergency Solutions and Housing (CESH)
- State Homeless Housing, Assistance and Prevention (HHAP)
- Alameda County Social Service Agency Funding

CUMULATIVE YEAR 1 & 2 FHNC FUNDING SOURCES: \$2.01M



The cost savings and external funding sources described above allow the City the flexibility to fund future years of the City's five-year operating agreement with BACS. Staff will also continue to explore county, state, and federal funding opportunities. Through the advocacy work of Representative Ro Khanna, the FHNC was awarded a \$500,000 Federal Community Funding Project award, through a Federal Transportation and Housing and Urban Development (THUD) grant. Subsequent to this award, through the advocacy efforts of California Assembly Member Alex Lee, the FHNC was awarded another \$500,000 through California's Housing and Community Development Department general fund.



From the left: Jonathan Russell and Jovan Yglesias (BACS), Councilmembers Teresa Keng and Yang Shao, Representative Ro Khanna, Mayor Lily Mei, Councilmembers Rick Jones and Raj Salwan, members of City of Fremont staff.

RESIDENT STORIES:

- *S.J., a 23-year-old woman, arrived at the Winter Shelter in December 2020 after living on the streets for a few months. During her stay at the Winter Shelter, she started working at a grocery store in the neighborhood. As soon as there was an open bed at the FHNC, she was referred by staff and enrolled in the same week. By March 2021, she transitioned into stable housing, using her earnings and some financial assistance from BACS.*
- *A male participant on fixed income was experiencing homelessness and was coping with the recent loss of his mother. BACS assisted him with counseling and encouragement, and he used the opportunity at FHNC to overcome the long-term obstacles he had been facing. This participant worked well with staff and found a studio in Oakland for \$1,371.00 a month. He is now focusing on financial literacy and saving for his future.*
- *F. O. is a 39-year-old African American male who had been homeless for the last six years in Fremont. FHNC staff first met him at the Fremont Wellness Center, where he was without income, health insurance, and had none of the basic identification documents needed for employment. F.O. reported that he felt hopeless, had no social support whatsoever, and was experiencing suicidal thoughts. FHNC staff encouraged and convinced him to try the transitional housing program at FHNC. F.O. initially struggled, but soon began gaining confidence and making progress at FHNC. Staff assisted him in getting his birth certificate and social security card as well as Medi-Cal and access needed medical and mental health treatment. Additionally, staff helped him apply for and obtain General Assistance and Supplemental Nutritional Assistance Program (SNAP) benefits. He worked with staff to develop a resume and applied for several jobs, soon landing a position at Tesla. FHNC was able to assist him in buying needed clothing for his job, and he was so successful that he was recognized as employee of the month and even featured in a "Tesla Headlines" article. After working on budgeting skills and applying for many housing units, F.O. got his own apartment in Fremont, where he was previously rooted. He participated in FHNC's Aftercare Program and received assistance with furniture, household goods, and six months of rental assistance. F.O. continues to work at Tesla and live in the same apartment six months after completing our program. He continues to stay in contact with staff that he worked with during his stay at FHNC.*
- *L.V. had been homeless for over a year. After a serious car accident, she experienced while living in Alabama she felt impressed to return home to Ca to stay with family. L.V. moved in with her mom however after her stepfather passed away, her mom decided to sell her home which left L.V. displaced. She moved in with her sister and was couch surfing from her sister to her daughter's home. However, she felt like she was intruding on their lifestyles and decided to move*



herself out and found herself calling 211 for help and got a referral to a shelter in San Jose. Eventually, she ended up in a shelter in Fremont where she previously resided with her mom before receiving a referral to the Fremont Navigation Center. She had a reliable income (SSI) but didn't make enough to afford her own place based on her limited income. From arrival, she was focused and determined to get housing quickly but knew she lacked the financial resources. With the help of her Care Coordinator at BACS, L.V. was able to find low-income housing that charges 30% of your total income for rent. The location of her living arrangement is in Oakland . L.V. stated the program "is one of the best I have resided in not only because it helped shelter me but it was also the only one that helped me find housing." L.V. is happy to pay her own rent and be on her own again.

- D.S. became homeless in 2020 after living with his parents who were placed in assisted living arrangements to meet their growing health needs. He was displaced and didn't have any where to go after his parents' home was no longer an option. He was homeless for two years before arriving at the Fremont Navigation Center December of 2021. Upon arrival with no income and a physical disability, the focus became applying for SSI to increase his finances and hopefully increase housing opportunities. His eagerness and drive kept him motivated to meet with staff, fill out paper work, provide necessary documents and follow-up with the housing process. Within six months he was approved and awarded SSI which led to him securing his own housing placement and moving out. D.S. stated the housing program "helped me get off the street into a place of my own". D.S. lives in a shared living environment with his own room and pays \$800 dollars a month in rent with all utilities included. His housing agreement was established through BACS relationships with landlords and because of the SSI he was awarded he is able to have a little bit of money left over for his basic needs.*

To help residents of the FHNC find permanent housing following their stay at the FHNC, BACS developed relationships with 114 landlords, 12 of which are located in Fremont. These relationships help to place residents into permanent housing within the community they are rooted.

