



Hayward Housing Navigation Center

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Hayward City Council approved a navigation center for individuals experiencing homelessness, modeled after Berkeley's successful STAIR model, which provides service-rich transitional housing and graduates seven individuals a month into permanent housing.

With only two shelters that are for families and women with children, Hayward, like many other Bay Area cities, is facing a shelter crisis.

Hayward's navigation center would serve as one intervention for Hayward's homeless population, which is 79% unsheltered (313 of 397 total).

Anticipated Benefits of Center

Addressing the homelessness crisis: The City of Hayward is addressing the City's homelessness crisis by developing a Housing Navigation Center at the City-owned parcel at the corner of Depot Road and Whitesell Street.

Proven success: The Hayward Navigation Center is modeled after the City of Berkeley's highly successful Housing Navigation Center, and will be staffed by the same non-profit operator. On average, 7 individuals/month move into permanent housing.

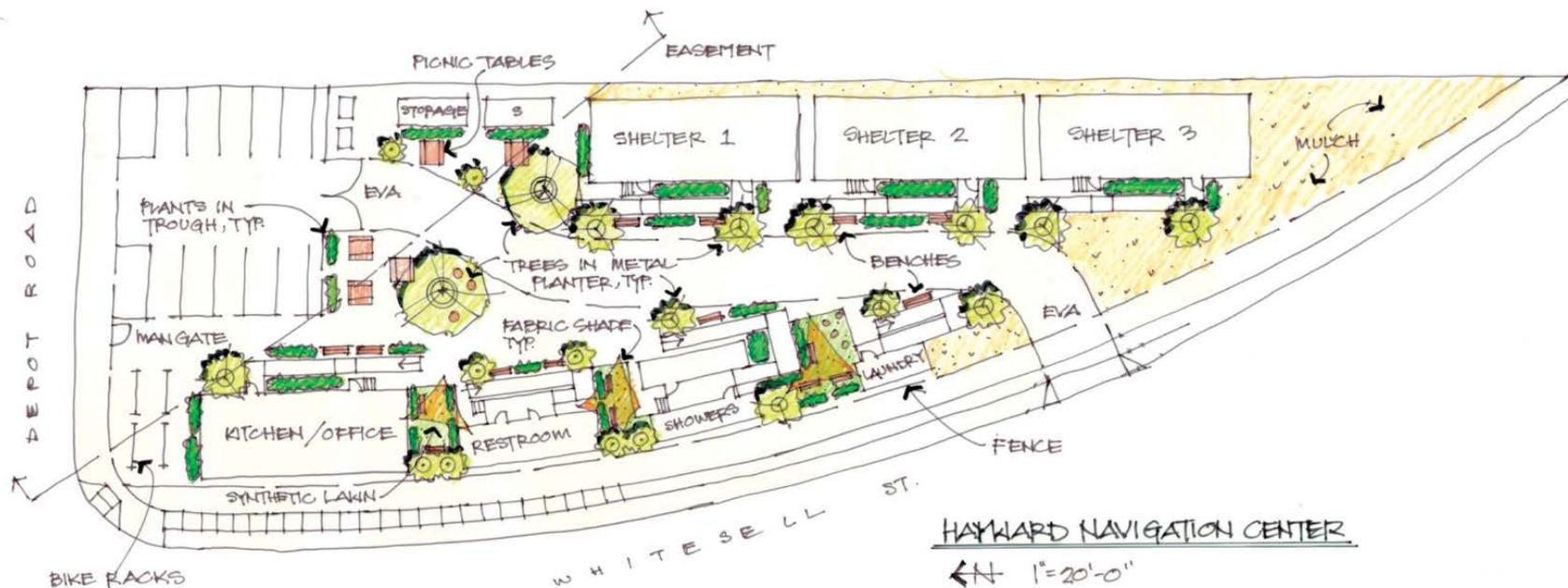
Experienced staff on-site 24/7: The Navigation Center will be staffed 24/7 by Bay Area Community Services (BACS), a local non-profit committed to ending homelessness permanently.

