Regional Partnership: How to Address Homelessness Differently

Speakers
Damien R. Arrula – City Administrator, City of Placentia
Laurie Murray – Retired City Manager, City of La Palma
James B. Vanderpool – City Manager, City of Buena Park

Moderator
Kevin O’Rourke – Retired City Manager

Homelessness in Orange County
Traditional Management of the Homeless Population

Orange County Homelessness

- 2017 Point in Time count: 4,800 persons in Orange County experienced homelessness (7% increase from 2015)
- 2,550 persons are unsheltered on any given night
- 1,100 of the unsheltered are in North Orange County
- 210 homeless people in Orange County have died on the streets in 2018
- In looking at some of the data, there is an increase in homeless women
- Long-term Orange County residents for 10 years or more and US citizens
- 2019 Point in Time count: 6,860 persons in Orange County experienced homelessness (43% increase from 2017)
Homeless Crisis in Placentia

Homeless Crisis in Buena Park
Federal and State Ruling

Background of Federal Ruling

- **Martin v. Boise (2018) ruling**: September 2, 2018
- Ruling asserted that the Anti-Camping ordinance was unconstitutional
- Cities cannot enforce Anti-Camping ordinances without providing shelter
- Multiple lawsuits filed against the County and several cities (Laguna Beach, Orange, Costa Mesa, Tustin, Santa Ana, Dana Point, Aliso Viejo, Irvine, San Juan Capistrano, San Clemente and Anaheim) related to City policies impacting homeless individuals and lack of adequate shelter facilities
Non-Compliance

- Anti-camping laws cannot be enforced
- Police Department will not be able to remove individuals from public places including Civic Center, parks, sidewalks, parkways, or other public spaces, including in front of homes
- Homeless population will increase

Settlement Agreement
Settlement Agreement

- Allows local Law Enforcement to enforce anti-camping ordinance
- Removes homeless persons from public right-of-way (parks, school yards, public facilities, sidewalks, etc.)
- Eliminates legal liability, public safety additional expense and attorney fees
- Provides funding solutions
- Creates shared responsibility for solving homelessness crisis

Memorandum of Understanding
MOU Highlights

• Regional collaboration between North Orange County cities to address homelessness
• Proposed locations were selected based on zoning, site enclosure, and proximity to related services, and site availability
• 2 locations - Buena Park and Placentia (200 beds)
• Combined with Anaheim (325 new beds) the North SPA region will have 525 additional beds available to homeless individuals
• MOU complies with the Settlement Agreements with the City of Orange as well as the City of Anaheim in the OC Catholic Worker et al case and the North SPA Settlement Agreement

Regional Collaboration and Funding
Regional Collaboration on Homelessness

- Orange County: North, Central, and South Service Planning Areas (SPAs)
- 13 cities in North SPA
  - Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Stanton, Villa Park, and Yorba Linda
- North SPA worked to proactively find suitable locations for proposed shelters
- Navigation Centers in Two North SPA Cities, Buena Park & Placentia

Collaboration

- Meetings, meetings, and more meetings
  - Entire North Service Planning Area City Managers
  - Grant Funds
    - California Homeless Emergency Aid Program (HEAP)
    - Senate Bill 2 (SB2)
    - County Funding
  - Construction Estimates
  - Funding Formula
Funding the Navigation Center

- **November 2018** - North SPA receives approx. $12 million HEAP funds from State via the County
  - $6.4 million designated for Buena Park
  - $5.6 million designated for Placentia
- **Ongoing operations** to be funded by State (Senate Bill (SB) 2), County, and Cities
- **Buena Park**:  
  - Property purchased with the City's Housing Successor Agency set-aside funds  
  - Funds can only be used for no to low-income housing
- **Placentia**:  
  - No General Fund or Measure U dollars

Funding the Navigation Center Collaboration

- **Evaluated each City's**  
  - Population  
  - Unsheltered Homeless and % of City Population  
  - % of North SPA Unsheltered  
  - % of North Spa Regional Population  
  - # and % Current and Proposed Shelter or Navigation Center Beds  
- **Developed Two Formulas**  
  - One for Construction  
  - One for Operations
Funding Formulas - Construction

