



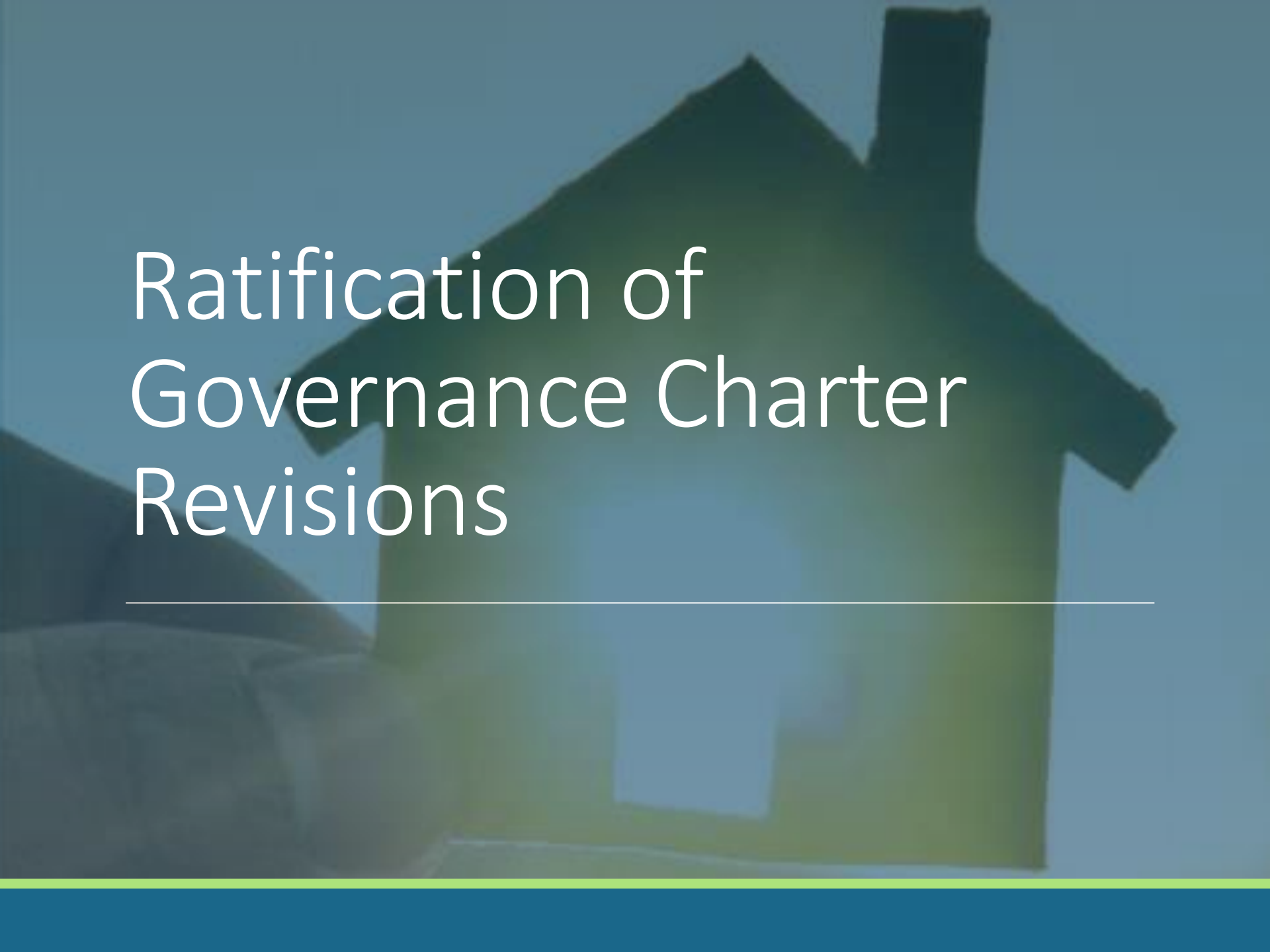
# EveryOne Home Community Meeting

NOVEMBER 4, 2019

# Community Meeting Agenda

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1. Ratification of Governance Charter Revisions
2. Elections
3. Break
4. Structural Inequities and Homelessness
5. Working Together: Community Strategies to End Homelessness



# Ratification of Governance Charter Revisions

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# What is the Governance Charter?

- Required by HEARTH Act regulations for Continuum of Care (CoC) that get federal homeless funds
- First adopted by the membership in 2015
- Elements include:
  - Roles and responsibilities of Leadership Board, HUD CoC Committee and all other committees
  - Standards for providing CoC Assistance
  - Roles and responsibilities in running HMIS
  - Process to apply for CoC Funds
  - Conflict of interest and code of conduct
- Must be revised approved by membership



# Approving the Governance Charter Revisions

The HUD Continuum of Care (CoC) Committee has reviewed and revised the Governance Charter as required to do by HUD. Those revisions were adopted by the Leadership Board at their 10/24/19 meeting and forwarded them to the EveryOne Home membership the Annual Membership Meeting.

