



**Fremont City Council**

3300 Capitol Avenue  
Fremont, CA 94538

**SCHEDULED**

Meeting: 09/18/18 07:00 PM  
Div/Dept: Human Services Department  
Category: Agreements and Contracts

**STAFF REPORT (ID # 3580)**

Sponsors:  
DOC ID: 3580

**BACS WELLNESS CENTER OPERATING AGREEMENT - Authorize the City Manager to Enter into an Agreement with Bay Area Community Services to Expand their Wellness Center to provide Homeless persons with Housing Placement and Dignity Services; Appropriate \$300,000 in the City-Funded Affordable Housing Fund**

**Contact Persons:**

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**Executive Summary:** As directed by the City Council at its July 17, 2018 meeting, staff recommends the City Council authorize the City Manager to execute an agreement with Bay Area Community Services (BACS), from November 1, 2018 to June 30, 2019, in an amount not to exceed \$299,976, to operate a Wellness Center for homeless housing and dignity services, at its facility located at 40963 Grimmer Boulevard. The agreement would also give the City the option extend the agreement for two additional one year renewals, in an amount not to exceed \$449,956 per year.

Staff also recommends that the City Council appropriate \$300,000 in the City-Funded Affordable Housing Fund (Fund 112) to fund BACS Wellness Center operations, including flexible housing financial assistance.

**BACKGROUND:** On April 17, 2018, the City Council held a study session where staff presented strategies to deal with the growing issue of homelessness. One strategy presented to the City Council involved the creation of a homeless drop-in center. At the July 17, 2018, City Council meeting, Council approved staff’s recommendation to reconfigure an existing facility and program serving those with mental health issues, largely homeless clients, to provide a more robust program offering housing placement opportunities and dignity services.

Bay Area Community Services (BACS) is the largest homeless provider in Alameda County. It was founded in 1953, and has provided services in Fremont since 1974. BACS offers 11 programs for chronically homeless individuals, including nine in Alameda County. It operates two interim housing models (Berkeley’s STAIR Center and Oakland’s Tuff Shed Navigation Center) as well as the 137-bed Henry Robinson Hotel, where participants may stay for 4-6 months and exit the program with an 80% success rate into permanent housing. BACS currently works with over 1,000 landlords throughout Alameda County.

In 2000, the City awarded a total of \$1.4 million in Community Development Block Grant (CDBG) funds to help BACS acquire a building located at 40963 Grimmer Boulevard in Fremont. The City also awarded BACS \$420,000 in CDBG funds in 2014 to reconfigure the space to address programming needs which included installation of a shower. BACS

currently operates two programs at its facility: 1) an Adult Day Care program for seniors; and 2) a drop-in Wellness Center serving mentally ill adults, many of whom are homeless.

**DISCUSSION/ANALYSIS:** Working with staff, BACS will relocate its senior adult day care participants to another local provider, ensuring no loss of services or increase in fees to seniors. This will allow BACS to reconfigure its services to focus exclusively on the Wellness Center operation. Operating within the existing facility footprint, the center will serve approximately 50 to 75 Fremont homeless adults per day, seven days a week, from 8 AM to 8 PM.

The objective of the Wellness Center will be to increase the number and percentage of homeless individuals successfully obtaining housing. This objective aligns with the "housing first" philosophy of Alameda County's Coordinated Entry System (CES). The drop-in Welcome Center services are part of a homeless engagement strategy which allows for trust and relationship building that will propel people forward into housing.

**Scope of Services:** BACS Housing Specialists will help individuals with housing services, including creating an individualized housing plan, general housing search support, document readiness, and housing navigation. Housing specialists will implement BACS' flexible rapid housing model that uses a blend of readily available (same day if necessary) financial assistance and services to help clients quickly take advantage housing opportunities as they present themselves. Financial Assistance may be used for move-in costs, titrated rental assistance, and support finding creative housing opportunities, such as renting a bedroom, shared housing opportunities or family homes.

BACS Peer Counselors will provide individual health interventions and group courses that teach independent living skills such as registering for online services, and accessing resources online or via phone. Other topics will include "document readiness", landlord/tenant mediation skills, financial/benefits, and employment readiness.

As an engagement tool, BACS will provide various dignity services. BACS will provide one meal on a daily basis and provide participants with essentials including laundry pods and hygiene products. The Wellness Center facility will include the following amenities:

- a full commercial kitchen and a kitchenette,
- restrooms with showers,
- washer/dryer (s) for laundry,
- a wardrobe and pantry for donated items
- multiple break out rooms, classroom and group space,
- a secure outdoor area with garden that can accommodate pets,
- a 'Zzzz's Space' for individuals who need a rest, and
- storage for individuals to secure personal belongings.

**Partnerships:** The drop-in wellness center will also serve as a physical front door for multiple government and non-profit partners working within the framework of the South County CES. BACS will work closely with the Housing Resource Center operated by Abode Services serving the Tri-City area, as well as Human Services staff from the Family Resource Center and the Mobile Evaluation Team (MET), to ensure that all services are aligned with a Housing First philosophy. BACS will provide drop-in and appointment space for these partners to meet with clients.

**FISCAL IMPACT:** BACS and staff propose an annual City commitment not to exceed \$449,956 per year. This amount includes \$100,000 for flexible housing financial assistance as described above. For FY 2018/19, assuming a contract period of November 1, 2018 to June 30, 2019, the prorated contract amount would not to exceed \$299,976. The agreement would include an option to extend the agreement for two additional years, in an amount not to exceed \$449,956 per year, at the discretion of the City.

Staff recommends that the City Council appropriate \$300,000 in the City-Funded Affordable Housing Fund (Fund 112) to fund BACS Wellness Center operations, including flexible housing financial assistance, for FY 2018/19. Sufficient unreserved fund balance is available in the City-Funded Affordable Housing Fund for this purpose.

**ENVIRONMENTAL REVIEW:** Approval of the agreement with BACS is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15378, as it is an administrative governmental activity that will not result in direct or indirect change in the environment

**ATTACHMENTS:** None.

**RECOMMENDATIONS:**

1. Authorize the City Manager, or his designee, to enter into an agreement with Bay Area Community Services, in an amount not to exceed \$299,976, to operate a wellness center serving people experiencing homelessness, from November 1, 2018 to June 30, 2019, as described in this report; with the option to extend the agreement for two additional one year renewals, in an amount not to exceed \$449,956 per year, at the discretion of the City.
2. Appropriate \$300,000 in the City-Funded Affordable Housing Fund (Fund 112) to fund BACS Wellness Center operations, including flexible housing financial assistance.