Not a drop-in center: The Navigation Center will not accept walk-ins: all individuals who enter will be selected by an Outreach Team and participate in an intake process.

Reduced blight and impact in surrounding area: In Berkeley, encampments in the area surrounding the Navigation Center decreased, as well as illegal dumping.

Best Site to Address Homelessness Quickly

The site is at the corner of Whitesell and Depot Road, a City-owned remnant transportation parcel in the industrial area



Site Criteria:

1. Vacant, City-owned property;
2. Distance from residential and new development areas;
3. Proximity to utilities; and
4. Proximity to transit and amenities.

Statewide Interest in Model

San Francisco

Started in 2015, SF's Navigation Center Program has four sites, Mission, Civic Center, Central Waterfront, and South Van Ness (total capacity across centers = 358)

Since opening, the Navigation Centers have brought over 1,150 people off of the streets with 72% of individuals moving into permanent housing

San Diego

San Diego approved its first Housing Navigation Center in November 2018

Run by nonprofit operator and focuses on housing placement, increased and improved outreach, and centralizes services

State budget proposal

January 2019: Governor Newsom proposed \$500 million in state aid to cities to open Navigation Centers

Hayward Navigation Center: Project Description

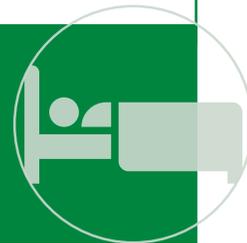
- One to two outreach social workers targeting the homeless encampments in Hayward;

Outreach



- 45 beds in two ADA-accessible modular units for individuals to stay for up to six months;
- On-site ADA accessible showers, bathrooms, laundry facilities, storage containers, community room, office and kitchen;
- Outdoor gathering spaces and landscaping;
- One meal a day for all residents;
- **24-hour resident access and onsite management staff.**

Short-Term Housing Shelter



- Three case managers/housing placement specialists providing services during individuals' stay and up to 9 months after housing placement; and
- Flexible funds, including potential monthly housing subsidies for up to 9 months after placement.

Housing Placement and Case Management



BACS: Longstanding Operator in the Community

- Bay Area Community Services (BACS) has operated since 1953 – and has been deeply rooted in the Hayward Community since 1975 with three programs, including our Hedco Wellness Center, Woodroe Place, and Atherton House.
- BACS operates the Homeless Crisis System/Coordinated System for the City of Oakland and operates the largest Homeless Navigation Center in Oakland, with so much success the City just opened a second Center

BACS Demonstrates Success

- Outcomes for BACS Housing Navigation Centers:
 - Oakland Center – In 5 Years, served 1,301 people, housed 1,106 = 85% Permanently Housed
 - Berkeley Center – In 9 months, 94 people exited STAIR, 78 of them permanently housed – 82% Permanently Housed

Types of Housing Success – Shared Housing, Living with Family/Friends with a Lease, Living by self with a Lease

Businesses, Site, and People

Experience Benefits

- Members of community around 4th Street were worried about crime, violence, garbage, loitering – we have not had one single incident with that community in 9 months.
- Businesses worried that it would attract lots of homeless people looking for ‘hand outs’ – we have not had that issue
- Site Management – our philosophy and ethic is to ensure a clean, safe, welcoming space and to be excellent neighbors
- Best part: the goal is to permanently house people = less homeless people in Hayward

Berkeley STAIR Center



Berkeley partners with Bay Area Community Services (BACS) for program operations and supportive services.

Photos of the Berkeley STAIR Center



Length of STAIR center (one city block long)



Left: Sleeping bungalow
Right: Community center bungalow



Restroom



Sleeping bungalow from outside



Common area



Above ground garden

Next Steps

Website available: <https://www.hayward-ca.gov/navigation-center>

May – September: Site is being prepared and developed

June: Soliciting partnership opportunities for site development and operations

End of Fall 2019: Anticipated opening

Discussion & Questions

- General questions
- What are your thoughts on the Housing Navigation Center?
- Are we missing anything?

