



the
gathering
inn

CAMPUS OF HOPE

EMERGENCY HOUSING | RESTORATION CENTER | SUPPORTIVE HOUSING | DEVELOPMENT CENTER

Quick Reference.

Executive Summary.

PAGE
03

A word from our CEO.

Coordinated Program Overview.

PAGE
04

A path from homelessness to housing in Placer County.

Program Narrative.

PAGE
05

A helpful glossary of terms and services.

The Challenge.

PAGE
06

Placer County has 744 homeless persons including 114 seniors, 71 veterans, and 47 families.

Emergency Housing.

PAGE
07

Pathways Home will provide 200 loq-barrier + 50 no-barrier emergency housing beds and will reduce the Mid-Placer Emergency Housing program to 50 no-barrier beds.

Long-Term Housing.

PAGE
08

Homeplace Village will provide 192 micro-homes for seniors and veterans, and chronically homeless along with 48 micro-homes for families.

Why Bother?

PAGE
09

Because NOW is the time to ACT and show that people that are homeless matter, that our community matters and reducing the cost of homelessness matters.

Timeline.

PAGE
13

Pathways Home by **2023**.
Homeplace Village by **2024**.

Concept.

PAGE
14

Concept, cost, and detailed plans and schematics.

Executive Summary

The Gathering Inn's Campus of Hope proposal asks for all of us to act with renewed urgency in our efforts to address the systematic factors and end homelessness by creating a comprehensive response that ensures homelessness is prevented whenever possible, or if it can't be prevented, it is rare, brief, and a one-time experience in our county. The Campus of Hope proposal outlines an opportunity before us to ACT NOW and intervene in the lives of families and individuals and the impact that homelessness has on their health and the fiscal and quality of life cost to the community.

In 2020, the Point-in-Time Count revealed 744 people were homeless in Placer County. The number has increased dramatically, 44%, since 2015 and most are unsheltered living on the street, in cars, in tents along the creeks, or in community open spaces. Over the past two decades, Placer County nonprofits and local government agencies have worked to develop and implement programs to address the challenges of homelessness, and some progress has been made. However, the systemic factors driving homelessness in our community – from the failed policies at the local, state and national level to the extreme lack of housing options that are affordable for extremely low-income residents – remain stronger than ever and are pushing more of our neighbors onto the streets every day.

To tackle these problems, the Campus of Hope aggressively implements strategies that prevent people from becoming homeless, creates affordable housing, offers critical interventions that ensures mental health stability and addiction recovery are achieved. Furthermore, The Campus of Hope re-locates people who are homeless out of our cities and towns and into a "campus" setting where emergency housing and services can contract or expand based on current economic and social need.

Our current housing crisis response cannot meet the growing need. Based on Regional Housing Needs Allocation Unincorporated Placer County needs 2,017 very low-income housing units. The Campus of Hope adds 240 supportive housing units dedicated to extremely low-income people experiencing homelessness. The number of units

represents 12% of Placer County's very low-income housing needs allocation.

Timing is critical for project funding. While there is no denying the need for emergency and supportive housing in our community, the process for initiating and funding projects to address this issue can be long and arduous. Recently, new but "time-limited" grants to state and local government for the development of housing and support services to help people experiencing homelessness have become available. By having a design in place that utilizes Sprung Structures and Container Micro-housing the Campus of Hope is positioned to take full advantage of these funding opportunities before they expire.

IT IS STRONGLY BELIEVED
THAT THE CALIFORNIA
STATE LEGISLATORS WILL
USE THE CRIMINAL
JUSTICE REFORM AS A
MODEL TO ADDRESS THE
ISSUE OF HOMELESSNESS
AND MAKE LOCAL
GOVERNMENTS SOLELY &
FISCALLY RESPONSIBLE
TO HOUSE EVERY
HOMELESS PERSON.