# Overview of Revisions

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**1. Minor changes for clarity or brevity and changes that otherwise clarify roles or current practices. These changes are not highlighted.**

- Added links to website to Board/Committee page with roles and responsibilities and rosters
- Clarify that the membership of all committees should reflect geographic, programmatic, and racial diversity of the continuum.
- Have one Leadership Board Chair to serve as its officer instead of co-chairs



# Overview of Revisions

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**2. Documents reflecting policies or plans adopted within the last year are now integrated. They are highlighted in yellow (or grey).**

- Recruitment priorities for members of the NOFA Committee, HMIS Oversight Committee and Appeals Panel are outlined
- Addition of the Youth Action Board, an ad-hoc committee of HUD CoC Committee
- Addition of the Public Participation Policy
- Clarification that only non-conflicted members of HUD CoC Committee will approve the NOFA Committee's recommendations



# Vote to Ratify

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**The EveryOne Home HUD CoC Committee and Leadership Board are recommending the EveryOne Home membership ratify the revisions to the Governance Charter.**



# Elections

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# Leadership Board Candidates (Blue sheet)

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Nella Goncalves

Linda Trowbridge

Katie Martin

Miguel Dwin

Beth Quirarte

Karen Erickson

Elena Lepe

# HUD CoC Candidates (Yellow sheet)

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Riley Wilkerson

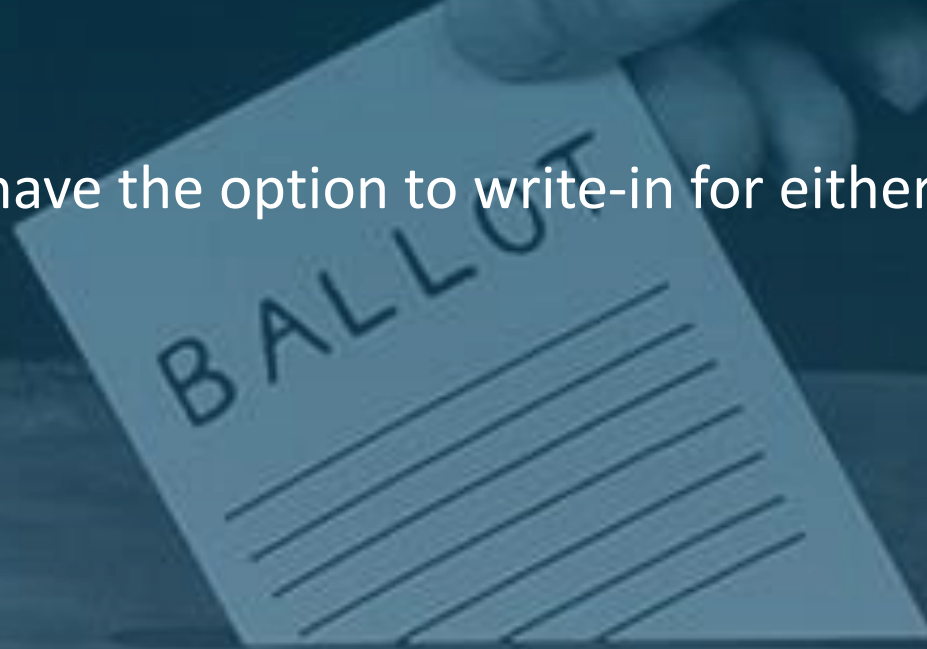
LaDasha Berry

# Cast your votes!

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Select 1 person for the Leadership Board and 1 person for the HUD CoC Committee.

You have the option to write-in for either.





**It's Time For A Break**



An aerial photograph of a city and a large body of water, possibly a bay or harbor, under a cloudy sky. The image is overlaid with a semi-transparent blue filter. The text 'Structural Inequities and Homelessness' is centered in white, with a thin white horizontal line below it. A solid blue bar is at the bottom of the slide.

# Structural Inequities and Homelessness

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An aerial photograph of a city, likely Seattle, with a prominent church spire and a body of water in the background. The image is overlaid with a semi-transparent blue filter.

