



WISEPLACE COMMUNITY MEETING

Proposed Affordable Rental Apartment Development*

*This is an apartment development not a shelter

Wednesday, March 9, 2022 | 6:30 - 8 PM



REUNIÓN COMUNITARIA DE WISEPLACE

Proyecto de desarrollo de apartamentos de renta accesible*

*Este es un complejo de apartamentos, no un refugio para personas sin hogar

Miércoles, 9 de marzo de 2022 | 6:30 - 8PM

WISEPlace will be a new permanent supportive housing community featuring affordable apartment homes and offices for WISEPlace to provide supportive services to residents and the broader community. The adaptive reuse of the existing WISEPlace building will include approximately 48 apartment homes for unaccompanied women. Please come share your thoughts and ideas about this new housing community. At the meeting, we will provide general information, answer questions, and solicit input on the development.

To RSVP for the meeting and/or sign up for the Good Neighbor interest list:

- Visit <https://wiseplace.org/wiseplace-and-jamboree/>
- Call (714) 542-3577 ext. 112 if you have no access to a computer

Zoom meeting information will be given after RSVP

WISEPlace será una nueva comunidad de viviendas de apoyo permanente que contará con apartamentos y oficinas accesible para que WISEPlace brinde servicios de apoyo a residentes y a la comunidad en general. La reutilización adaptativa del edificio WISEPlace actual incluirá aproximadamente 48 apartamentos para mujeres solas. Asista para compartir sus opiniones e ideas sobre esta nueva comunidad de viviendas. En la reunión, proporcionaremos información general, responderemos preguntas y solicitaremos información sobre el proyecto.

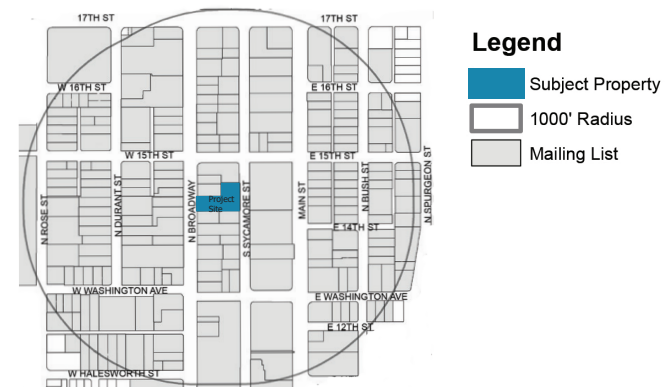
Para confirmar su asistencia a la reunión y/o registrarse en la lista de interesados de Good Neighbor:

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La información de la reunión de Zoom se proporcionará después de confirmar su asistencia

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WELCOME AND HOUSEKEEPING

KELSEY: Hi everyone. Welcome to the WISEPlace Supportive Housing community meeting. My name is Kelsey Brewer and I serve as the Senior Director of Government Affairs and Business Development for Jamboree Housing, one of today's hosts of today's meeting. This is our second community meeting so in addition to the very exciting agenda we've put together we'll also have updates on where the project is at currently in the process. Just a couple ground rules that I'd like to go over before I turn it over to today's presenters. We ask that you keep your microphones muted, you may have already found that you cannot unmute them. But don't worry, you will be able to once the presentation is over. We will give everyone an opportunity to ask as many questions as they like and provide feedback, but please feel free to keep cameras on. For legal reasons, I have to tell you that today's meeting is being recorded and we thank you for your participation in that. This video is going to be used for video on our website and for transcription and translation services so that every member of the community has an opportunity to receive information as everybody else. Last housekeeping item is feel free to use the chat, where you can ask questions and communicate with one another. We ask that you be respectful and kind, but I don't think that will be an issue. Lastly, I'll be serving as the technical assistance on today's call so if you are having an issue hearing the presentation, something is not showing on your screen, go ahead and privately message me, Kelsey Brewer, and I'll help troubleshoot on our end. That concludes the boring items I have been tasked with, so I am going to go ahead and turn it over to Brateil, the lovely and wonderful CEO of WISEPlace.

PRESENTATION BEGINS

BRATEIL: Before we go into some of the information we covered in the last meeting, our team wanted to provide you with an update on what has happened with this project since the first community outreach meeting. Following that first meeting, *WISEPlace Supportive Housing development received* unanimous support from the Historical Resource Commission. For those who were at the first meeting, you know how important maintaining the historical nature of the building has been for our partnership. We'll be talking about that more tonight, but to have the full support of the historical resources commission is a really big deal and an important step in getting this development fully approved.

Additionally, we've successfully submitted *WISEPlace Supportive Housing* for funding through the City's most recent RFP. This application was supported by letters of support from the community, and we're hopeful that we'll be successful.