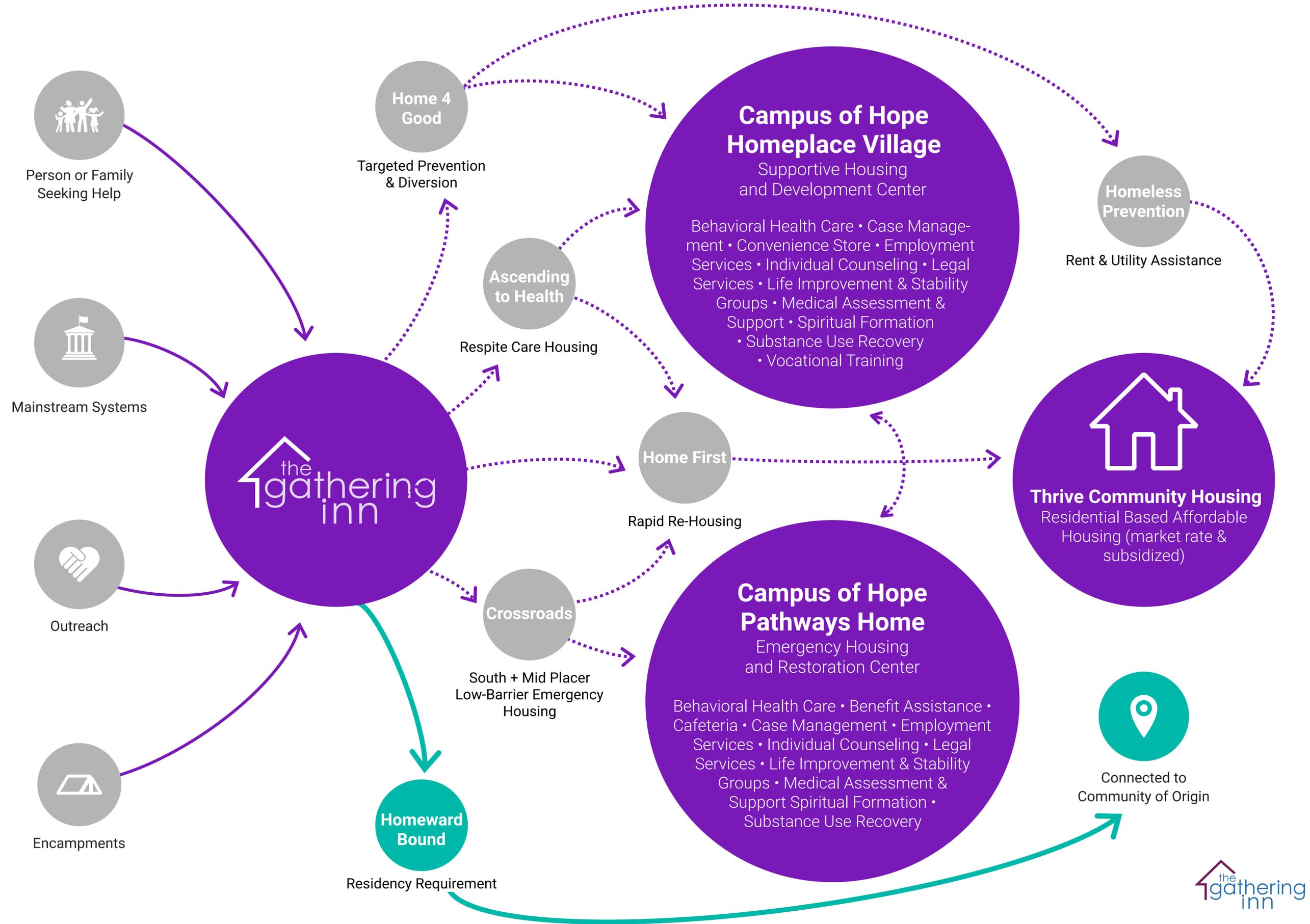
The window of opportunity for local solutions is closing. The Gathering Inn believes the best way to solve the issue of homelessness is at the local level with local solutions with minimum intervention from state and court entities. However, with the introduction of California Assembly Bills and Federal Court rulings the window of opportunity for Placer County to solve the issue of homelessness at the local level may be rapidly closing. It is strongly believed that California Legislators will use the Criminal Justice Reform model to address the homeless issue and make local government solely and fiscally responsible to house every homeless person.

This proposal is ambitious. We will not change the trajectory of homelessness with the current pace and scale of our response. It will take bold, coordinated action and significant investment to reduce the

number of people becoming homeless. If Placer County will ACT NOW, The Gathering Inn has positioned itself to begin the process of applying for Federal and State funding and build the Campus of Hope and partner with Health and Human Services as well as local nonprofit agencies to offer a cohesive and seamless system of care that guides people from homelessness to self-sufficiency.