# Working Together: Community Strategies to End Homelessness

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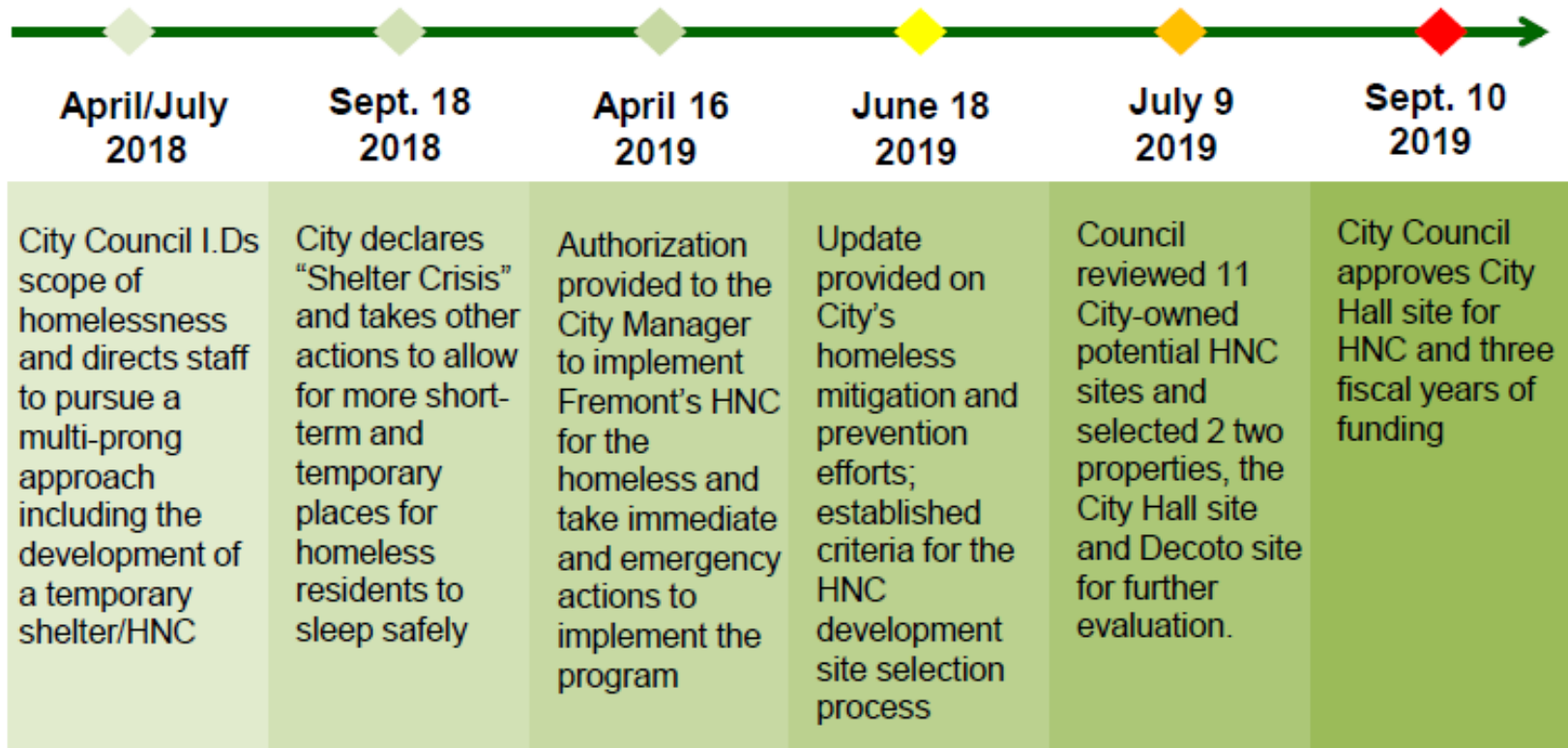
# Fremont Navigation Center



# **FREMONT'S TEMPORARY HOUSING NAVIGATION CENTER**

**Monday, November 4, 2019**

# City Council Meetings and Work Sessions



# Decoto Site - Location





# City Hall Site - Location



# Community Outreach

## *Education about Fremont's temporary Housing Navigation Center*

- Project webpage with FAQ, [www.Fremont.gov/NavigationCenter](http://www.Fremont.gov/NavigationCenter)
- Subscriber list for updates on homelessness
- Open letter to the community by both Mayor Mei and Chief Petersen, and City News Article
- Special Topic newsletter on hc
- News briefs and social media posts
- Online forum, Fremont Open City Hall
- Numerous e-mails and postal mail
- 3 Community Workshops





# 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

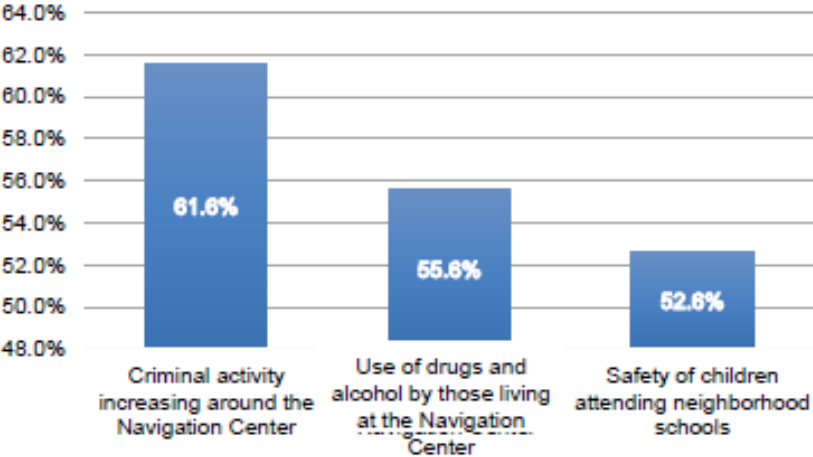




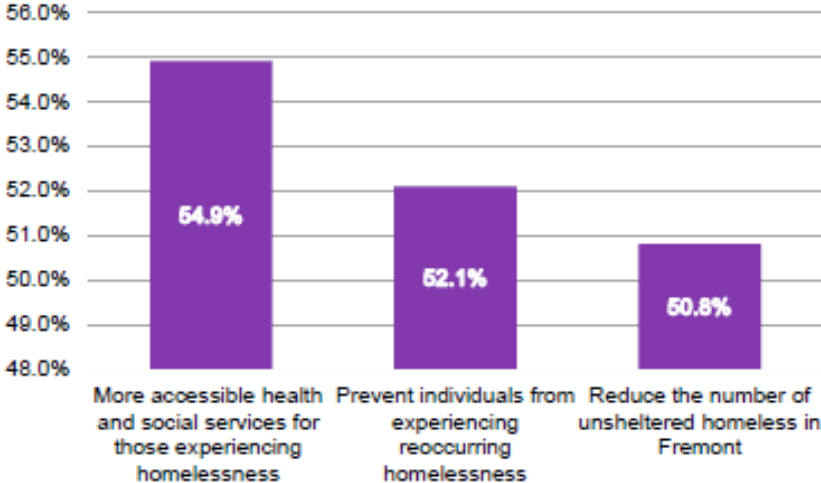
# Community Outreach – Fremont Open City Hall