- Total cost of Acquisition and Construction for both the Placentia and Buena Park sites - $17,315,070 (Buena Park owned site)
- Total funding from other sources
  - HEAP funds (County Commitment)
    - $6,412,300 for Buena Park site
    - $5,650,000 for Placentia site
  - Year 2 SB2 funds
    - Larger Cities - $1,057,275 (50% of estimates)
    - Smaller Cities - $586,162 (100% through County)
  - County - Additional $1,000,000 for Buena Park site
  - Buena Park or State - Additional $1,000,000 for Buena Park site
  - Cities - $1,195,500 (various sources) and $1,250,000 Housing Successor contributions

Funding Formulas - Construction

<table>
<thead>
<tr>
<th>Construction and Acquisition Formula Based On:</th>
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<tbody>
<tr>
<td>50% of Percent of Total Region Population</td>
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<tr>
<td>50% of Percent of Region Homeless Population</td>
</tr>
<tr>
<td>5.46% Credit/Surcharge</td>
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<tr>
<td>(Based on Percent of Total Beds minus Percent of Total Region Population)</td>
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Funding Formulas - Operations

• **Total Annual Cost of Operations for both the Placentia and Buena Park sites** - $4,125,000

• **Total funding from other sources**
  - County (10 Year commitment)
    - $625,000 for Buena Park Site
    - $625,000 for Placentia Site
  - Year 3 and future SB2 funds
    - Larger Cities - $1,057,275 (50% of estimates)
    - Smaller Cities - $586,162 (100% through County)
  - Cities - $1,301,786 (various sources)

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### Operations Formula Based On:

<table>
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<tr>
<th>50% of Percent of Total Region Population</th>
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</thead>
<tbody>
<tr>
<td>50% of Percent of Region Homeless Population</td>
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<tr>
<td>20% Credit/Surcharge to/from Host Cities</td>
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(Based on 71 Percent of ancillary expenses to be incurred by the 2 host cities, which equals 19.5% of total Regional Operations Costs allocated by percent of regional population = $2560 per bed for ancillary expenses such as policing, street sweeping, public works)
Navigation Center

What is a Navigation Center?

- Transitional, emergency homeless facility with in-house services to develop pathways toward permanent housing, income, healthcare and stability.

- Onsite services include:
  - No walk-ins
  - Referral basis only (usually from Police Department or qualified non-profit service provider)
  - Will not accept persons with open felony warrants or sex offenders
  - One-on-one case management
What is a Navigation Center?

- **Onsite services include:**
  - Placement to transitional/permanent supportive housing
  - State-licensed behavioral health services
  - Hygiene facilities
  - Management and operations plan
  - 24/7 staffing and security
  - A safe, clean, calm and flexible environment

Acquisition of a Navigation Center

- **Zoned:** Industrial Manufacturing (complies with SB2 Zone)
- **Due diligence review:** environmental, appraisal, title report, etc.
- **Property is available for purchase and can accommodate up to 100 beds per Federal lawsuit and Settlement Agreement**
- **Proximity to residential areas**
- **Cost of construction, suitable security and operational plan, and well managed wraparound services**
- **Less than 1% vacancy rate on industrial properties**
Construction of a Navigation Center

Buena Park's Navigation Center
Management of a Navigation Center

- Request for Proposal (RFP) issued to seek a service provider to operate the facility
- The goal of the Navigation Center is to reunite with family and friends, with the goal of integrating NOC’s homeless to become productive members of society
- The Navigation Center will specify certain requirements to ensure local control for providing safe and secure housing as well as providing comprehensive programs and services

Mobile App Integration

- Real-time interface with each Navigation Center
- Reservation system designed to work in the field for police officers or other City staff
- Includes:
  - Mobile Applications
  - Direct Communication and notifications, including custom assessments for shelter preference/needs
  - Better tracking and support for homeless residents
  - Connection to all homeless support non-profits on the Network
  - Long-term quantitative data reports for adjusting needs or support (weekly, monthly, annually)
Mobile App Integration

Shelter Reservation & Management

Real-Time Availability of Shelter Beds for Outreach Workers

Questions to assess bed preference

Mobile App Integration

Shelter Reservation & Management

Tools for Shelter Operators to Manage Requests and Inventory

Confirm, reassign, and exit clients from beds
Lessons Learned

• Site selection
• Community meeting decorum
• Why Placentia and Buena Park?
  ▪ Being proactive, local control
  ▪ Managing the transient problem (addressing the balloon effect)
  ▪ Maintain our quality of life
  ▪ Protect our neighborhoods and public streets
  ▪ Return public spaces back to the community
  ▪ Ability to enforce laws
  ▪ Problem is here and growing
• Funding Projections
Questions?