Housing Strategies to Help Address the Homelessness Crisis

Thursday, October 7, 2021
2:00 – 3:30 pm

ILG

Today's Agenda

Welcome & Logistics

Setting the Stage

Presentations by:

- Lindsey Slama, Senior Homelessness Policy Specialist, Department of Housing and Community Development
- Cheri Todoroff, Interim Director, Homeless Initiative, Los Angeles County
- Megan Hunter, Community Development Director, City of Salinas

Panel Discussion

Q&A

Upcoming Webinars & Wrap Up

How to Ask a Question During the Webinar

- All webinar participants will be on MUTE during the entire call.

- Please TYPE any questions into the question box at any time during the webinar.

- The moderator will read your questions during the question period at the end of the webinar.

Non-Profit, Non-Partisan & Here to Help

ILG is the non-profit training and education affiliate of…

We provide practical and easy-to-use resources so local agencies can effectively implement policies on the ground.

ILG's Programs & Services

Program Areas

Leadership & Governance

Civics Education & Workforce

Public Engagement

Sustainable Communities

Services

Education & Training

Technical Assistance

Capacity Building

Convening

Our mission is to help local government leaders navigate complexity, increase capacity & build trust in their communities

Today's Presenters

Lindsey Slama, Senior Homelessness Policy Specialist, Department of Housing and Community Development