**2173** Total Responses – 1523 registered and 650 unregistered

Top 3 Concerns Regardless of Location



Top 3 Desires Regardless of Location



# 9/10/19 City Council Meeting



# 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



# Site Design





# City Hall Site - Location

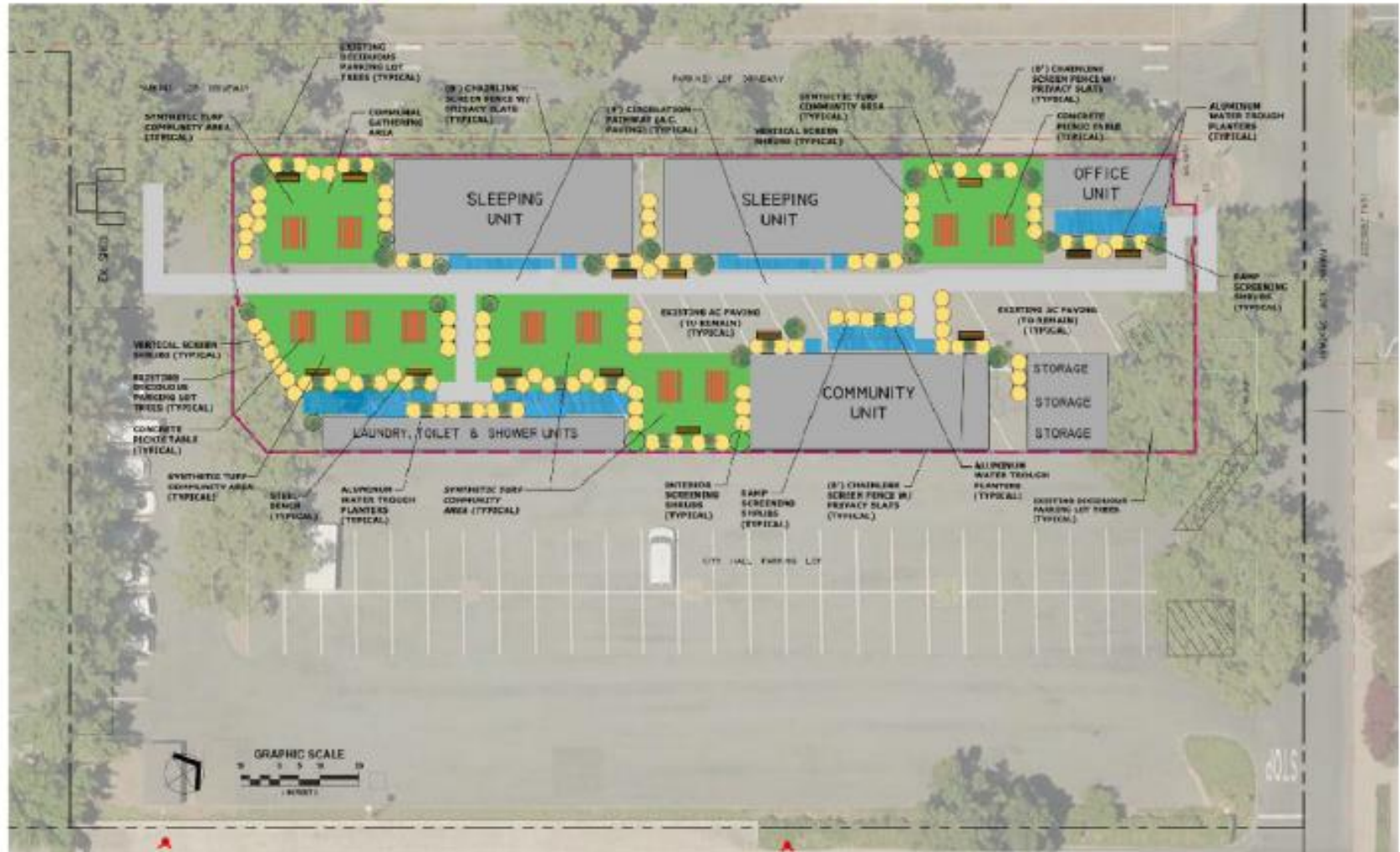




# City Hall Site - Layout



# City Hall 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
<b>Total</b>	<b>\$2,374,000</b>	<b>\$2,276,000</b>

# Project Funding

## FY 19/20 – FY 21/22

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

## 9/10/19 City Council Actions

1. Approved City Hall as the final site
2. Found 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;
3. Appropriated funds and authorize the CM to enter into a services contract with BACS; and
4. Authorized the CM to take other actions necessary and expend funds to implement the HNC.

# Anticipated HNC Development Schedule



# Advocacy Wins

# Statewide Tenant Protections

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1. Statewide rent control under the **Tenant Protection Act of 2019** will enact a cap of 5 percent plus inflation per year on rent increases for the next 10 years. Also landlords will be prevented from evicting certain tenants without just cause. (Does not apply to properties built in the last 15 years or single-family homes)
2. Also new housing law will prohibit landlords from discriminating against prospective renters who receive government assistance to pay their rent, like Section 8 vouchers.

# Housing Production and Land

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1. The **Public Lands for Public Good** law will strengthen the state's Surplus Land Act to transform unused public land into affordable housing.
2. The **Housing Crisis Act of 2019** includes a number of new protections for new housing development, including: preliminary application protections, application completeness streamlining, fees/exaction limitations, hearing limitations, and downzoning prohibitions. All of which would streamline the local process for building more affordable housing opportunities for Californian families and workers by ensuring local governments each maintain consistent rules and regulations.
3. A new enhanced affordable housing density bonus law will allow for taller and denser affordable housing developments on 100% affordable projects.