BRATEIL: And with that update I wanted to take a few minutes to talk about WISEPlace and Jamboree. WISEPlace is a community of housing and hope. We have been so proud to be a Satna Ana community member since our inception in 1924, we are so proud to have walked alongside and served over 8,400 women rebuilding their lives. WISEPlace is the only organization that's solely focused on the segment of a population that is largely unserved and overlooked, and that is unaccompanied women. It used to be said about a year and a half ago, maybe before the pandemic, that 1 in every 4 homeless adults was an unaccompanied woman, but unfortunately

it is now 1 in every 3 homeless adults is an unaccompanied woman, so those numbers are definitely going in the wrong direction. Women who experience homelessness are 5 to 10 times more likely to be assaulted than the general population.

Unaccompanied women are also victimized at a higher rate than men experiencing. Last year alone, 67% of the women WISEPlace were survivors of domestic violence and almost half of those women were actively fleeing. 2/3rds of the women that we proudly serve are disabled and almost 100% of the women we serve live below the poverty line.

We also have the story of two of the women WISEPlace has served over the years, their smiling faces on your screen there. Diana was a participant that has now been housed for over two years, with her golden Jay. Shelly is the woman with the blue hoodie. Both of these women were experiencing homelessness as they were seniors dealing with healthcare issues. Diana is a two-time cancer survivor and Shelly has an amputated leg, she was in a wheelchair the first time I met her and I'll never forget the look, she was in so much pain. It was because of her healthcare issues that Shelly's insurance stopped paying for her nursing care and therefore she started to experience homelessness and Diana lost her job and started to experience homelessness.

When these women came to the shelter, we quickly got to work. And first and foremost, we started to stabilize their healthcare. Once we were able to stabilize their healthcare and help them navigate the healthcare system, which is so hard to do alone without access to a computer, we were able to end their homelessness. These two women who had been homeless for five or six years, couch surfing in unsafe environments, both residents of Santa Ana, are now housed and home. And they're actually neighbors. They live about two or three doors down from each other. It's a sisterhood that started with unfortunate circumstances and has ended with both of these ladies being housed and being home.

Now that we've talked a little bit about the women we serve, I want to talk about our wraparound supportive services. These are the same types of supportive services that we would apply to our housing approach should this development be approved by the City. So besides safe shelter and basic necessities, like providing thousands of meals and thousands of safe night's sleep a year, one of our core focuses is on weekly one-to-one case management with qualified, trained, accredited staff members who really are person centered and really invest in getting to know the women that they work with at WISEPlace. We also pair our case management with one-to-one psychiatric or psychological counseling. We have strategic partnerships that are focused on proactive approaches to healthcare, medical, dental, vision. And, of course, employment services, which, employment, is so vital to securing and maintaining housing. We have great partnerships like the Santa Ana workforce center and other great partners as well as in-house employment support service. And, of course, income and savings is so important. Over 70% of the women that leave our program have a significant income and savings.

We also have a lot of fun at the WISEPlace, because fun is important! We have lots of weekly activities, lots of socialization: movie nights, bingo, yoga, meditation—it's all about creating community through connection, and having a chance to break the isolation that homelessness

causes. And for those that need it, not everybody does, but for those that do, we also have on-site and off-site recovery programs as well. And for this young lady to the right, you can't see it, but she was truly smiling ear to ear but it's covid and of course we were safe with masks on. But this is Ceara and we are so proud to have walked alongside with Ceara and she has at such a young age experienced homelessness for over a decade. And Ceara has broken decades long cycles of poverty and homelessness. Ceara's great grandma was addicted to substances, Ceara's grandma was addicted to substances, Ceara's mom, and then Ceara at a very young age. But she wanted to turn her life around and she came to WISEPlace. And we were able to first, because of her mental disabilities, provide her with supportive housing. A few months ago, this is Ceara in her new apartment, with her new roommate, she has a dog, she works full-time, she's going to start to go to school part-time, and you see it in the quote, but she says that she now has the encouragement and support to follow her dreams. She now knows that she is deserving of a bright future. She is housed and she is home.

And we know that our approach works here in the City of Santa Ana. 77% or more of our women go from experiencing direct homelessness, either couch surfing in unsafe environments or living in their cars, to being housed. And those that we house, over 90% retain their housing. We continue to support women after they are housed as well. Over 73% have increased incomes and savings. Over 100% have increased knowledge of financial literacy. We do a lot of conversations about budgeting and being trusting of traditional financial institutions, so not being vulnerable. Not putting money in the undergarment or under the bed, but to really have increased financial literacy. Over 70% obtain employment. We are thankful to be in the community and thankful to have found a partner in Jamboree Housing that really shares our vision for supportive housing for unaccompanied women.

