



City of Costa Mesa

Coordinating Short- and Long-Term Approaches to Housing our Homeless
and Restoring Safety and Character to our Residential Neighborhood
Environments



Confronting HOMELESSNESS in Costa Mesa

WHAT OTHER CITIES ARE DOING:

In an effort to enforce local anti-encampment ordinances and to avoid further litigation, many Orange County cities are taking action to provide shelter beds to their homeless. Below is a breakdown of the court advised number of beds each city should provide and where they stand currently (12/2018).

Established Emergency Shelters



ANAHEIM

- Facility purchased for \$3.95 million to accommodate 125 beds
- Bridges of Kraemer: 200 bed shelter

total goal **345-400**



SANTA ANA

- Courtyard: 450 beds
- Link: 200 bed emergency shelter

total goal **200-600**



LAGUNA BEACH

- Alternative Sleep Location: 48 beds

total goal **46**

Researching Locations & Alternative Shelter Options



ORANGE

- City of Orange refers to Family Care Center that holds 50 beds.

total goal **100-200**



BUENA PARK

- Buena Park Navigation Center: transitional shelter, initially offering 100 beds, pending operator, & will open in mid 2019.

total goal **100-125**



COSTA MESA

- College Hospital Crisis Stabilization Unit: 12 beds
- 50 emergency shelter beds pending with site location ongoing.

total goal **62**

Educating Community & Council About Emergency Shelter Options



FULLERTON

- City leaders working to educate community and council.

total goal **100**



TUSTIN

- City leaders working to educate community and council.