# Other Funding

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1. The **Bay Area Regional Housing Solutions law** will provide new regional funding and programs to strengthen the Bay Area with more affordable homes and protections for longtime residents.
2. Unfortunately, Governor Newsom did not sign SB 5, which would have provided sustainable, ongoing funding to build affordable housing. Next year, we will continue to advocate for proven solutions to prevent and end homelessness.



# All Home

An Introduction

OCT 2019



ALL  
HOME

# Who we are

All Home is a new Bay Area organization that will advance regional solutions to disrupt the cycle of poverty and homelessness and create more opportunity for economic mobility for extremely low-income (ELI) people.

All Home will work across counties (beginning with 5 of the 9 BAC), all sectors and silos to advance coordinated, innovative solutions and build a movement to challenge the status quo that perpetuate homelessness.





# We believe...

1 ...homelessness can be a rare, brief, and non-recurring condition, but a gap exists in supporting and enabling economic mobility for the extremely low income population to thrive

2 ...in supporting an economically, socially, and racially diverse Bay Area community

3 ...to meaningfully solve this problem, we must work regionally and challenge the existing systems that have not been able to solve the problem

4 ...the business community is a key partner in supporting this population to make the Bay's rapid economic growth sustainable and inclusive

# Target counties' ELI population

~18  
k

Housing  
Insecure  
students

~30k

Individuals  
experiencing  
homelessness<sup>1</sup>

~740  
k

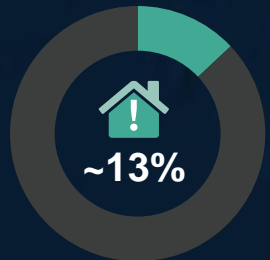
Extremely Low Income (ELI)  
individuals<sup>2</sup> across ~265k  
households

Rent burdens for ELI households paying market rent are untenable

ELI housing is severely under produced in the Bay Area



The average 2 BR would cost **103% of monthly ELI gross income**



An estimated **13% of the ~13k** affordable rental units<sup>3</sup> built from '14-18 are permitted for ELI housing<sup>4</sup>

12%



of total Bay Area population

45%



of ELI individuals are in the labor force

\$36k



Annual income for a 3-person household



SF

SAN MATEO

CONTRA COSTA

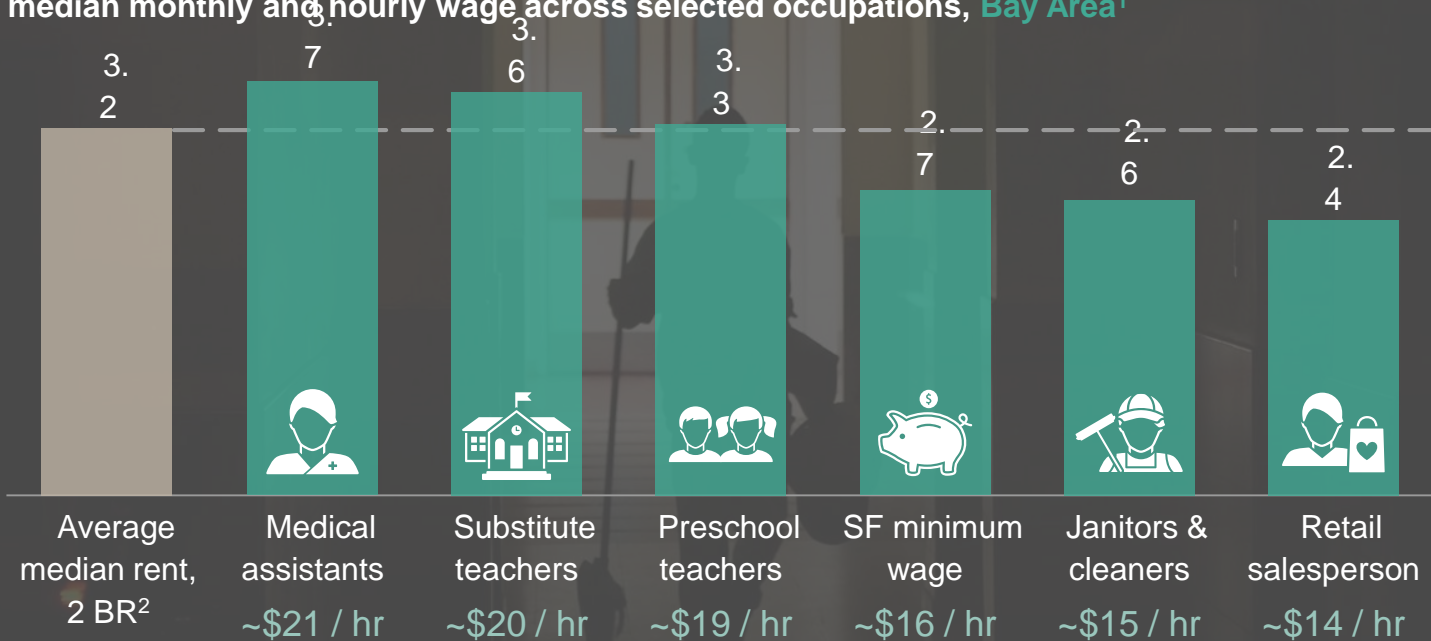
ALAMEDA

SANTA CLARA

Note: shaded area represents counties for future expansion; average annual cost of a 2 BR in target counties ~\$38.8k; 1. 2019 PIT Count ; 2. Earning 30% of area median income, or \$36K for 3-persons; 3. Affordable units include Moderate, Low, Very Low, and Extremely Low Income housing units; 4. ELI unit percentage based on capacity and planning projections from county Housing Elements, except for San Francisco Source: Association of Bay Area Governments 2018 Housing Permit Report; Zillow rental listing prices 2011-2018; US Census Bureau & American Community Survey; Alameda County Community Development Agency 2015-23 Housing Element; Contra Costa County 2015-23 Housing Element; Santa Clara County 2015-22 Housing Element; San Mateo County 2014-22 Housing Element