Cheri Todoroff, Interim Director, Homeless Initiative, Los Angeles County

Megan Hunter, Community Development Director, City of Salinas

Setting the Stage

Statewide Housing Technical Assistance Program

Statewide and Regional TA

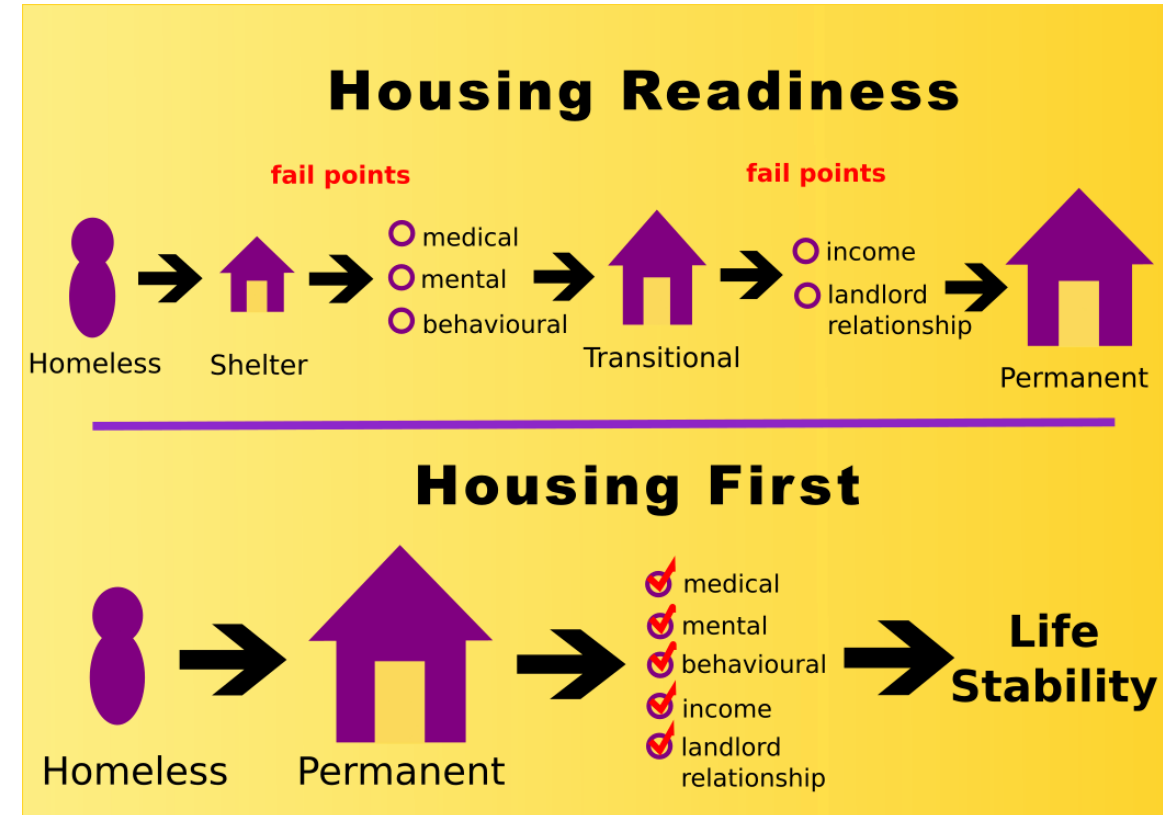Planning Commissioner Handbook

✚

Trainings

Elected Official Trainings

www.ca-ilg.org

ILG

California's State Response to Homelessness

Lindsey Slama, MSW

Senior Homelessness Policy Specialist

Housing Policy Development Division

California Department of Housing and Community Development

Lindsey.slama@hcd.ca.gov

Housing First

- Senate Bill (SB) 1380

- Took effect July 1, 2019

- Everyone is housing ready. Meet clients where they are.

- Prioritizing based on risk and vulnerability, not first-come first serve (Coordinated Entry System)

- Voluntary, quality services are essential.

- Emphasis on permanent housing:
  - Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH)

State Coordination with Homeless Coordinating and Financing Council (HCFC)

- **Develop policies, identify resources, benefits, and services to prevent and work toward ending homelessness in California**
- HEAP and HHAP
- Housing First (SB 1380)
- State Interagency Coordination
  - Strategic planning to address homelessness in CA
  - Implement and enforce Housing First law
  - Working groups

HCFC Action Plan to Address Homelessness in California

HCFC Action Plan Approved by the Council March 2021

- 5 Action Areas, 15 Objectives, 101 Specific Activities, 13 state departments

- State departments report twice a year to HCFC with quantitative and qualitative data

Action Area 1. Strengthening Our Systems to Better Prevent and End Homelessness in California

Activities focused on pursuing racial equity in response to homelessness and housing instability; engagement and partnership with people with lived expertise from experiences of homelessness; supporting interjurisdictional and regional planning; partnerships to strengthen outcomes related to education, employment, income, and assets; disaster preparedness and response; and communications and public awareness.

Action Area 2. Equitably Addressing the Health, Safety, and Services Needs of Californians Experiencing Unsheltered Homelessness

Activities focused on addressing health and safety needs and increasing access to State-supported services and programs for people who are experiencing unsheltered homelessness.

Action Area 3. Expanding Communities' Capacity to Provide Safe and Effective Sheltering and Interim Housing

Activities focused on expanding the supply of safe, housing-placement focused sheltering and interim housing models and addressing health and services needs of people staying within such programs.

Action Area 4. Expanding and Ensuring Equitable Access to Permanent Housing in Our Communities

Activities focused on strengthening Housing First approaches and expanding permanent housing opportunities through development strategies, short- and long-term rental assistance, and other rehousing activities.

Action Area 5. Preventing Californians from Experiencing the Crisis of Homelessness

Activities focused on reducing entries into homelessness as people exit and/or receive services through State-funded programs and systems and enhancing communities' capacity to provide targeted homelessness prevention and diversion services and assistance.

New State Laws

AB 1220 (Luz Rivas): California Interagency Council on Homelessness
- Renames HCFC to California Interagency Council on Homelessness
- Adds Secretary of Health and Human Services Agency as co-chair; Adds 5 departments to HCFC membership
- Moves non-state government members to an advisory committee with other stakeholders
- Mandates that state homelessness programs participate in council workgroups and provide the council relevant information regarding their programs
- Removes Housing First exemption for emergency shelters

AB 977 (Gabriel): Homelessness Program Data Reporting: HMIS
- Requires specified homelessness services programs report data into HMIS for state funds (1/1/23)
- New state-funded homelessness programs
- Requires programs report data elements into HMIS that align with HUD federal reporting requirements
- Requires CoCs to continue to share their HMIS data with council staff to ensure accuracy in HDIS
- Requires council staff report out on fiscal data for all state-funded homelessness programs

New State Laws (continued)

AB 27 (Luz Rivas): Homeless Children and Youths and Unaccompanied Youths: Reporting

• CA Department of Education (CDE) to develop best practices and a model housing questionnaire