CASEY: Thank you so much Brateil, and hi everyone, thank you for joining this evening. I'm Casey Harris, I'm a Senior Project Manager at Jamboree. Jamboree is a mission-driven nonprofit founded in 1990 here in Irvine. We are a community development corporation focusing on affordable and permanent supportive housing development. We believe housing really creates healthy, strong, and sustainable communities. And we're one of CA's largest nonprofit developers. We work every day to transform lives and strengthen communities.

Next slide, okay let's talk a little bit about who Jamboree is, Jamboree is a development company that is continuing to grow. You can see we over 96 communities state-wide and over 9,300 units or apartments homes, though I think it's actually closer to 10,000 units, developed by partnering with cities and agencies throughout California. And we serve residents such as seniors, families, veterans, and those with special needs. So you can see we have experience partnering with over 40 joint ventures and we're really excited to be partnering with WISEPlace here in Santa Ana. So that's a little bit about Jamboree, I'll turn it over to Evanne at Architectural Resources Group (ARG) who is going to discuss historic preservation

EVANNE: Good evening everybody. As Casey mentioned, I am with ARG. ARG is a historic consulting firm. We were brought on by Jamboree and WISEPlace to assess the historic

significance of the building and the impacts of the proposed project on the building because the building is a listed Santa Ana historic landmark.

Constructed in 1950, the existing building on the project site was the first purpose-built facility to house the Santa Ana chapter of the YWCA. The building is designated a City of Santa Ana historic landmark for its association with the Y and for embodying the features of Spanish Colonial Revival architecture. The building, as you can see on this historic newspaper image, is historically and currently L-shaped in plan with a one-story wing running E-W and facing Broadway and a two-story wing extending N-S along Sycamore Street. Historically, the wing at the rear of the building was one story and now is two stories. In 1986, a large addition was constructed atop the N-S wing. The construction of the addition necessitated the enclosure of some window and door opening and the application of stucco wall cladding. Although the N-S wing of the building has been significantly altered with this 1980s addition, the one-story that faces Broadway is largely unchanged from its original construction. It retains its original gable roof with clay-tile roofing, painted concreted walls, steel windows, and brick chimney. Because the E-W wing retains most of its original features, that helped to convey its historic character and appearance. It was important that the project preserve as much of the historic E-W wing as possible.

The proposed development will retain and rehabilitate the E-W wing. The wing that runs N-S along Sycamore Street will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing N-S wing. It will be significantly set back from the street as well as the original west façade of the building. This is essentially in order to minimize its visibility from Broadway, which is the primary street frontage of the building. The new construction will only be 2" taller than the existing building. So as you can see on this slide, the existing view is on the right the proposed view is on the left. It's really only a 2" height difference between the two.

All existing character defining features of the historic portion of the E-W wing, including its rectangular massing, clay-tile gable roof, painted concrete walls, steel windows, and brick chimney will be preserved. The new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style with elements such as a clay tile roof and stucco wall cladding. It will be compatible with, but differentiated from, the existing historic building. In addition to its compatible Spanish Colonial Revival design, the new construction will be painted in a darker green paint scheme, which helps the building to recede into the background and further minimize its visual impact along Broadway. Because all of the building's distinctive features and materials will remain under the project, and the proposed new construction is compatible with the historic character and appearance of the building, the project will not have an impact on the historic significance of this Santa Ana historic landmark.

Now I'll hand it back over to Casey to talk in more detail about the proposed project and use of the building.

CASEY: Thank you Evanne.

So we talked about it at the first meeting, and have also mentioned it a couple times already, but I wanted to start with a slide on what is supportive housing. You'll see this is our development Heroes Landing, also in Santa Ana, and it's an award-winning PSH development for formerly homeless veterans. It features a lot of partnerships for wraparound case management services with agencies like the VA. So supportive housing is permanent, just like any other apartment building, and residents will sign a lease and agree to rules. But, in addition they will get those wrap-around supportive services on site through a case manager. And it's a nationally recognized best practice that when you incorporate these wrap-around services into long-term housing, you really create this housing stability. Jamboree has seen a lot of success with this approach, so when we build PSH, we have 92% retention rate. And we are excited to partner with WISEPlace so we can build on that record of success and serve this exceptionally vulnerable population. So together we will transform the development into a sanctuary for unaccompanied women.

Then the next few slides will go into some details on the design. As Evanne noted, we will preserve the one-story facing Broadway and the Spanish Colonial Revival style. And our goal was to have it blend in seamlessly with the surrounding community by preserving this existing building and the sight lines along Broadway. And then you can see the massing sort of steps back as you step away from Broadway. And there is a new outdoor courtyard proposed on that third level and it will have a nice synergy with the new community room proposed there, so that we can provide services to the residents in an indoor/outdoor atmosphere. And then the next slide will go into some more about the unit mix, so thank you Kelsey.