# Wages for several common occupations are not enough to support the cost of living in targeted counties

Average median monthly and hourly wage across selected occupations, Bay Area<sup>1</sup>

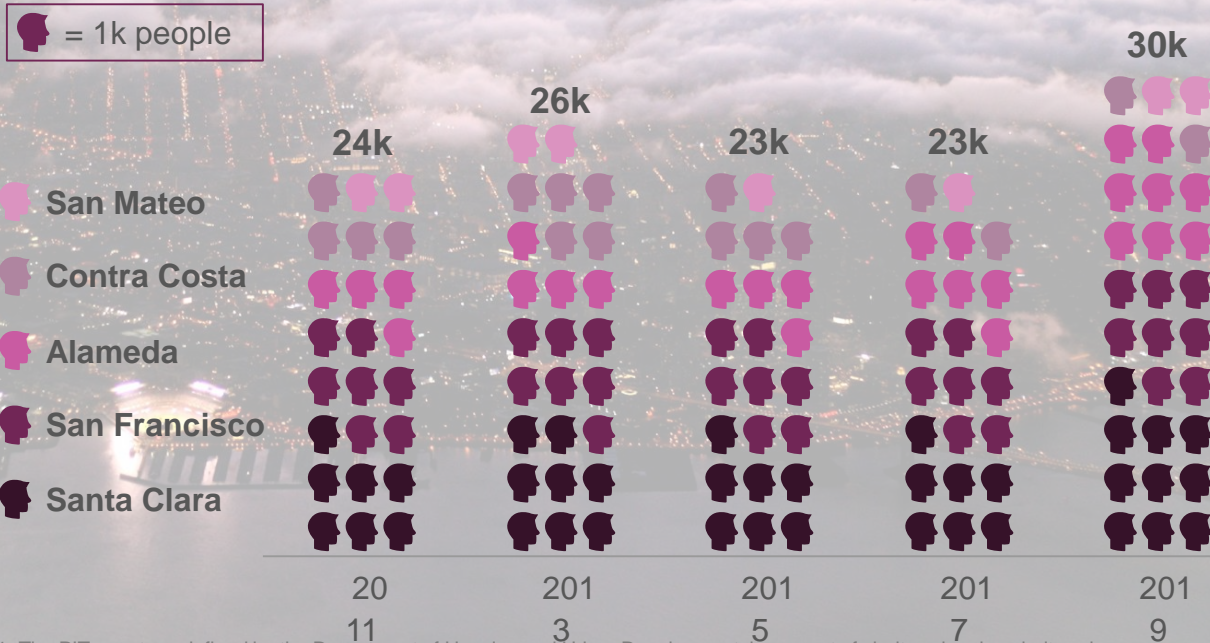


1. Occupational median hourly wage based on average for San Francisco-Oakland-Hayward and San Jose-Sunnyvale-Santa Clara metropolitan areas; monthly salary based on average of ~173 work hours per month; 2. Average median rent for 2 bedroom across Alameda, Contra Costa, San Francisco, San Mateo & Santa Clara Counties  
 Source: CHPC county 2018/2019 HNR reports; Zillow rental listing prices 2018; Bureau of Labor Statistics Median Annual Wage Data for CA Occupations, 2018



# Looking back in time, the homelessness problem has only worsened in the Bay Area

## Point-in-time (PIT) homeless count, by county



1. The PIT count, as defined by the Department of Housing and Urban Development, is a count of sheltered and unsheltered people experiencing homelessness on a single night in January  
 Source: County PIT count reports, 2011-2019

What does the future look like?

Do you care enough to act?

# Why do we need a regional approach?



## Break silos

Work across systems and jurisdictions, responses, so resources and impact can be maximized



## Share learning

Lift up best practices, solutions relative to affordable housing production, homelessness prevention / protection and economic pathways for ELI



## Build consensus

Establish a dialogue among diverse stakeholders that focuses on solutions and outcomes



## Co-create regional solutions

Facilitate coordination between public/private partners, creating a unified regional voice and strategy



All Home will work to accelerate the efforts of community groups serving ELI populations



Community-based organizations



Real estate developers



Local, county, and state governments



Business community & employers



## CONVENE

Policymakers and groups supporting the ELI population to align goals, initiatives, outcomes, and measurements across jurisdictions



## CO-CREATE

Innovative solutions with key partners to fill service gaps, amplifying, accelerating, and enhancing their work and the outcomes necessary to reduce homelessness



## CATALYZE

systems change with flexible investments, policy advancement, and service coordination to improve outcomes

# Examples of the work we have started

## Prevention



**Build Oakland PPP designed to prevent family homelessness (inspired by models e.g. Hamilton Families)**

## Policy



**ELI commitment in San Francisco's bond funding affordable housing**

## Policy



**Develop regional policy agenda for ELI funding for 2020**

## Production



**Explore seeding a private fund for operations for ELI housing developments**

# OUR TEAM



**Tomiquia Moss**  
*Founder & Chief Executive*



**Gail Gilman**  
*Chief Strategy Officer*



**Joanne Karchmer**  
*Chief Impact Officer*



**Ken Kirkey**  
*Chief Partnerships Officer*



# All Home is being founded by partners across the Bay Area



CRANKSTART





Questions?

