

PROJECT HOMEKEY

VAGABOND INN

Virtual Community Meeting



INSTRUCTIONS



Q&A

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



Chat

To send messages to other participants, click on this icon

THE OXNARD HOMELESS NEED

2020 Point In Time Count

379 Unsheltered in Oxnard

184 Sheltered in Oxnard

4 in Transitional Housing

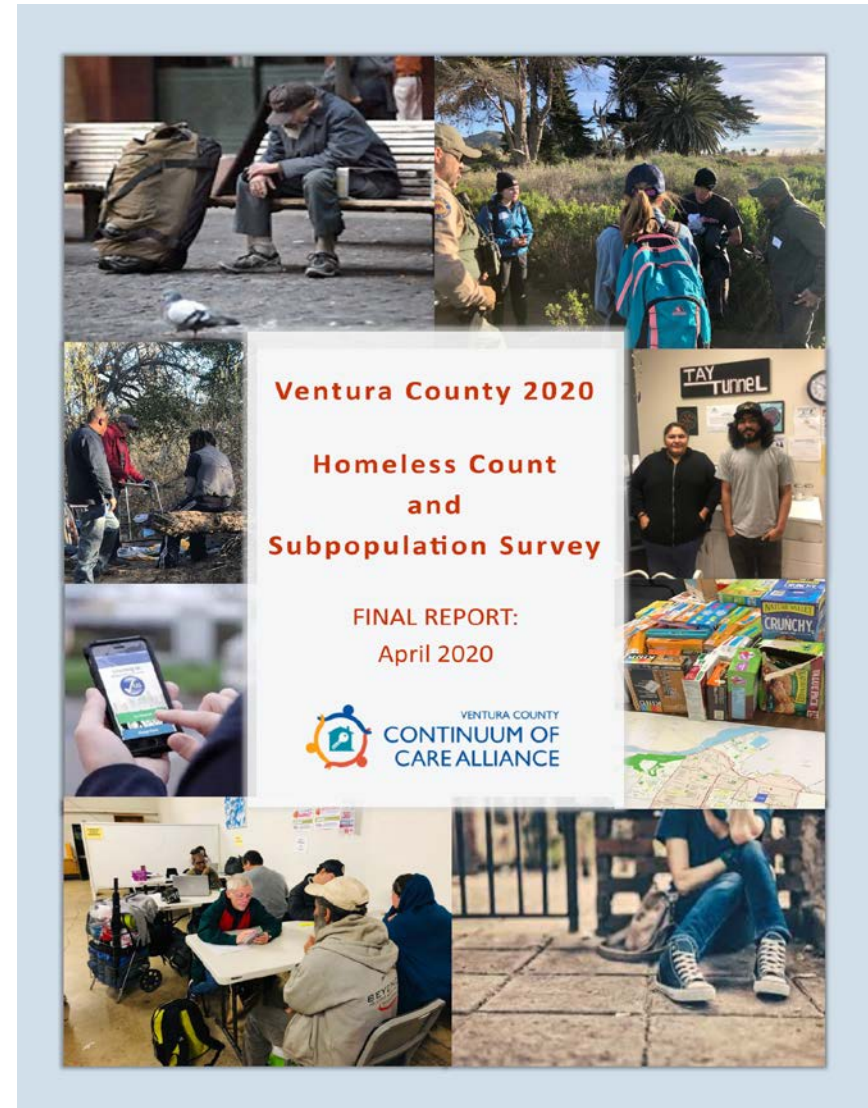
Housing First

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



PROJECT HOMEKEY

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

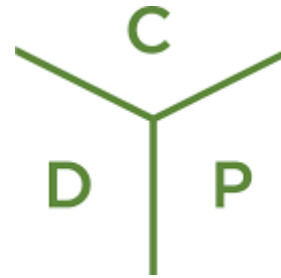
Fifty-five million has been allocated to the five county region including Ventura, Orange, San Bernardino, Riverside and Imperial