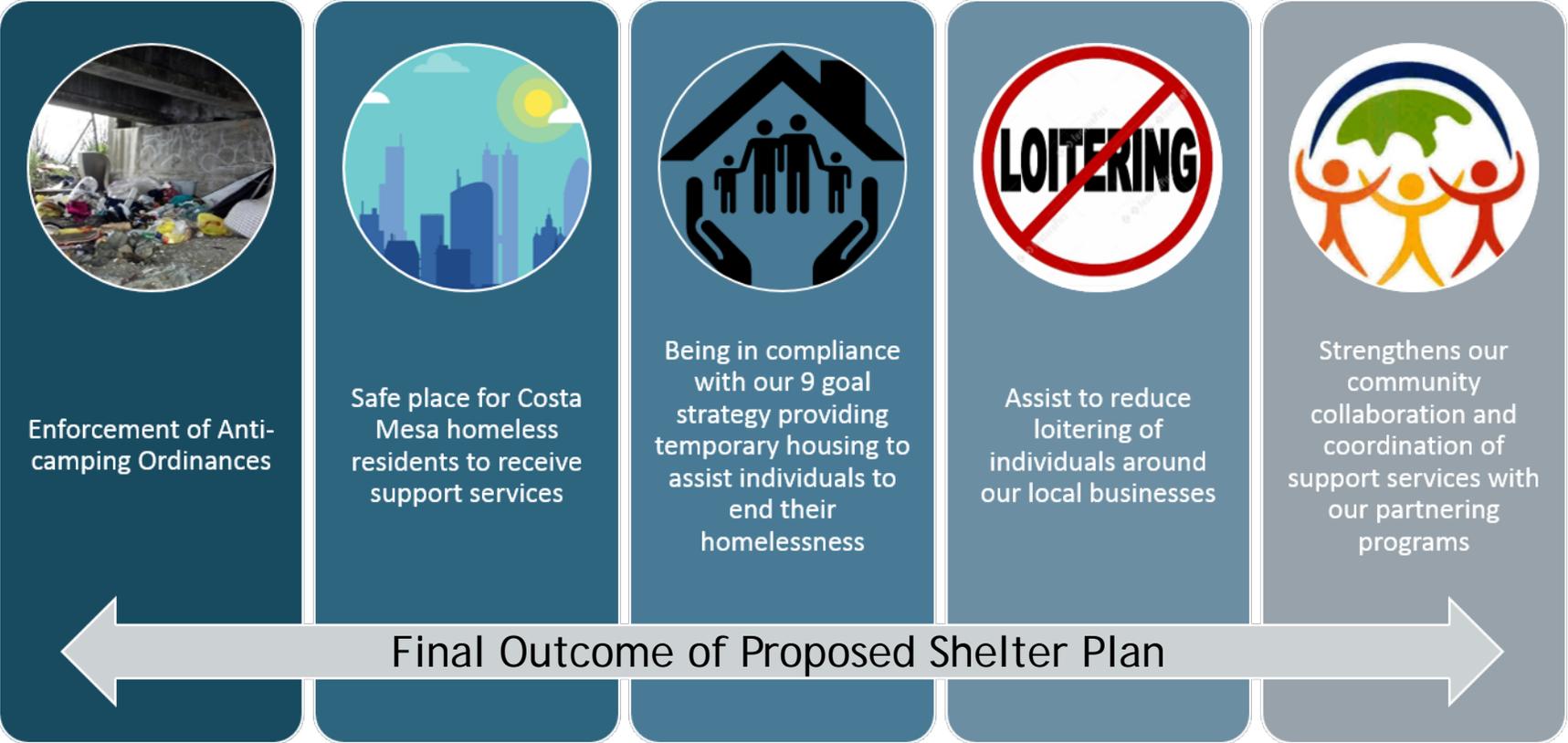
total goal **50**

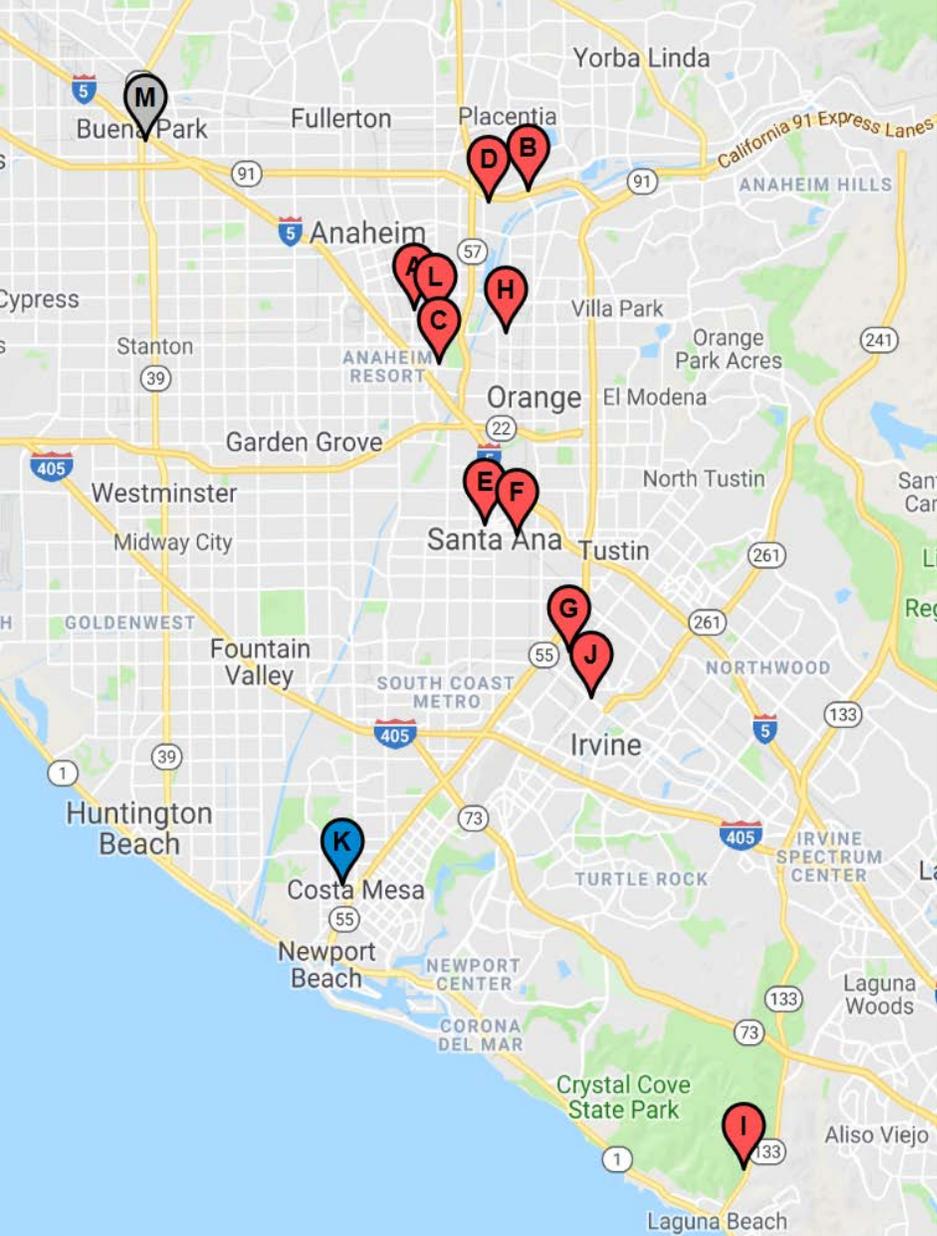
Zero Beds

Aliso Viejo	Lake Forest
Brea	Los Alamitos
Cypress	Mission Viejo
Dana Point	Newport Beach
Fountain Valley	Placentia
Garden Grove	Rancho Santa Margarita
Huntington Beach	San Clemente
Irvine	San Juan Capistrano
La Habra	Seal Beach
La Palma	Stanton