Keith Diederich
CEO, THE GATHERING INN

Coordinated Program Overview



Program Narrative

TGI's coordinated programs overview is a powerful piece of our community's housing crisis response system as it ensures that people at-risk or experiencing homelessness can readily access and navigate housing and support service assistance.

Homes4Good

Homeless Prevention provides temporary financial assistance (rent or utility payment), to low-income households who are struggling to maintain their housing.

Homeward Bound

For families and individuals that do not meet the one-year Placer County Residency Requirement this program offers them the option of returning to their community of origin.

Home First

Rapid Re-housing provides assistance finding affordable housing and case management assistance for families and individuals who are homeless with the goal of moving them into permanent housing.

Ascending to Health

Respite care in a therapeutic setting where individuals experiencing homelessness can rest and recover following a hospital stay then transition into more permanent housing.

Crossroads South & Mid Placer

These two 50-bed no-barrier service enriched emergency housing facilities provide those living in encampments, in their car or other places not meant for habitation a safe place where they can access a wide range of services to begin their journey out of homelessness.

BY BUILDING THE **CAMPUS OF HOPE** IT CREATES AN ENVIRONMENT OF SUCCESS THAT WILL GIVE TGI THE CAPACITY AND THE ABILITY TO RETURN TRANSIENTS TO THEIR CITY OF ORIGIN AND PLACE FAMILIES OR INDIVIDUALS WHO ARE AT-RISK OF BECOMING HOMELESS OR WHO ARE HOMELESS IN THE APPROPRIATE HOUSING WITH SUPPORT SERVICES.

Pathways Home

Provides emergency housing for families and individuals needing longer-term housing in a safe, clean & sober and supportive living environment.

Pathways Restoration Center

The Restoration Center is a powerhouse of resources and services that guide families and individuals towards addressing the root cause of their homelessness. The center offers those staying in Pathways Home access to medical care, behavioral health care, addiction recovery services, life skills classes, cafeteria, laundry facilities, showers, and a path towards finding long-term supportive housing.

Homeplace Village

Homeplace Village is a 12.5-acre master planned community that provides affordable housing and a supportive community for families and individuals who are coming out of homelessness. Home to seniors, veterans, families and formally chronic homeless individuals; this 240-unit community provides support, accountability, security and peace in an environment of independent living.

Homeplace Development Center

At the heart of Homeplace Village is Development Center that provides an array of services designed to encourage and equip residents with structured programs with a focus on education, employment, recovery, and healthy living. In addition, the center is home to TGI's administrative offices.

Thrive Community Housing

Currently consisting of seven residential homes located in various cities in Placer County housing up to 39 individuals. This fully staffed program provides residents the support necessary to enhance independent living skills while in a rent-paying tenant environment.

The Challenge.*



unsheltered + homeless.

Of Placer County's 600 individuals that are homeless, 404 are unsheltered.



are families.

There are currently 47 families that are homeless in Placer County.



elderly + veteran.

There are 114 age 60+ seniors and 71 veterans who are homeless in our community.



cost burden.

The average 1-bedroom rents for \$1,199 leaving the housing cost burden of extremely low income households that are homeless at 100%*.



residency requirement.

Any influx of homelessness not from our community will be avoided by the implementation of a 1-year Placer County Residency Requirement.



reduction in participating churches.

Created in 2004 as a temporary program until a fixed location could be built, the Nomadic Shelter is under strain due to the lack of volunteer churches and since COVID-19.

*<https://www.placer.ca.gov/4002/State-of-Homelessness#:~:text=A%20point%2Din%2Dtime%20count,Point%2Din%2DTime%20Count.>

THE SOLUTION

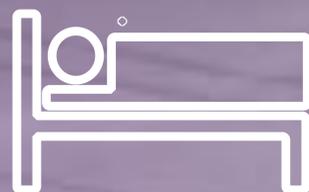
Phase One: Pathways Home Emergency Housing.



\$4.8m*

in community savings.

We partner with government agencies, service and faith-based groups, and local businesses to provide more cost and program effective **on-site** holistic services minimizing the need to go off-site and into the community.



250

emergency housing beds.