PROJECT HOMEKEY PARTNERS



**VENTURA
COUNTY**
CALIFORNIA



**Community
Development
Partners**

MERCY  HOUSE



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

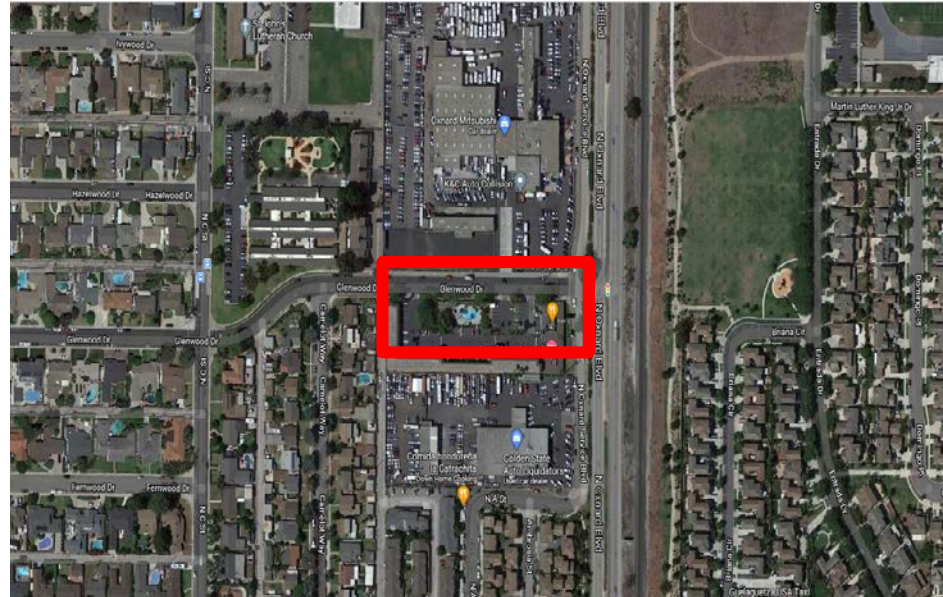
Seventy room hotel located on Oxnard Boulevard

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



COMMUNITY DEVELOPMENT PARTNERS

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.



CALIFORNIA



COMMUNITY DEVELOPMENT PARTNERS

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, PB V

PROJECT TYPE acquisition rehab

COMMUNITY BENEFIT permanent supportive
housing

DEVELOPER CDP

NONPROFIT PARTNERS Integrity Housing

ARCHITECT Egan Simon

CONTRACTOR Ashwood Construction

PROPERTY MANAGEMENT Solari

SUSTAINABILITY Green Point rated



Community
Development
Partners

ACQUIRING & CONVERTING THE VAGABOND INN



**Community
Development
Partners**

Acquisition

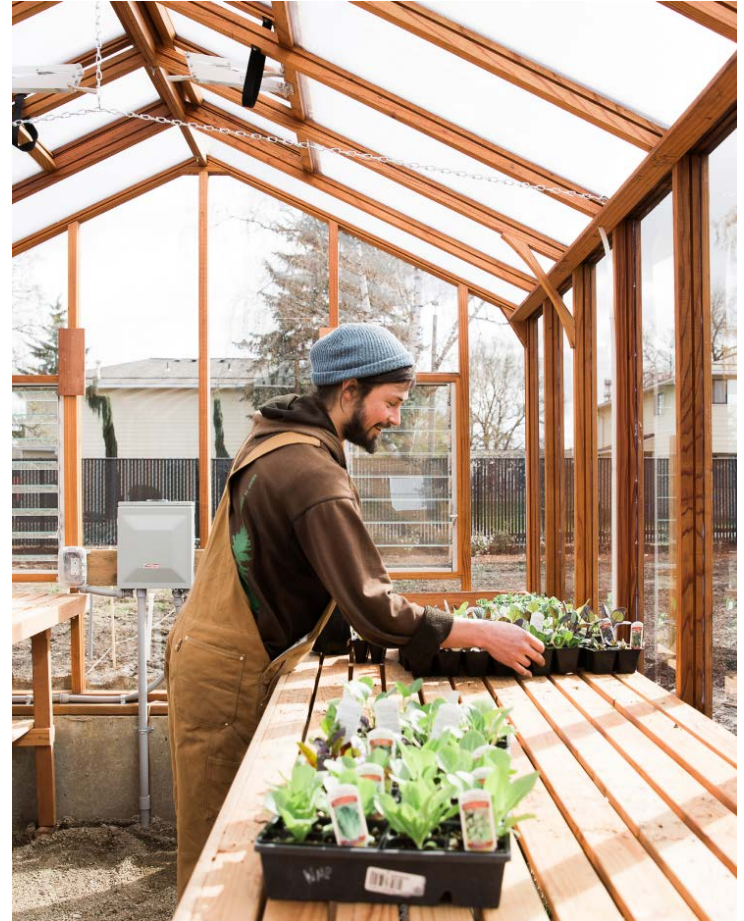
1. Motel Selection
2. HomeKey Funding
3. Acquisition by end of year

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



MERCY HOUSE

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)

MERCY'S GOOD NEIGHBOR PLAN

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

MERCYHOUSE

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
(GDP and Mercy House)

PERMANENT SUPPORTIVE HOUSING

MERCYHOUSE

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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