Laguna Hills	Villa Park
Laguna Niguel	Westminster
Laguna Woods	Yorba Linda

County Cities Comparison

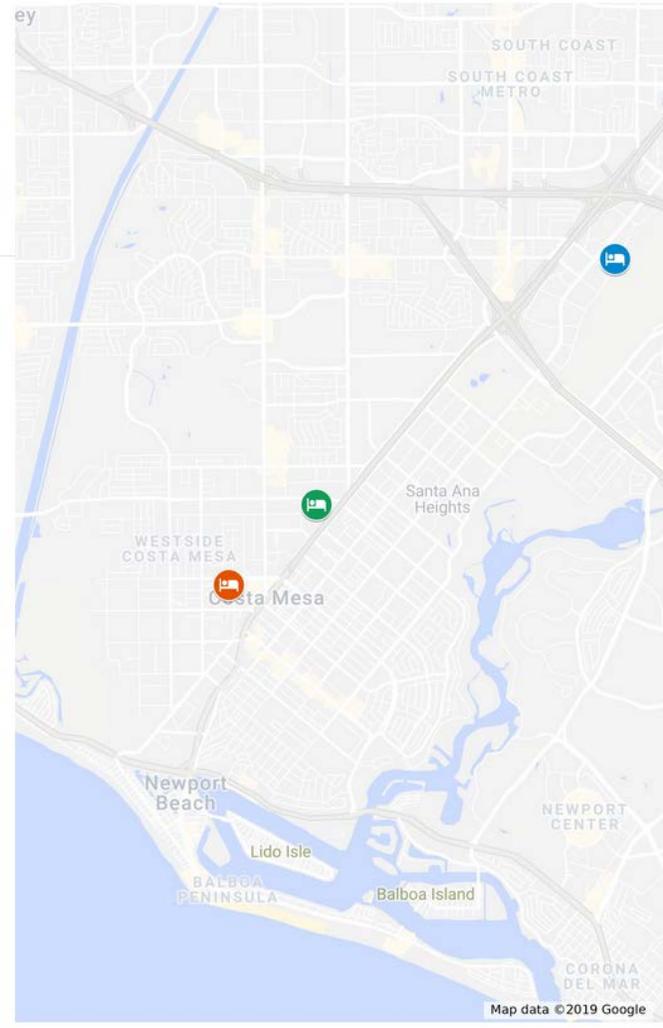
Public Safety and Neighborhood Restoration





Costa Mesa Shelters

- From Left to Right
-  Temporary Shelter - Under Negotiation - 50 Beds
 -  College Hospital Costa Mesa - 12 Beds
 -  Permanent Shelter - 50 Beds