The campus will offer 200 emergency housing beds in a drug and alcohol-free environment + 50 no-barrier beds allowing law enforcement to enforce camping ordinances decreasing the number of individuals that are homeless by 34%.



3.3 acres

for immediate Emergency Housing.

The Sprung Structure will allow for a rapid, cost effective construction of what will be a **closed gated community** with **round the clock staffing** and **security**.



Wellness Center



Cafeteria



Counseling +
Recovery



Spiritual Formation



Educational +
Workforce Development



Case Management

*https://destinationhomesv.org/wp-content/uploads/2015/05/er_homenotfound_report_6.pdf

*<https://www.unitedwayoc.org/wp-content/uploads/2017/08/united-way-cost-study-homelessness-2017-report.pdf>

THE SOLUTION

Phase Two: *Homeplace Village* Long Term-Housing.



\$8.9m

in community savings.

By creating a supportive housing community **100%** of families, seniors, and Veterans who are homeless, will be housed and overall homelessness will be reduced by 45%.



90%*

success rate.

This national best practice of Supportive Housing has had a **90% success rate** when implemented. This holistic housing intervention prioritizes safety and dignity within a supportive single-site community setting providing autonomy while making societal reintegration possible.



240

micro-homes.

One hundred ninety-two **400 sqft** units will be home to seniors, veterans and chronically homeless and forty-eight **800 sqft** units will be home for families. Every home will be equipped with essentials including kitchen, bathroom, bedroom, HVAC, TV and internet.



12.5 acres

for long-term housing.

This **closed, gated community** with **round-the-clock staffing** and **security** is designed with community in mind. Homes will be connected by streets, walking paths, and open green spaces.



Case Management



Administrative Offices



Recreation Area



Family Playground



Beauty Salon + Barber Shop



Market + Cafe & Clothing Store

**<https://www.affordablehousingpipeline.com/blogs/california-affordable-housing/what-is-permanent-supportive-housing>

WHY BOTHER?

Because NOW is the time.

Homelessness is a growing problem. Since 2015 homelessness has increased 44% in Placer County.

It is strongly believed that California Legislators will use the Criminal Justice Reform model to address the homeless issue and make local government solely and fiscally responsible to house every homeless person.

If we
ACT NOW
the Campus of Hope will reduce homelessness by 79%.

If we
ACT NOW
we can implement local solutions to our local issue of homelessness.

Based on Regional Housing Needs Allocation Unincorporated Placer County needs 2,017 very low-income housing units.

New but "time-limited" grants to state & local government for the development of housing and support services to help people experiencing homelessness have become available.

If we
ACT NOW
The Campus of Hope adds 240 supportive housing units - 12% of Placer County's very low-income housing needs allocation.

If we
ACT NOW
TGI has the design in place that utilizes Sprung Structures and Micro-housing that positions the Campus of Hope to take full advantage of these funding opportunities before they expire.



Affordable Housing Costs.

The cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. The same trends that increase cost of market-rate housing (such as land pricing, construction costs, and regulation) impact affordable housing.*

The Gathering Inn's cost of building affordable housing on the Campus of Hope is \$199,600 per unit saving our community an estimated \$305,400 per unit.

The national average cost of a person that is homeless is \$49,664 per year. The Campus of Hope reduces that cost to \$28,000 per person & family per year.

*<https://turnercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series/#~:text=Affordable%20Housing%20Costs%3A%20The%20cost,and%20regulation>

WHY BOTHER?

Because money matters.



HOMELESSNESS IN ORANGE COUNTY *California*



Jamboree

PERMANENT SUPPORTIVE HOUSING: A COST-SAVING SOLUTION

Chronic homeless (those with a disability)
Annual cost of ALL services per person:

\$100,759

On the street



\$51,587

In permanent supportive housing (with services)

50% savings

Chronic homeless (top 10%)
Annual cost of ALL services per person:

\$439,787

On the street



\$55,332

In permanent supportive housing (with services)

88% savings

HOW HOUSING REDUCES COSTS

When housed, chronic homeless have:



78% fewer ambulance transports in the last month



100% fewer arrests (vs. chronic homeless living on street or in emergency shelters)



Jamboree Housing partnered with United Way Orange County to fund a 2017 study conducted by the University of Irvine: Homeless in Orange County The Cost to Our Community. One of the main conclusions in the study was that, "Whatever the service or housing category, the costs of homelessness decline when the homeless are housed, this holds for both the non-chronically and the chronically homeless".