• Requires Local Educational Agencies (LEAs) to administer questionnaire, report data annually, and post contact information on their website

• CDE will award grant funding for 3 regional TA centers related to homeless youth

AB 362 (Quirk-Silva): Homeless Shelters: Safety Regulations

• Requires city/county enforcement over homeless shelters

• Operators are given 30 days to correct any violations

• Operators that are noncompliant shall be ineligible to receive any one-time state funding, including HHAP

• Each city/ county must report violation information annually to HCD and BCSH

Highlighted Funding Programs

HCD
- Homekey Round 2
- Emergency Rental Assistance Program (ERAP)
- No Place Like Home (NPLH)
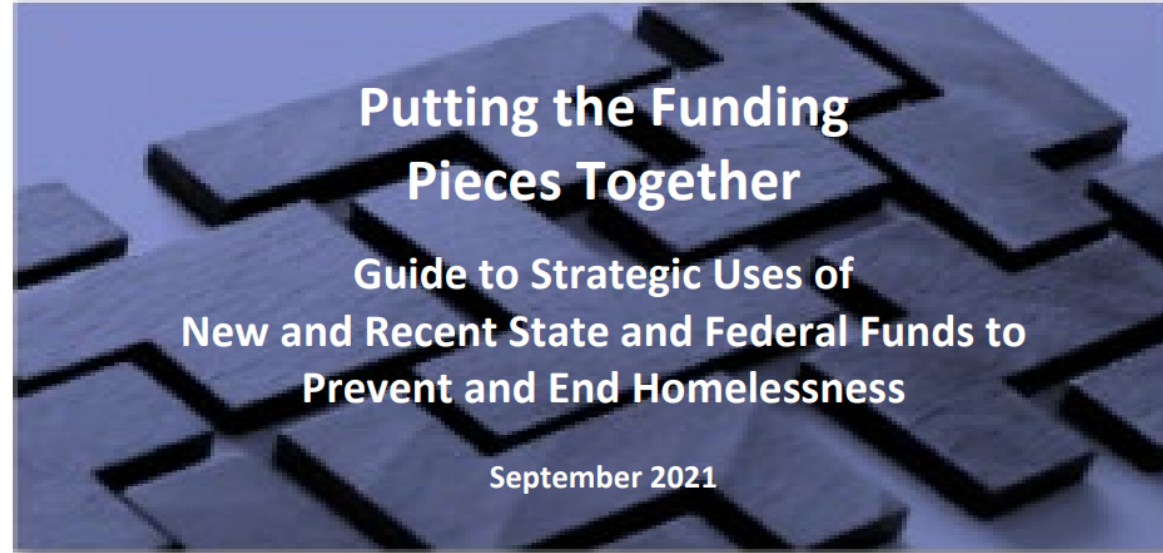- Streamlining (AB 434)
- Preservation Funding

HCFC
- Homeless Housing, Assistance and Prevention (HHAP) program Round 3

CDSS
- CalWORKs Housing Support Program (HSP)
- Housing Disability Advocacy Program (HDAP)

DHCS
- CalAIM (formerly Whole Person Care Pilot)

Putting the Funding Pieces Together

Guide to Strategic Uses of
New and Recent State and Federal Funds to
Prevent and End Homelessness

September 2021

CALIFORNIA
HOMELESS COORDINATING
AND FINANCING COUNCIL

This Guide replaces the earlier
*Guide to Strategic Uses of Key State and Federal Funds to Reduce Homelessness
During the COVID-19 Pandemic* issued in 2020

[Putting the Funding Pieces Together: Guide to Strategic Uses of New and Recent State and Federal Funds to Prevent and End Homelessness (ca.gov)](#)

TABLE 1: MAJOR STATE INVESTMENTS, NEW AND CONTINUING

KEY: ▮ = highly prioritized use   ▮ = prioritized use   ▮ = not a prioritized use   ▯ = not an eligible use