Emergency Shelters Located in Orange County

Map #	City	Proposed Number of Beds
A-D	Anaheim	745 beds
E-G	Santa Ana	725 beds
H-J	Orange, Laguna Beach, Tustin	146 beds
K	**Costa Mesa	62 beds
L	Pending - Anaheim	600 beds
M	Pending - *Buena Park	100 Beds

*Buena Park in opposition to shelter, but open to affordable housing instead
 **Costa Mesa has College Hospital, Temporary Shelter, and Pending Airway Permanent Shelter Property shown

Map #	Name of Shelter	Address	Admission Criteria	Proposed Number of Beds
A	Salvation Army	1340 S. Lewis St. Anaheim	224 bed facility, homeless residents with Anaheim ties, all referrals come from City Net, HCA or Anaheim Outreach team.	224 beds
B	Kraemer Mercy House	1000 North Kraemer Place, Anaheim	The shelter will serve homeless men and women with priority for those living in the North Orange County area (including Anaheim, Fullerton, Brea, Buena Park, La Habra, Placentia, Yorba Linda and Orange). All clients at this shelter must be 18 years old or older, or must be able to provide valid documentation if they are emancipated youths. All prospective clients will be screened for open felony warrants and status as a registered sex offender. If the client has open felony warrants or is a registered sex offender, they are not eligible for this program and should connect to resources with our nonprofit partners.	200 beds
C	Anaheim Way/Illumination Foundation	2040 S State College Blvd, Anaheim, CA 92806	Referrals must come from City Net, HCA, and Anaheim PD.	200 beds
D	Kraemer /The Way Illumination Foundation	3035 East La mesa street Anaheim	Homeless residents with Anaheim ties, all referrals come from City Net, HCA or Anaheim Outreach team.	101 beds
E	Courtyard Transitional Shelter	400 W. Santa Ana Blvd. Santa Ana, CA 92701	County Residents, preferences to first time clients, repeat clients will be evaluated on a case by case basis	450 beds
F	Salvation Army Hospitality House	818 E 3rd St. Santa Ana, CA 92701	Walk In during their intake hours 3pm-3:30 pm, single men only.	75 beds
G	The Link (Santa Ana)	2320 Red Hill Avenue in Santa Ana	This program maintains a strict no-walk-up policy. Clients without personal vehicles must take the shuttle to and from the shelter. Bicycle racks are available on the shuttle and must be used for those who own bikes.The shelter will serve homeless men, women and families with minor aged children, and adult couples with the following criteria: 1. Last Permanent Address in Santa Ana, verified by: Driver's License, Utility Bill, Rental Agreement, Bank Statements, Car Registration, or other Documentation as such. 2. Strong ties to Santa Ana, verified by: Children enrolled in Santa Ana School (Proof of Enrollment); Employment in Santa Ana (Proof of Paystubs); Graduated from Santa Ana High School (Proof of Graduation) 3. Santa Ana Police Department verification, HCA and City Net Referrals only	200 beds
H	Family Care Center	1130 N Citrus St, Orange, CA	The Family Care Center is open to families with at least one parent with one or more children under the age of 18. Families seeking shelter at the Family Care Center will have a pre-admission screening that will deny access to any known sex offenders and felons with open warrants. The Family Care Center has zero tolerance and will not allow drugs, alcohol, weapons or pornography on site.	50 beds
I	Laguna Beach (ASL)	1900 Laguna Canyon Road Laguna Beach	Walk In during enrollment hours of 10am-1pm at location.	46 beds
J	Tustin	2345 Barranca Parkway, Tustin	A minimum 50-bed, emergency homeless shelter facility that is ADA accessible and serves homeless men, women, and families from within Tustin only. Other cities will not be able to bring their homeless individuals to Tustin's shelter. The facility's primary focus is assisting program participants with creating a housing plan, making connections to housing resources and finding transitional and permanent housing as soon as possible. This will not be a "walk-up" facility. Admission will be referral only by OC Rescue Mission.	50 beds
K	Interim Bridge Shelter/Costa Mesa Center of Hope/Salvation Army Anaheim	1885 Anaheim Ave. Costa Mesa	50 bed interim site for short term use and 12 beds at College Hospital, interim site will be replaced with a long term permanent site, permanent site is pending location. Temporary site will become intake location once permanent site is complete.	62 beds
L	Center of Hope/Salvation Army Anaheim	1455 S. Salvation Place	Long term, The Salvation Army is set to build a 600-bed homeless care center known as Center of Hope, which will be a transitional housing and service center to help those living in homelessness get into permanent housing. It is expected to open in 2021.	600 beds
M	Navigation Center/Buena Park	TBD/Pending Location Undetermined	The proposed center will be funded with a portion of the HEAP funding award in the amount of \$6,412,300, as well as additional funding from all of the participating North SPA cities and any other grant funding that may be obtained. the center will include strict operating requirements and 24-hour, on-site security. Beds at this location will be designated for North SPA cities only.	100 Beds