WHY BOTHER?

Because people matter.



I came to TGI when I was truly at my rock bottom. Their staff and programs met me where I was at, and helped me to reclaim my life! I now have reconnected with my family, am taking care of my health needs, and living as an active member of my community! If it wasn't for TGI and their commitment to empower me to be the best version of myself, I would likely still be on the streets."

-Elizabeth

My children and I found ourselves without permanent housing, The Gathering Inn opened their doors to us. Not only did they help us with temporary shelter, but they also got us placed into a permanent housing solution in less than 60 days. The staff at the Gathering Inn are amazing, they treated us like family. Special thanks to Nate and Megan, they really care about people."

-Calvin and Family



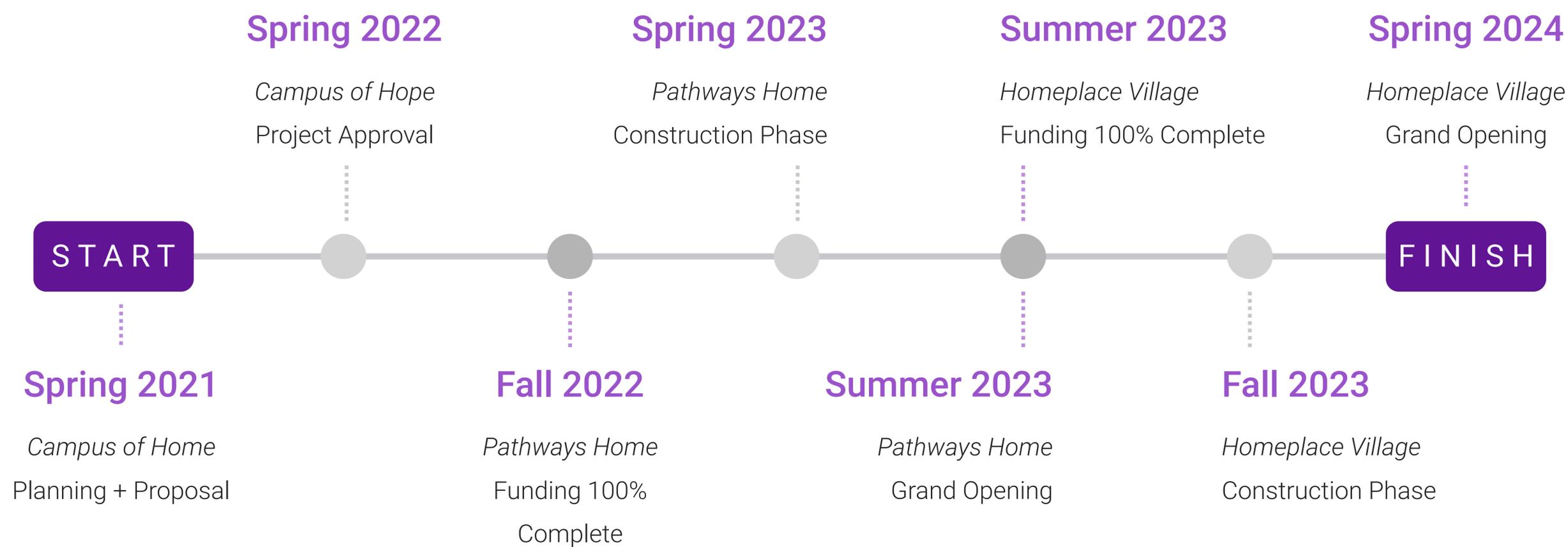
WHY BOTHER?

Because community matters.

Community Benefits.

-  Less need to place homeless in supportive homes in residential neighborhoods
-  Savings to taxpayers an estimated \$13.6m per year
-  Removes homeless from Downtowns and business community
-  Cleaner and safer parks, creeks, and other public places
-  Fewer unhoused citizens
-  Decreased panhandling for better visual to tourists and downtowns
-  Compact and efficient housing solution
-  Diminished use of law enforcement
-  Decreased court time and public defenders
-  Decreased incarceration at local jails
-  Decreased number of emergency room visits and hospital stays
-  We can take civic pride in successfully addressing a reluctant societal issue
-  Fewer unnecessary deaths of unhoused people living on the streets

Campus of Hope Timeline.



