

GARDEN GROVE CITY COUNCIL STUDY SESSION

**A COMPREHENSIVE APPROACH TO
ADDRESS HOMELESSNESS**

MAY 28, 2019

Garden Grove Homeless Population

Point In Time (PIT):



2017 – 194 subjects identified

2019 – 225 subjects identified

- 163 Unsheltered
- 62 Sheltered (<90 Days)

Current Services Offered:

Special Resources Team (SRT)

- Enforcement
- Connection to services

Emergency Solutions Grant (ESG)

- Street Outreach
- Shelter Operation & Services
- Homeless Prevention
- Rapid Rehousing

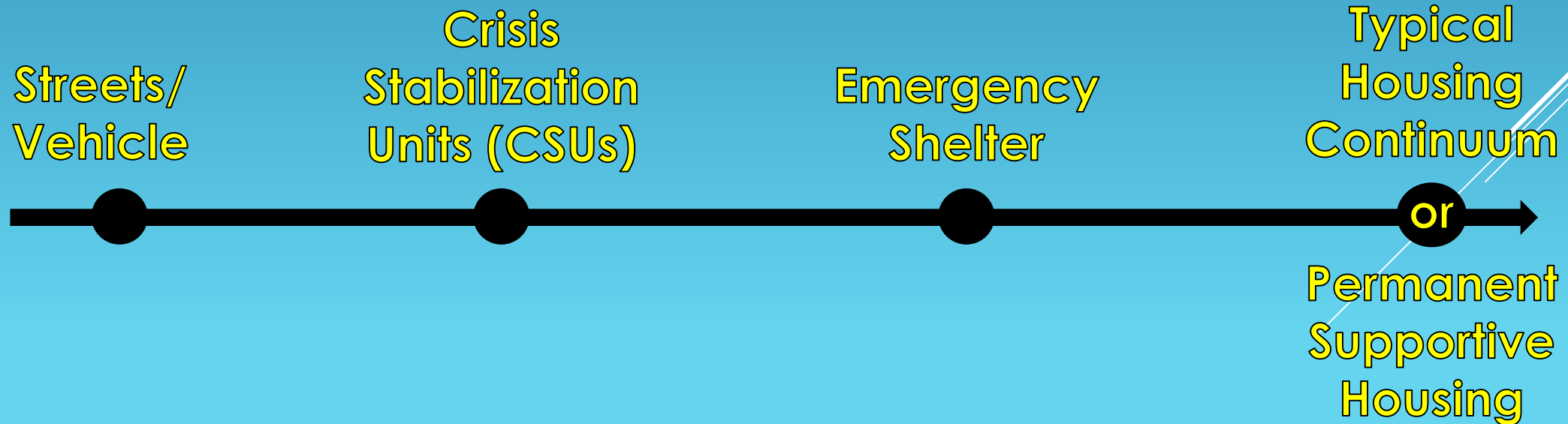
City's Direct Costs Related to Addressing Homelessness (2018):

Department	Calls For Service	Avg. Calls For Service Per Day	Estimated Staff Hours	Estimated Staff Costs
Police	6,200	17	6,200	\$480,190
Fire	431	1.2	431	\$165,935
Public Works	95	.26	190	\$4,750
Community Services (Parks)	700	1.9	350	\$4,991
Emergency Services Grant (ESG)	N/A	N/A	N/A	\$170,000
TOTALS	7,426	20.35	7,171	\$825,866

Typical Housing Continuum:



Homeless Housing Continuum:



1. Crisis Stabilization Unit (CSU)

Emergency psychiatric and crisis stabilization services including intervention, medication administration, as well as linkage to follow-up care and community resources.



County approved 3yr/\$13.3M deal for 12 beds at **College Hospital in Costa Mesa** (no City subsidy)



"Be Well Orange County"
Regional Wellness Hub - County approved \$16.6M facility in **Orange**

1. Crisis Stabilization Unit (CSU cont.)

Zoning:

- Commercial (Medical) Centers w/ CUP

Facility Needs:

- 5k to 7k sq ft building = 12 bed facility

Operation:

- \$3M a year

Funding:

- 70-75% reimbursed via MediCal
- Requires partnership with County and/or MediCal certified operator

2. Emergency Shelter/Navigation Center

A long-term, referral-based shelter for the homeless that connects clients to vital services, with the ultimate goal of placing participants into a permanent housing solution by the end of their stay.