Timeline of Actions

How we got here

- 12 Beds established at College Hospital to provide care for highest risk and most severely disabled individuals
- Nov.-Dec. Comprehensive social media campaign to educated community and businesses on upcoming actions, created dynamic website
- Investigated 50+ properties for Temporary and Permanent Bridge Shelter
- January 8, 2019, Council discussed and provided direction to staff regarding comprehensive plan for temporary and long-term bridge shelter solutions in closed session
- January 15, 2019 Council authorized staff to negotiate with Lighthouse Church regarding the Temporary Bridge Shelter

Right Now

- January 25, 2019, Council establishes sheltering the homeless and restoring neighborhoods as one of their top priorities for the term
- January 30, 2019, Open House introduced the shelters, operator, public safety, community outreach approach, and made Council accessible - [Video Here](#)
- February 5, 2019, Council approved Shelter Operator Agreement with Mercy House, allowing Illumination Foundation access to provide additional services. Also directed public hearing regarding purchase of property for Permanent Bridge Shelter

Short-Term

- February/March 2019, Council negotiates Lighthouse Church Lease Agreement for Temporary Bridge Shelter
- March 5, 2019, Council public hearing regarding purchase of property for Permanent Bridge Shelter
- April 2019, operations to begin at Temporary Bridge Shelter

Long-Term

- April - May 2019, begin renovation on Permanent Bridge Shelter property
- Q1 2020, Permanent Bridge Shelter Open

Ongoing

Network for Homeless Solutions Meets

PD and Outreach Teams meet weekly

Interdepartmental Team meets weekly

Business Owner Meetings Surrounding Shelter Sites

City of Costa Mesa Hosts Temporary Bridge Shelter Open House Event January 30, 2019



Necessity of a Short-Term Solution

- Establishing a bridge shelter will assist with saving lives by providing many homeless individuals with shelter, human services, evaluations of their needs, as well as the ability to create a housing plan to end individual homelessness.
- This bridge shelter, run by an experienced and professional operator, will enable the City to once again enforce anti-encampment ordinances and code enforcement, which prevents dangerous unsanitary encampments and adds incentive for service resistant individuals to be sheltered.
- There is a gap in the continuum of care for vulnerable people, and the City has stepped in to serve. This includes increasing City staffing with two full-time community outreach workers dedicated to the shelter, hiring Mercy House, and partnering with Illumination Foundation to provide higher levels of service for those with greater mental health needs.
- Rapid restoration of parks, community services, residential neighborhoods, small businesses, and general quality of life on the west side of the city will allow community outreach teams to focus more on the most vulnerable.