Campus of Hope Concept

Long Term Cost Savings Solutions

Phase 1 - Construction Cost

The construction of *Pathways Home* for 250 persons will cost \$10.5m or only \$42k per person.

Phase 1 - Operational Cost

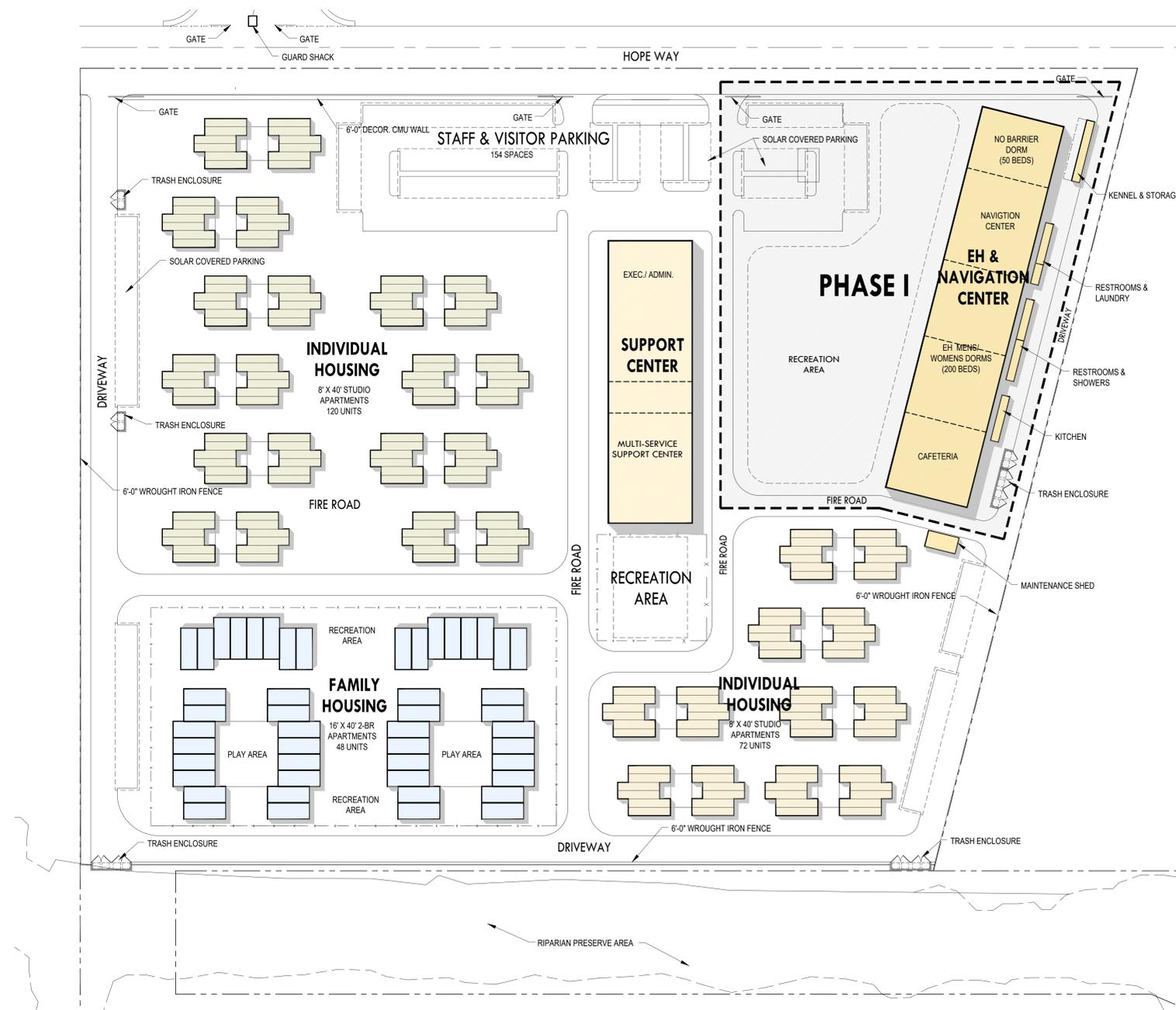
The operational cost of *Pathways Home* for 50 no-barrier persons is \$1.9m a year or \$38k per person. The operational cost of *Pathways Home* for 200 low-barrier is \$5.7m or 28.5k per person per year.