More information at [www.allhomeca.org](http://www.allhomeca.org)



# Community Partners Meeting



Keep Oakland  
HOUSED 

Launched in 2018, Keep Oakland Housed (KOH) is a coordinated strategy and partnership to prevent Oakland residents from losing their housing and becoming homeless.

Three nonprofit partners—Bay Area Community Services, Catholic Charities East Bay, and East Bay Community Law Center—work together to provide legal representation, emergency financial assistance, and supportive services. KOH is funded by an anonymous donor, The San Francisco Foundation, Kaiser Permanente, the Crankstart Foundation, and individual donors; and City of Oakland is a key partner. This program would not be possible without support from 211.

Together, we provide legal representation and other legal services, emergency financial assistance, and offer supportive services which include negotiating with landlords to prevent evictions and keep people housed.

In one year, the program has served more than 1,800 Oakland residents.



Emergency  
Financial Assistance



Legal  
Representation



Supportive  
Services

# Partner Organizations Roles

KOH targets Oakland residents who are very low-income, 50% AMI & below, and experiencing a housing crisis.



*BACS focuses help towards people who are adults ages 18-54*



*Catholic Charities of the East Bay focuses help towards people who are seniors (age 55+) and/or families with children under 18*



*East Bay Community Law Center helps people who require expedited services to help with an eviction notice or eviction lawsuit (unlawful detainer)*



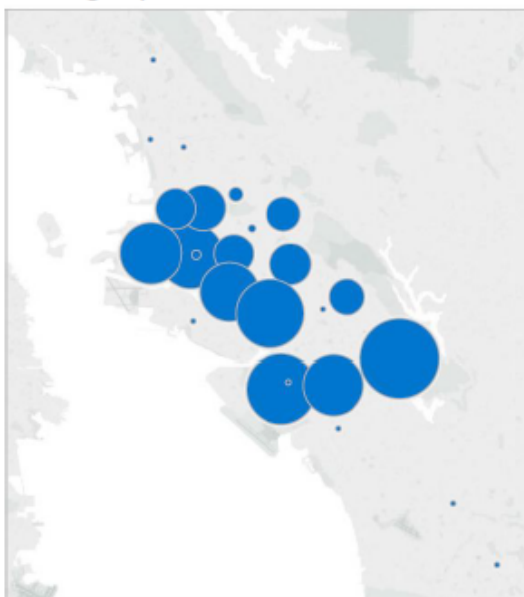
# 1<sup>st</sup> Year of KOH

Total Served: 1,523

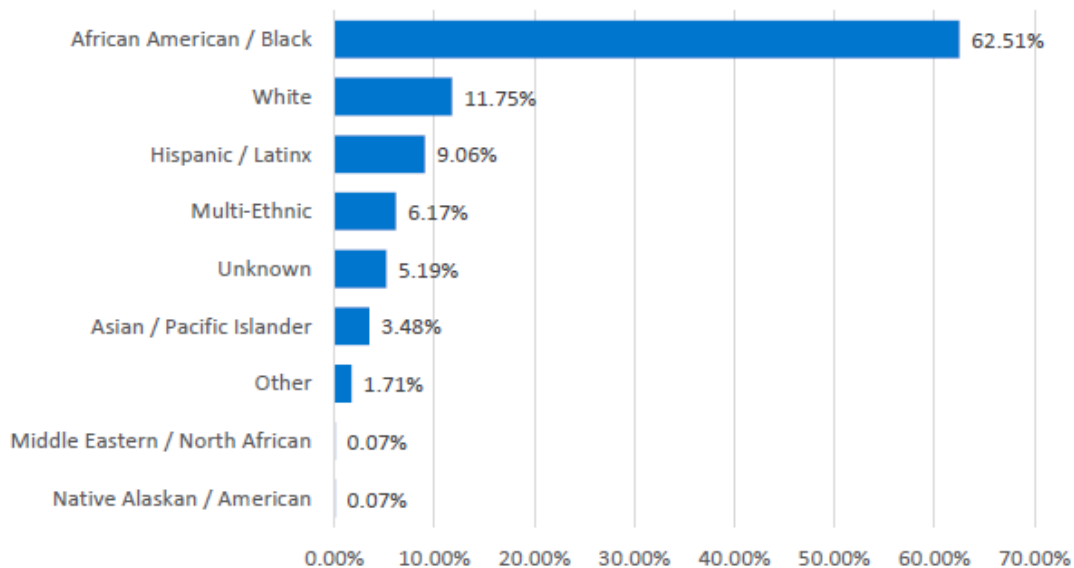
Funds Distributed: \$1,857,549.69

Average Amount Per Household: \$2,884.39

## Geographic Distribution



## Racial / Ethnic Identification of People Served



Data Reflects: July 2018 – April 2019



## OUR IMPACT KOH'S FIRST YEAR

*July 1, 2018 – June 30, 2019*

**\$2.25M**

in emergency financial assistance  
given to Oakland tenants

**1,812 households**

served (approx. 3,296 individuals)

**1,033 tenants**

received legal services  
(273 with full scope representation)



# 1<sup>st</sup> Year of KOH: Key Successes

Keep Oakland  
HOUSED 

1. Improved settlement outcomes in active eviction lawsuits.
2. High proportions of low-income and African American residents served.
3. Early indications of housing stability for a subset of Oakland residents.
4. Increased support for homelessness prevention.