12,000 sf/**100-bed Shelter in Anaheim**
operated by Illumination Foundation
(max 90-day stay)



10,000 sf/**56-bed Shelter in Orange** operated
by Mercy House (max 45-day stay)

2. Emergency Shelter/Navigation Center

External Pressure:

- **Martin v Boise** – Humans have the inalienable right to rest (Anti-Camping Laws)
- **Judge Carter** – Fair share production of shelter beds = 60% of PIT Count or 135 beds
- Opportunity for **collaboration**

Impediments to Production:

- SB2 Ordinance (“By-Right”)

2. Emergency Shelter/Navigation Center

Zoning:

- Allowed “By-Right” in the M1 Zone
 - 238 parcels - 1 for sale, 2 for lease, 1 vacant land
- Amend SB2 Ordinance

Facility Needs:

- 7k-10k sf building = 50 bed facility

Construction:

- ≈\$2M to acquire, rehab cost depends on condition

Operation:

- \$50/person/day = \$912,500/yr

2. Emergency Shelter/Navigation Center

Funding Options:

- **Construction:**

- Private Purchase with CDBG repayment over time
- Federal Loan (Section 108)
- General Fund

- **Operations (\$912,500k/yr):**

- Successor Agency Set-Aside Funds (\$250k/yr)
- Federal ESG Funds (\$50k/yr)
- SB2 Year 2+ Funds (\$700k/yr)
- Partnerships with Service Providers
- General Fund

3. Permanent Supportive Housing

Affordable housing with **voluntary support services** for the **chronically homeless**. Services can include **independent living** and tenancy skills, connecting people with health care, medical/psychological treatment, and employment services.



The Orchard in Santa Ana - \$19M, 71-bed, **PSH Project** operated by **Mercy House**, with on-site meals provided by **No One Left Behind**



3. Permanent Supportive Housing (cont.)

External Pressure:

- OC Grand Jury Report
 - County-wide = 2700 beds
 - Garden Grove fair share = 154 beds

Impediments to Production:

- Permanent financing due to decreased rent revenue (Project Based Vouchers)

3. Permanent Supportive Housing (cont.)

Zoning:

- Allowed in Multi-Family Residential Zones

Needs:

- Existing apartment complex for acquisition/rehabilitation
- Vacant land for new construction

Acquisition/ Construction:

- Amount based on developer's financing gap

Operation:

- Included in developer's costs

3. Permanent Supportive Housing

Funding Options:

➤ **Construction/ Operation:**

- Federal HOME Funds
- Successor Agency Set-Aside Funds (LMIHTF)
- Orange County Housing Finance Trust (OCHFT)
- All other local, State, Federal grant funds
- Project Based Vouchers

4. Tenant Based Rental Assistance (TBRA)

Program Description:

- A 12-month **rental assistance program** for literally homeless households that provides for:
 - **Case management services**, with the ultimate goal of participants achieving **self-sustainability** upon program completion.
 - Rental assistance includes **security and utility deposits**
- Program administered by **qualified 3rd party service providers**

4. Tenant Based Rental Assistance (TBRA cont.)

Eligible Participants must meet HUD's definition of "**literally homeless**":

- Individual or family **lacking fixed, regular, adequate nighttime residence**, meaning:
 - Sleeping in a place **not meant for human habitation**
 - Sleeping in a **shelter**
 - Living in an institution for **90 days or less**, and who was **literally homeless** prior to entering

4. Tenant Based Rental Assistance (TBRA cont)

Program Administration:

- Selection of **two qualified service providers**
 - Perform an **intake interview** and complete a **needs assessment**
 - Assist participant to **locate and secure permanent housing**
 - Assist participant and landlord to **complete necessary paper work and pay security/utility deposits.**
- Service provider will offer **ongoing support** to insure participant achieves self-sustainability.
- Pilot Program for a **12-month period.**

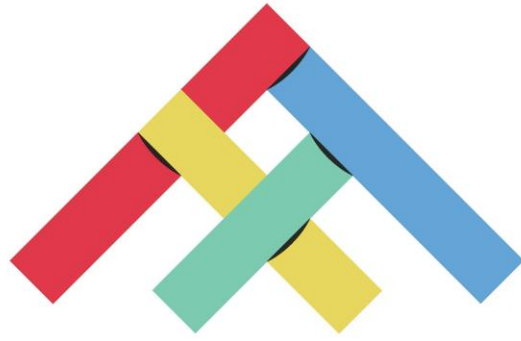
4. Tenant Based Rental Assistance (TBRA)

Funding: Total proposed budget = \$600,000/annual

\$250,000/annual HOME funds to cover the cost of rental subsidy,
including security and utility deposits

+ **\$50,000**/annual LMIHTF funds to cover the cost of ongoing case
management

= **\$300,000**/year/ service provider to administer the program



UNITED TO END HOMELESSNESS

A **collaborative approach** to addressing homelessness in Garden Grove by uniting the five major sectors of the population as one voice, with one goal.

**NEIGHBORHOOD
IMPROVEMENT
COMMITTEE**

RESIDENTS

NON-PROFIT

PHILANTHROPIC

FAITH - BASED

BUSINESSES



**UNITED TO END
HOMELESSNESS**

Council Discussion

Council thoughts about:

1. Crisis Stabilization Units (CSUs)
2. Emergency Shelter/Navigation Center
3. Permanent Supportive Housing (PSH)
4. Tenant Based Rental Assistance (TBRA)
5. Community Engagement