Phase 2 - Construction Cost

The construction of 240 *Homeplace Village* micro-homes for 192 individuals and 48 families will Cost \$28.7m or only \$119.6k per unit.

Phase 2 - Operational Cost

The operational cost of 240 *Homeplace Village* micro-homes for 192 individuals and 48 families will be \$3.2m a year of \$13.3k per person.



Pathways Home and Restoration Center Design

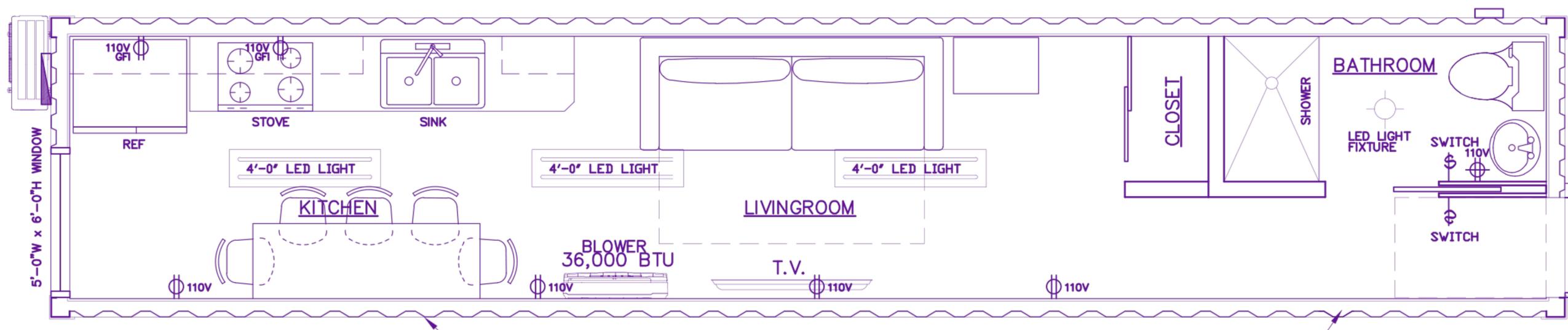
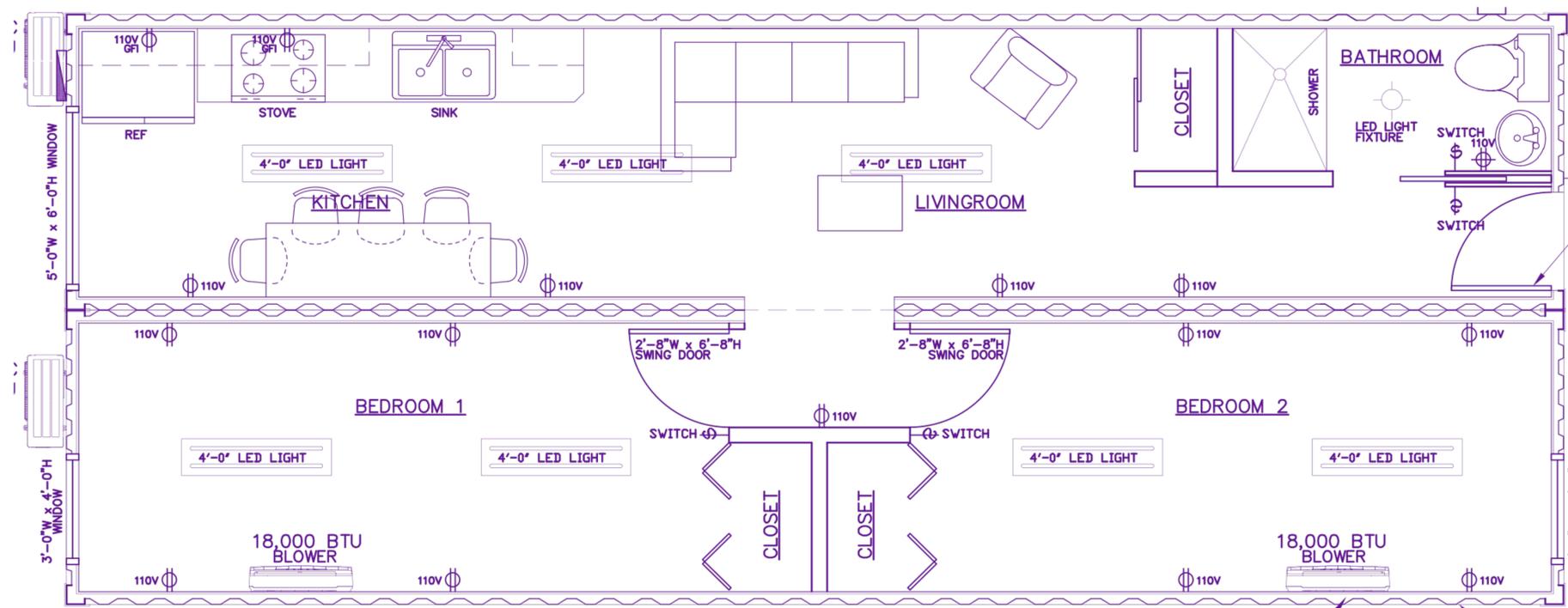