Our Operator - Mercy House

- ▶ Does not refuse services to anyone based on mental or physical health conditions unless they are unable to take care of their physical needs, such as shower independently, dress themselves etc.
 - ▶ Mercy House is a part of the Whole Person Care act program and therefore if a client is in need of medical care and accesses the ER, they can then, through this program, be connected with recuperative care services for mental and physical disabilities, including the following:
 - ▶ Health Care Agency (outreach, behavioral health, whole person care)
 - ▶ Serve the people FQC
 - ▶ SOS Clinic
 - ▶ Families Together Clinic
 - ▶ Mercy House maintains a list of individuals waiting for Permanent Supportive Housing including those that are high risk from physical and/or mental disability.
 - ▶ Proven history of success in the area of permanent supportive housing, which will aid the City in the future as we address housing homeless clients, low-income residents, and special needs populations.
- ▶ The City had engaged Salvation Army and Illumination Foundation as potential operators as well, neither submitted but commended the City on our efforts, vision, and process.
- ▶ Contractor (Mercy House) shall permit mental health care providers, including but not limited to the Illumination Foundation, as requested and approved by City staff or Contractor, to access the Shelter and provide services to Shelter clients that require a higher level of mental health care than that which is provided by Contractor or City staff.

Experience serving those with mental and physical health conditions

<i>Universe</i>	1135	%
Disabling condition	520	46%
Physical Disability	352	31%
Developmental Disability	146	13%
Chronic Health Condition	331	29%
HIV/AIDS	13	1%
Mental Health Problem	360	32%
Chronically Homeless	379	33%

Existing Gaps in Countywide Shelter Services

- ▶ The County has yet to provide support through pilot programs, best practices education and coordination, or information-sharing, and so each city has had to invent its own system.
- ▶ No County clearinghouse for referrals to other shelters and services or for general policy information and best practices.
- ▶ No County policies guiding shelter residency criteria, or establishing an inter-agency referral system between operators and cities/county.
- ▶ No County support for local cities to provide continued mental health care to residents upon release from a mental health mandatory hold.
 - ▶ This should be dispersed and accessible locally.
 - ▶ Insufficient case management and wraparound services, including housing, near their families and/or cities of origin.
- ▶ Information gap with correctional facilities regarding mental health, parole or probation officer information, medication history from jail.
- ▶ Insufficient County support for affordable job training, resume building, and interview skills workshops.
- ▶ Insufficient County funding and incentives to spur local actions.
- ▶ There is a nexus concerning sober living home exits and homeless individuals on Costa Mesa streets.* See stats in binder.

Temporary Bridge Shelter Costs

Property Option	Current Staffing Costs	Site Improvements	Annual Operating Costs	Total Year 1 Costs
1885 Anaheim Ave.	\$800K	TBD-Negotiations	\$800K-\$1M	Estimate of negotiated payment + \$800K-\$1M

* These costs would be one time costs and are anticipated to pay for a short term solution from April 2019-December 2019. Depending on how long the site improvements on the 17th St. property take, this could be extended beyond this timeframe.

Funding Source	Amount
Costa Mesa Staffing	\$1,100,000
Facility Costs	\$130,000
Operator Costs	\$1,500,000
Total Operating Costs	\$2,730,000
SB2 Funding	\$439,294
Housing Authority	\$250,000
CDBG and HEAP Grant	TBD
Donations	TBD
General Fund	\$2,040,706
Total Funding Sources	\$2,730,000

Annualized Operating Costs

Upcoming Long-Term Shelter Property Purchase Costs

Council has directed staff to move forward with a contingency review of a property for the Permanent Bridge Shelter. Public Hearing sched. for March 5.