# 1<sup>st</sup> Year of KOH: Key Challenges

1. Landlords who do not want to accept back-rent settlement in favor of evicting tenants.
2. General outreach not reaching Hispanic/Latinx and Asian/Pacific Islander communities.
3. Capacity for tracking post-intervention is limited.
4. Lack of affordable housing in Oakland.



Recognized System Gaps as KOH strives to reduce the in-flow of individuals into homelessness:

- Individuals and families who are not leaseholders who are still at risk of losing their home
- Individuals and families who do not have the ability to demonstrate financial stability
- Many individuals and families need a lot more supportive services than KOH can provide (in-home support)
- As we continue to model future interventions, we asked our community what other gaps/needs there are. Survey Results reviewed.



Emergency  
Financial Assistance

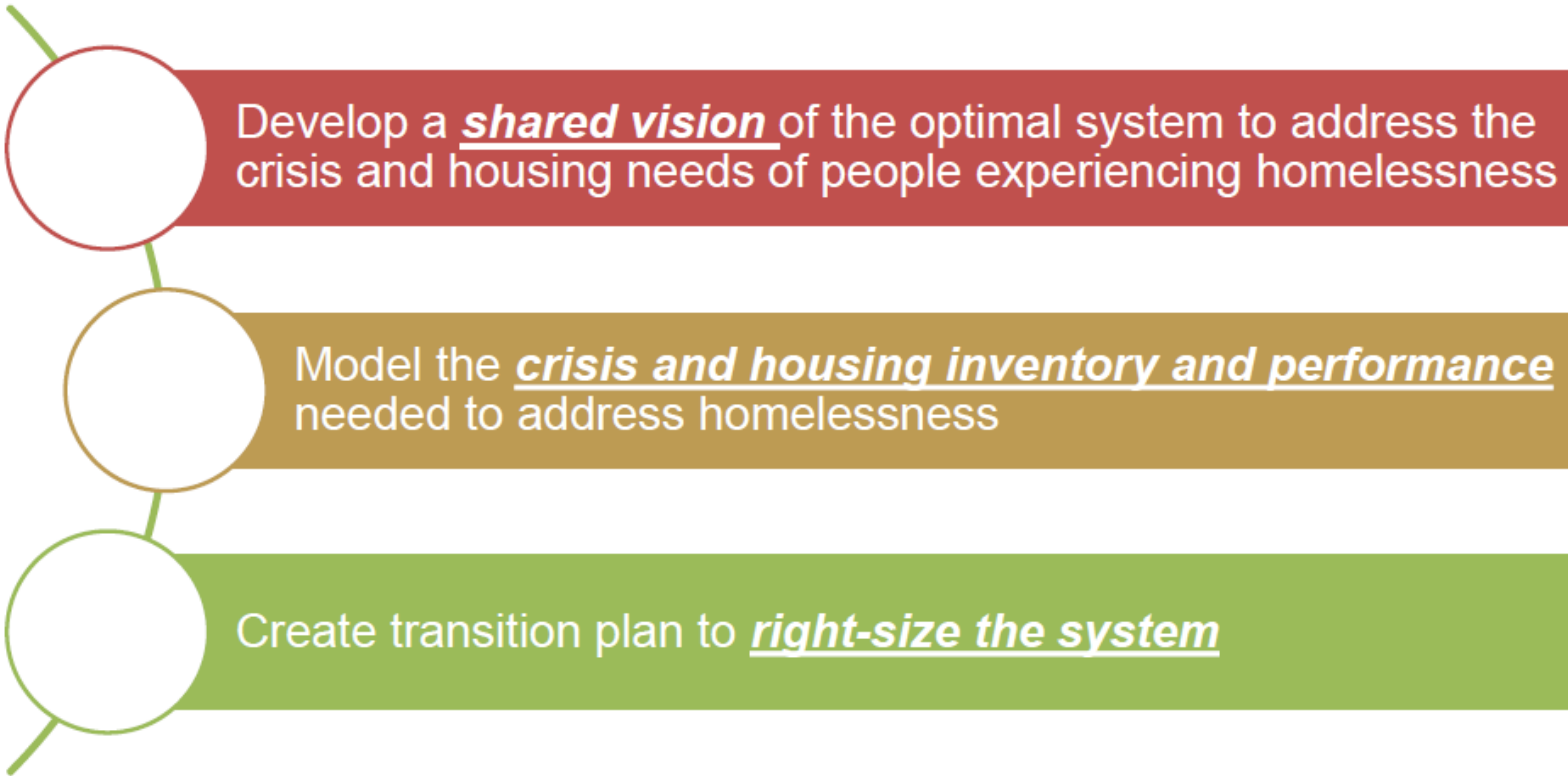


Legal  
Representation



Supportive  
Services





Develop a *shared vision* of the optimal system to address the crisis and housing needs of people experiencing homelessness

Model the *crisis and housing inventory and performance* needed to address homelessness

Create transition plan to *right-size the system*

# System Modeling: Purpose

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# Expectations

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Cities, County and CoC are **strategically coordinating** homeless system planning and implementation



Interventions address **crisis needs** to reduce encampments **and** include resources and services to connect people to **permanent housing**



System modeling report will be used to **guide strategic funding decisions** for existing and new federal, state and local funds