ADDITIONAL INFORMATION:

Additionally, the first Annual report for the Fremont Housing Navigation Center can be found at <https://www.fremont.gov/home/showpublisheddocument/11009/637957303441430000>

STAY CONNECTED:

To stay up to date and/or learn more about Fremont's Housing Navigation Center, visit <https://www.fremont.gov/government/departments/human-services/homeless-care-response/programs-services/housing-navigation-center>.

APPENDIX 1: FNC PARTICIPANT AND OUTCOME DATA: OCTOBER 1, 2020 – JUNE 30, 2022

Unduplicated Residents Served

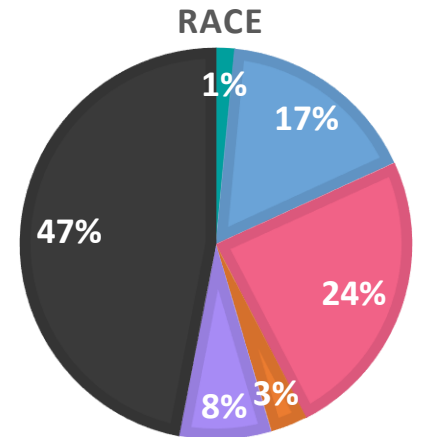
83 September 28th, 2020 – June 30, 2022

Resident Demographics

9	10.8%	Senior Household served
18	21.6%	Female Head of Household
60	72.2%	Residents with Mental or Physical Health Condition
4	4.8%	Veteran Status
24	28.9%	Latinx/Hispanic Residents served
54	65%	Experienced Homelessness for 1 year or more prior to FHNC

Race

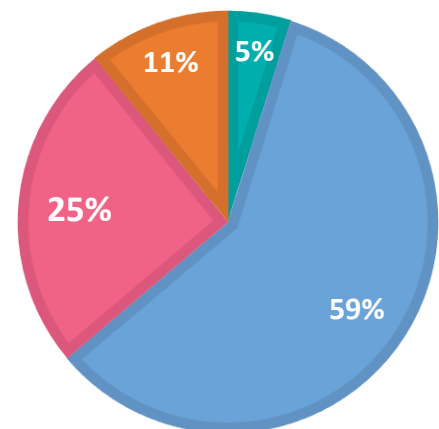
American Indian or Alaska Native	2
Asian	12
Black or African American	22
Native Hawaiian/Other Pacific Islander	2
Multiple races	7
White	38
Client Don't know / Refused	0
Total:	83



Age Range

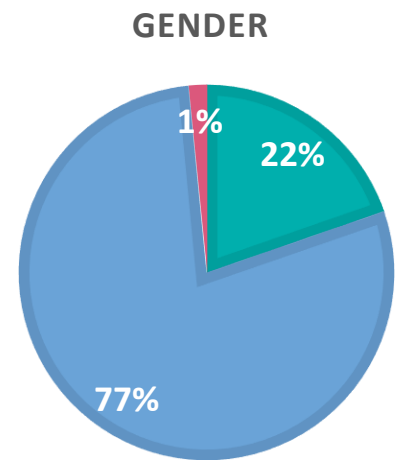
18 - 24	4
25 - 54	49
55 - 64	21
62+	9
Total:	83

AGE



Gender	
Female	18
Male	64
Gender Non-Conforming (i.e. not exclusively male or female)	1
Total:	83

- Female
- Male
- Gender Non-Conforming



Client Income Information		
72	%	ELI: 0% - 30% AMI
11	%	Low: 31% - 50% AMI
0	0.00%	Moderate: 51% - 80% AMI

City of residency upon ENTRANCE		
52	78.79%	Fremont
6	9.09%	Newark
8	12.12%	Union City
17	20.48%	Declined to state

EXIT STATUS		
31	45.58%	Stable Housing – Rental by Client
15	22.05%	Stable Housing - Reconnected with family
3		Transitional Housing
49	72.05%	Subtotal of Housing Outcomes
6	8.82%	Emergency Shelter, including hotel/motel, Host home
5	7.35%	Treatment facility or detox center
1	1.47%	Psychiatric hospital or other psychiatric facility
1	1.47%	Jail/prison detention facility
11	17.64%	Subtotal of Exits to Community Programs
2	2.94%	Resident left without providing destination

1	1.47%	Deceased
3	4.41%	Place not meant for habitation

TOTAL # EXITS: 68

EMPLOYMENT STATUS

22	46.81%	EXIT with Employment
25	53.19%	EXIT without Employment

Average Stay per Client

1 month	6 clients	12.8%
2 month	5 clients	10.6%
3 month	7 clients	14.9%
4 month	7 clients	14.9%
5 month	8 clients	17.0%
6 month	14 clients	29.8%