

## Feedback and Questions from Homelessness-Housing Task Force

December 16, 2021

| HHTF Questions   | Homekey Application Response   |
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| Eligibility: How will eligibility be determined and what groups will be served if the programs receive Homekey funding? Will any programs serve families with children? How much flexibility does the City have in specifying who is eligible? | The target population for each site is single or coupled adults who are at risk of homelessness or experiencing chronic homelessness. Eligible residents must meet Homekey eligibility requirements, including having an income of 30% of the area median income or lower. Citizenship status is not a criteria for determining eligibility. All residents must be referred to the program through the coordinated entry system. As the City is functioning as a pass through agency for the apartment acquisition and Project Reclamation programs, eligibility determinations will be primarily made by the agencies operating the programs. |
| Participation outreach: What type of outreach will be done to identify participants for the program?   | Staff will work with the provider agencies to use the coordinated entry system and will work with the County to establish a form of local preference, if possible.   |
| Funding sources: What portion of funding comes from the American Rescue Plan? What portion of the City's revenue will be used?   | There is no impact to the City's General Fund. All capital expenses (i.e., acquisition, renovation, and new construction) will be covered with the Homekey award. The City will contribute a portion of its HOME Investment Partnership grant to operate the Tiny Homes Village at South Hayward Parish.   |
| Funding availability: What is the timeline on State funding and what is the City's response when funds are no longer available?  | Capital costs are one-time awards, while operating funds from the state are allocated on a 2:3 or 3:4 ratio. Staff have identified four years of operating funds for these programs, securing seven years of operating funds total. Staff will continue to monitor alternative funding sources.  |
| Apartment acquisition project: What is the nature of the renovations to the apartment complex and how many individuals will be served?   | After renovations, BACS anticipates being able to serve approximately 120 individuals through a shared housing model. The units will remain in an apartment style with bathrooms and kitchens in each unit and adults co-living in each apartment.   |
| Operations timeline: What is the timeline for when the programs will be operating?   | The timeline is informed by the Homekey program requirements. The City will have eight months from the time of receiving the award from the State to complete the projects and reach 90% occupancy.  |
| Measuring success: For Project Reclamation, what is the approach to measuring success? What type of data (e.g., education accomplishments) will be collected on program participants   | The program was formally recognized by the State as an innovative and successful use of Homekey funding. BACS tracks several demographic indicators, including education and employment status and accomplishments. Staff will work with partners to   |

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| and their accomplishments for long-term success?  | ensure that participants have access to supportive services and that metrics are established in the contract to track participant outcomes.   |
| Service model: The City should consider models that include navigation services with on-site support and eventual transition to small home ownership opportunities.   | There are separate programs throughout the City that can be connected. The pieces are not located at one site, but staff are working to connect them more clearly and will continue to explore this option.   |
| Islander Hotel: Was the Islander Hotel considered for a Homekey project?  | Ownership from the Islander did submit a response to the RFI for acquisition. Staff have been in communication with the owner for several months and have talked with developers who have worked on other Islander properties in other jurisdictions. Staff determined that the cost of the acquisition and corresponding operating needs made the project infeasible for this round of funding but will continue conversations regarding the property. |
| College study housing: Is it possible to reach out to partners to discuss using the second Tiny Homes Village project to provide housing for students attending Cal State East Bay and experiencing homelessness? | Staff will engage FFCH and CSUEB staff to get more information about the potential project and will report back at the January Council meeting.   |
| Housing vouchers: Staff should continue exploring housing voucher availability  | Staff concurs and will continue conversations with the Housing Authority of Alameda County and will monitor availability for future affordable housing development.   |