INSTRUCTIONS

To send panelists a question you want answered, click on this icon.

Q&A

To send messages to other participants, click on this icon.

Chat
THE OXNARD HOMELESS NEED

2020 Point In Time Count

379 Unsheltered in Oxnard
184 Sheltered in Oxnard
4 in Transitional Housing

Housing First

The City of Oxnard seeks to implement a housing first program with an objective to offer sufficient permanent supportive housing units for this homeless population.

The Covid-19 Opportunity

Project RoomKey assisted 450 people between April and July.

Federal CARES Act brought Project HomeKey and requires expedited action.
Building on the success of Project RoomKey, Homekey is the next phase in the state’s response to protecting Californians experiencing homelessness who are at high risk for serious illness and are impacted by COVID-19.

Administered by the California Department of Housing and Community Development, $600 million in grant funding will be made available to local public entities, including cities, counties, or other local public entities within California to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing.

Must be expended by December 30, 2020.

Local entities including Cities, counties, or other local public entities are eligible to apply.

Fifty-five million has been allocated to the five county region including Ventura, Orange, San Bernardino, Riverside and Imperial.
Seventy room hotel located on Oxnard Boulevard

County reached out to interested cities and procured Community Development Partners and Mercy House to acquire and operate

Oxnard responded and City staff offered site information on every hotel in Oxnard

Community Development Partners has offered to acquire the Vagabond Inn for an price of $13 Million

The County of Ventura submitted an application to Project HomeKey proposing to acquire the Vagabond Inn

The State of California has reserved $9.5 million of federal CARES act funds

The County of Ventura has approved $3.5 million of federal CARES act funds

CDP to acquire the Vagabond Inn in Oxnard to help tackle local homelessness

The Vagabond Inn would be a private purchase by Community Development Partners and operated by Mercy House

Interim and immediate use as shelter and eventual conversion to permanent supportive housing
THE ORCHARD
SANTA ANA, CALIFORNIA

The Orchard is CDP and the City of Santa Ana’s largest Permanent Supportive Housing project to date. It involved the acquisition, rehabilitation and conversion of an existing blighted, two-story motel into permanent supportive housing exclusively for chronically homeless individuals and families.

The rehabilitated Orchard development features 72 units (including one manager’s unit) and consists of 58 studio and 14 one-bedroom units. Upgrades include all new unit interiors, on-site resident services and property management offices, an outdoor courtyard, a laundry room, a large community garden, edible landscaping and space for sustainable education, a custom mural, along with a 1,200 square-foot commercial kitchen and dining room that provides residents with free meals daily.

Case management and social services are provided by Mercy House. Financing for the project came from the sale of 4% Low Income Housing Tax Credits along with Tax Exempt Bond Financing. Renovations completed in December, 2017.

DATE COMPLETED 2017
NUMBER OF UNITS 72
LOT SIZE 1.3 acres
DENSITY 55.4 units per acre
UNIT SIZE 366 - 512 sq. ft.
UNIT MIX 58 studios, 14 1-beds
PARKING 36 auto spaces
AFFORDABILITY 30% - 60% AMI
FINANCING 4% federal & state LIHTC, tax-exempt bonds, AHP, HOME, PRV

COMMUNITY DEVELOPMENT PARTNERS

COMMUNITY BENEFIT permanent supportive housing
DEVELOPER CDP
NONPROFIT PARTNERS Integrity Housing
ARCHITECT Egan Simon
CONTRACTOR Ashwood Construction
PROPERTY MANAGEMENT Solari
SUSTAINABILITY Green Point rated
ACQUIRING & CONVERTING THE VAGABOND INN

Acquisition
1. Motel Selection
2. HomeKey Funding
3. Acquisition by end of year

Interim Shelter
1. Immediate use will be as a interim shelter
2. Conversion to Permanent Supportive Housing

Permanent Supportive Housing
1. Conversion Scope of Work
Mission Statement
To be a leader in ending homelessness by providing a unique system of dignified housing opportunities, programs, and supportive services

Programs
Street outreach, bridge housing, homeless prevention and rapid re-housing, emergency shelter, affordable and permanent supportive housing programs, advocacy and education

Individual services planning focuses on health and wellness, stabilization and enhancing our clients’ quality of life

Results
Mercy House has operated homeless service programs for over 30 years serving more than 87,000 individuals

Last fiscal year, there was a 39% increase in housing placements resulting in permanent housing solutions ending homelessness for 1,684 men, women and children

The Orchard, Santa Ana
Permanent Supportive Housing serving chronically homeless individuals and small families
(CDP and Mercy House)
Our expansion of services, programs and housing developments over the years has afforded Mercy House many opportunities to work with a variety of stakeholders in the community. Our strength has been to come into a community, provide beautiful, dignified shelter and housing that is well operated and build relationships while listening to community concerns.

Mercy House has been implementing Good Neighbor policies and procedures continuously in our residential-based developments since 1990 and in high profile, mass shelter settings since 2008. Our Good Neighbor Plan for new developments is directly influenced by this experience and involves a multifaceted approach that includes provisions for:

1. Safely and effectively handling walk-up situations
2. Managing an effective Bed Reservation System
3. Implementing Security Plan and Policies
4. Managing Neighborhood Patrols
5. Preventing and managing issues of loitering and abandonment of property in nearby areas
6. Communication and Resolution of Concerns
7. Facilitating Shelter Advisory Boards
THE INTERIM SHELTER PROGRAM

MERCY HOUSE

Provide a structured environment to meet the shelter needs of local homeless who are at risk of Covid-19 focused on client and community safety.

Mercy House operates 10 emergency shelters including the Oxnard Navigation Center providing up to 1,270 beds.

Intake Process:
- Referrals
- Intake
- Screening

Services:
- Security
- Meals
- Housekeeping and Laundry
- Housing Navigation
- Housing Placement Services
- Life Skills Training
- Recreational Activities
- Linkages and Referrals
- Transportation services

The Cove, Newport Beach
Permanent housing serving low-income seniors and chronically homeless veterans (CDP and Mercy House)
End the cycle of homelessness for local chronically homeless impacted by Covid-19 by providing Permanent Supportive Housing

Mercy House provides services to 826 units
Residents in our PSH projects maintained a 94% success rate

Intake Process:
- Referrals
- Intake
- Screening

Services:
- Security
- Housing Placement Assistance
- Case Management
- Life Skills Training
- Resident Advisory Council

Emmanuel Residence, Santa Ana
Permanent housing serving adults with special needs
QUESTIONS?

Written comments to:

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