

# 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

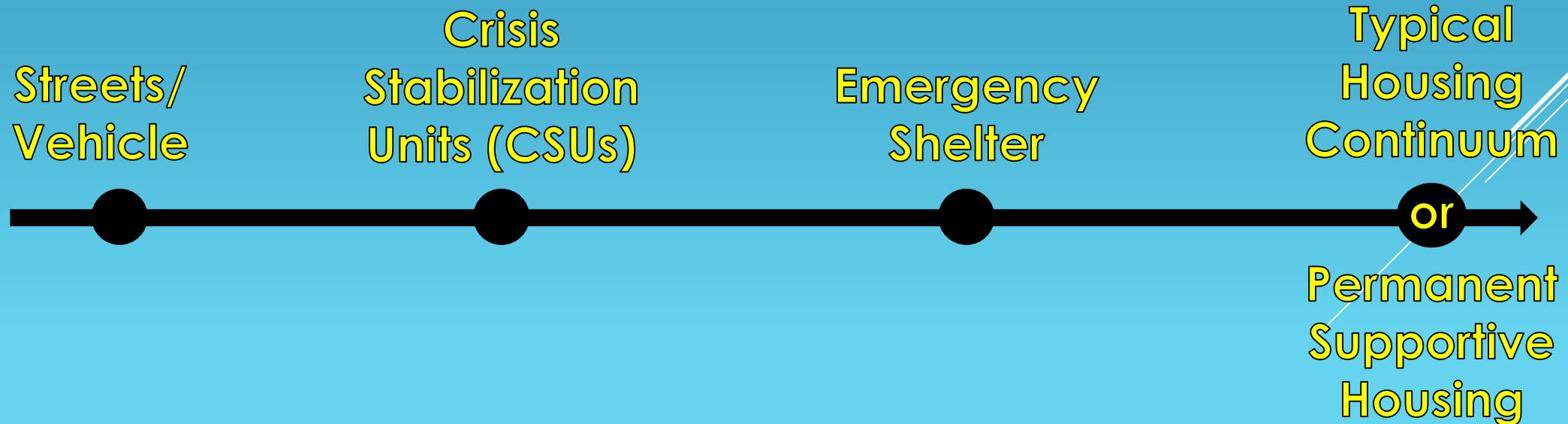
# City's Direct Costs Related to Addressing Homelessness (2018):

| 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             |
| <b>TOTALS</b>                  | <b>7,426</b>      | <b>20.35</b>                   | <b>7,171</b>          | <b>\$825,866</b>      |

# 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 3<sup>rd</sup> 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)

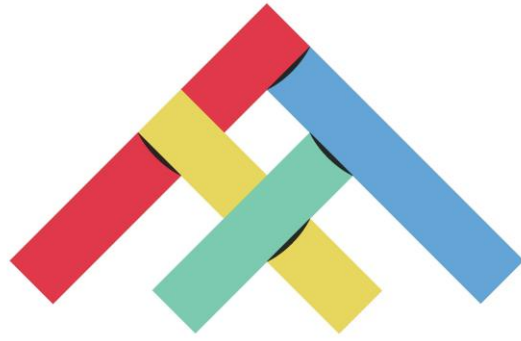
Funding: Total proposed budget = \$600,000/annual

**\$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

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= **\$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