\$200K Deposit

\$6.95M Purchase Price

Orange County Permanent Supportive Housing Providers

<u>Name</u>	<u>Location</u>	<u>Addresses</u>	<u>Comments</u>
American Family Housing	Scattered Sites in Orange County	Not Available	250 units owned; 25% of their units are for PSH
	Potters Lane	15171 Jackson St, Midway City, CA	Chronically Homeless Veterans
Mercy House	Scattered sites leasing assistance for individuals and families throughout Orange County	Not Available	100's of units throughout Orange County
	The Orchard	Santa Ana, CA	Stand alone PSH projects - Addresses not available
	Emanuel Residence	Santa Ana, CA	Stand alone PSH projects - Addresses not available
	Katherine Drexel	Anaheim, CA and Orange, CA	Stand alone PSH projects - Addresses not available
	Louis Martin Residence	Anaheim, CA	Stand alone PSH projects - Addresses not available
	The Cove	Newport Beach, CA	Homeless Seniors and Veterans
Step up on Second	Scattered Sites in Orange County	Not Available	Chronically Homeless PSH Projects
Illumination Foundation	Scattered Sites in Orange County	Not Available	Chronically Homeless PSH Projects
Friendship Shelter	Scattered Sites in Orange County	Not Available	Chronically Homeless PSH Projects
Jamboree Housing	Jackson Aisle	15432 Jackson Street, Midway City, CA 92655	Stand alone PSH projects
	Doria	1000 Crested Bird, Irvine, CA 92620	Stand alone PSH projects
	Diamond	1310 W. Diamond St, Anaheim, CA 92801	Stand alone PSH projects
	Rockwood	1270 E. Lincoln Ave, Anaheim, CA 92805	Stand alone PSH projects
	Santa Ana Veterans Village	Santa Ana, CA	Homeless Veterans only - To be completed in 2019
Pathways of Hope	Scattered Sites in Orange County	Orange County	Chronically Homeless PSH Projects

Permanent Supportive Housing Opportunities Pending in Costa Mesa

- ▶ James Street properties - 30 Units/48 Beds Total
 - ▶ 707 W. 18th St
 - ▶ 711 W. 18th St
 - ▶ 745 W. 18th St
 - ▶ 717 James St
 - ▶ 721 James St
 - ▶ 734 James St
 - ▶ 740 James St
 - ▶ 744 James St
- ▶ Various Costa Mesa motel sites are being explored for conversion
- ▶ *Fairview Development Center
 - ▶ *Please see presentation by Assemblywoman Petrie-Norris

Various Federal, State, and County Properties Currently Available

- ▶ 108-Acre Site at Former MCAS El Toro, Irvine (El Toro Development Plan)
Owner: County of Orange

- ▶ Status:

- ▶ 2003 Agreement between County and Irvine dictates site to be used for County purposes including emergency shelter and transitional shelter care facility.
- ▶ Zoned for emergency shelter.
- ▶ Gifted to County through base closure for public and homeless uses.
- ▶ Over 200,000 sf of existing Navy warehouses on the property.
- ▶ County adopted EIR to develop site with intense residential, office, retail and hotel uses in November 2017.
- ▶ City of Irvine and Five Point sued County in December 2017 stating the proposed development is not in keeping with 2003 Agreement only allowing County uses including emergency shelter and transitional shelter care facility.
- ▶ Series of letters from Irvine to County in 2016 (pre-lawsuit) reiterating to County it was to use the land for “certain County purposes such as...an emergency shelter.”

Various Federal, State, and County Properties Currently Available (cont.)

- ▶ West Alton Development Plan at Former MCAS El Toro, Irvine (90 acres)
Owner: County of Orange
 - ▶ Status:
 - ▶ 90 acres of vacant land
 - ▶ Gifted to County through base closure for public and homeless uses.
 - ▶ County adopted EIR to develop site with intense residential uses in November 2017.
 - ▶ City of Irvine and Five Point sued County in December 2017 stating the proposed development is not in keeping with 2003 Agreement only allowing County uses including emergency shelter and transitional shelter care facility.
 - ▶ Series of letters from Irvine to County in 2016 (pre-lawsuit) reiterating to County it was to use the land for "certain County purposes such as...an emergency shelter."
- ▶ Metropolitan Hospital - State of California in Norwalk
- ▶ Chet Holifield Federal Building - Federal Government in Laguna Niguel

Long-Term Solution

- ▶ Best practice efforts and funding to end homelessness focus on a “Housing First” model.
- ▶ Existing City community outreach staff have established relationships with mental health staff at the county.
 - ▶ While these established relationships have proved to be effective, they could be more targeted towards those in need of mental health support services through a stronger information-sharing and fiscal relationship with the county.
- ▶ Given the regional nature of homelessness, where possible the county should be lead facilitator and distributor of resources to local jurisdictions, and compel them if necessary, to provide services within an area in proportion to the local need.
- ▶ Each City should do their part to ensure that Permanent Supportive Housing is an integral part of the planning process.