The *Pathways Home* Sprung Structure features extruded 50-year guaranteed aluminum substructure that are integrally connected to an all-weather outer performance architectural 25-year guaranteed membrane. The energy efficient fiberglass insulation system outperforms other type of construction, resulting in less environmental impact and lower operating costs.



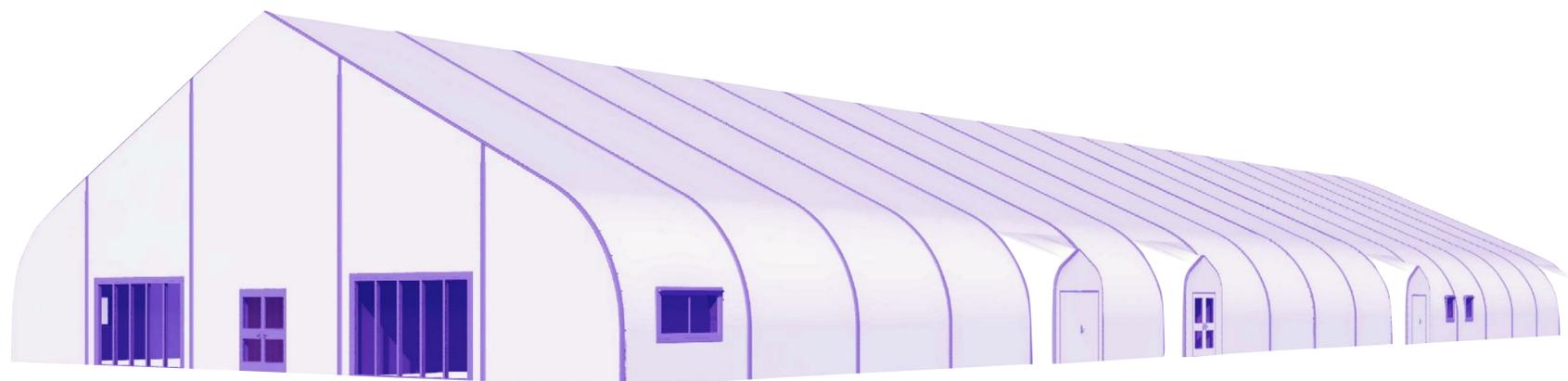
Homeplace Village for Individuals and Families

TGI is using an innovative approach to solve the long-running issue of housing the homeless. The COH will use container micro-homes that offer a cost effective, high-quality solution to affordable supportive housing in our community. The factory built 400 sqft homes for individuals and 800 sqft homes for families will be built off-site and outfitted with all the comforts of home: electricity, plumbing, bedrooms, kitchens, bathrooms and front porch.



Homeplace Village Development Center and TGI Administrative Offices

At the heart of our *Homeplace Village* is the Development Center. The Development Center will offer residents consistent oversight while they address the issues that contributed to their homelessness. In addition, the Development Center will house The Gathering Inn's administrative offices. To accomplish this a Sprung Structure will be used that gives TGI an inexpensive, flexible, and energy efficient design.



SUPPORTIVE SERVICES – CLASSROOMS – WELLNESS CENTER

TGI ADMINISTRATIVE OFFICES