We will have 48 apartments total, 47 will be studios and then one 2-BD for the on-site manager, who will live there. Future residents will pay no more than 30% of their income on rent. And again the population served will be unaccompanied women who are currently experiencing homelessness. And so we talked about preserving the historic nature of the building and staying within 2" of existing height. So you can see the different vantage points, even with keeping the existing building preserved, we are able to provide about 6,000 SF of services and community room space on site. And then we will have 20 parking spaces with a parking garage along Sycamore and an entry along Sycamore as well.

So that's a little bit more about the development and I'll pass it back over to Brateil to discuss operations further.

BRATEIL: Thanks Casey

Safety is one of the most important values to both WISEplace and Jamboree and aligned with that value is our effort to provide the utmost security as possible. We will have 24/7 onsite property manager who will actually live there. So if there is an issue in the surrounding neighborhood or with the residence, regardless of what the issue is, our property manager lives there and will be accessible 24/7.

In addition to the property manager, our case manager will be there to support on call 24/7. We will of course have keyless entry, cameras, security gates. A much more upgrade system than what we have now. There will be visitation protocols for our residents

Supportive housing works because it is the pairing of housing with wrap around supportive services. You heard me talk about them earlier but some additional example of programming that would be in these housing units would be connecting residents to services that already exist in the community, we will not be duplicating services. Santa Ana has some great services and we plan to integrate into that to build community and build neighborhood. That would be in addition to inhouse socialization and connection activities described earlier.

Being a nonprofit during the pandemic, we have hundreds of volunteers that love to be engaged and we will have vibrant and robust volunteer opportunities on and off site.

We will be so focused on health and wellness services counseling and case management. Last but not least is the fun. The fun in addition to financial literacy, life skills, the wholistic approach described earlier.

We want to thank you for allowing us the opportunity to share our vision to build OCs first supportive housing for unaccompanied women and we would like to open for any questions or feedback.

Q&A

KELSEY:

That is the cue to unmute myself. Thank you to Brateil and Casey. They will continue to be available for question but I will moderate this discussion. If you see at the bottom of your screen, there are the emojis and if you would please click on the hand raise symbol to be called on. We will go in the order they pop-up on the screen. If that does not work, do not worry. We will go through everyone on the call and ensure everyone has an opportunity to speak.

Does anyone have any questions?

Seeing no hands I'm going to go though and start unmuting people to ensure everyone has an opportunity to ask a question.

Matt you're unmuted, do you have a question?

MATT:

No I don't have any specific questions, I enjoyed the presentation thank you.

KELSEY:

No worries, we'll move on to Tim next. Tim any questions?

TIM:

I don't have a specific question, I'm here in support of WISEPlace and just think that this project is going to be very important for the community.

KELSEY:

No worries, we'll move on to Natalia next. Natalia any questions?

NATALIA:

My only question was about the income, this will only be serving homeless women?

KELSEY:

Can you take that one, Casey?

CASEY:

Sure. Yes the goal is for the development to serve women experiencing homelessness or at risk of homelessness.

BRATEIL:

If you have questions about specific housing opportunities, I'm happy to follow up with you after the meeting.

NATALIA:

Thank you.

KELSEY:

Do you have any additional questions, or?

NATALIA:

No that was it

KELSEY:

Okay let's go to Alyssa. Alyssa you're unmuted.

ALYSSA:

Thanks, Kelsey. I'm from the City and don't have any specific questions, but thank you for the presentation.

KELSEY:

No worries, thanks for being her Alyssa. Let's go to Juan, who I think will have a similar answer.

JUAN:

Yes, also from the City, I don't have any specific questions.

KELSEY:

Thanks, Juan. Let's go to Raquel.

RAQUEL:

Thanks, how much would rent be?

KELSEY:

Let's go to Casey for that question. Casey?

CASEY:

Residents would pay no more than 30% of their income, that varies based on a number of factors, but it would generally be a few hundred dollars.

KELSEY:

And we can publish the rents when we're closer to the opening?

CASEY:

Yes absolutely.

KELSEY:

Okay, great. Any other questions Raquel?

RAQUEL:

That's it thank you.

KELSEY:

Okay so I'm not seeing any other hands and we've attempted to unmute everyone to ask questions, but I'm going to pause here just to see if there's any other comments or questions.....

Okay seeing none, on behalf of our team I want to thank you for joining us this evening for the second Community Outreach meeting related to *WISEPlace Supportive Housing*. As a reminder, just because this is the final outreach meeting doesn't mean that this is your last opportunity to ask questions. Please visit wiseplace.org/wiseplace-and-jamboree for updates on the project and to submit questions throughout the development process.

And with that, we'll go ahead and complete tonight's Community Outreach meeting. Thank you for joining us.

The Orange County Register

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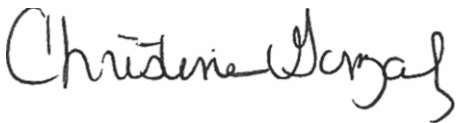
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I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

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