Funding Source or Program	Non-Congregate Shelter / Interim Housing (Capital / Operations / Services)	Rental Assistance (Short-Term to Permanent)	Permanent Supportive and Service-Enriched Housing (Capital / Operations / Services)	Diversion and Homelessness Prevention
Homekey [HCD INFO]	Capital Uses Eligible; Operations Eligible with Limitations	Not Eligible	Capital Uses Eligible; Operations Eligible with Limitations	Not Eligible
Affordable Housing Backlog Production [HCD INFO]	Not Eligible	Not Eligible	Eligible Use	Not Eligible
California COVID-19 Rent Relief Program [BCSH INFO]	Not Eligible	Eligible Use	Not Eligible	Eligible Use
HOME-ARP [HUD INFO] [HCD INFO]	Eligible Use	Eligible Use (TBRA up to 24 months)	Capital Uses Eligible; HUD to Define Limited Eligible Services Uses	Limited, But Not Prioritized, Uses
Emergency Solutions Grant – CV (ESG-CV) [HUD INFO] [HCD INFO]	Eligible Use	Eligible Use	Not Eligible	Eligible, But Not Prioritized, Use
Community Development Block Grant – CV (CDBG-CV) [HCD INFO]	Eligible Use	Eligible Use (Up to 3 months)	Eligible Use	Eligible Use
Homeless Housing, Assistance and Prevention Program (HHAP) [HCFC INFO]	Eligible Use	Eligible Use	Eligible Use	Eligible, But Not Prioritized, Use
Encampment Resolution Grants [HCFC INFO]	Eligible Use	Eligible Use	Eligible Use	Not Eligible
Family Homelessness Challenge Grants [HCFC INFO]	Eligible Use	Eligible Use	Eligible Use	Eligible Use
Project Roomkey and Rehousing [CDSS INFO]	Services and Operations Uses Eligible	Eligible Use	Services Uses Eligible	Not Eligible
Community Care Expansion [CDSS INFO]	Not Eligible	Not Eligible	Capital Use and Operating Reserves Eligible	Not Eligible
CalWORKs Housing Support Program (HSP) [CDSS INFO]	Services Uses Eligible; Capital and Operations with Limitations	Eligible Use with Some Limitations	Services Uses Eligible; Capital and Operations with Limitations	Eligible Use with Limitations
CalWORKs Homeless Assistance [DSS INFO]	Services Uses Eligible (Limited to Hotel/Motel Reimbursement)	Eligible Use with Limitations	Not Eligible	Eligible Use
Housing and Disability Advocacy Program (HDAP) [CDSS INFO]	Services Uses Eligible; Capital and Operations with Limitations	Eligible Use	Services Uses Eligible; Capital and Operations with Limitations	Eligible Use with Limitations
Home Safe [CDSS INFO]	Services Uses Eligible; Capital and Operations with Limitations	Eligible Use	Services Uses Eligible	Eligible Use
Bringing Families Home [CDSS INFO]	Services Use Eligible; Capital and Operations with Limitations	Eligible Use	Services Uses Eligible; Capital and Operations with Limitations	Eligible Use with Limitations
Supportive Services for Formerly Homeless Veterans [CALVET INFO]	Not Eligible	Not Eligible	Services Eligible	Not Eligible

TABLE 3: STATE INVESTMENTS IN FY 21-22 AND BEYOND

Provides information regarding State programs, some of which are supported through Federal investments, providing funding resources during FY 21-22 and, in many case, in future FYs.

HOMEKEY – via California Department of Housing and Community Development (HCD)

Funding Amounts and Time Constraints:	▪ The State budget includes an additional **$2.75 billion in funding for the Homekey program to be administered by HCD over 2 years**, using a mix of American Rescue Plan funding ($2.25 billion) and General Funds ($500 million) to support the acquisition and conversion of properties into affordable and supportive housing or interim housing.
Eligible Activities:	▪ Awarded **funds can be used to provide permanent or interim housing for individuals and families experiencing homelessness or at risk of experiencing homelessness**. See https://homekey.hcd.ca.gov/content/eligibility got more information on eligible uses.
Status of State Actions to Date:	▪ The State announced the **release of $1.45 billion in Homekey grant funds** on September 9, 2021 and the Notice of Funding Availability is at https://homekey.hcd.ca.gov/. Applications will be accepted on a continuous, over-the-counter basis. The application will be available September 30, 2021 and due by Monday, May 2, 2022 at 11:59 p.m. PST, or until the available funds are exhausted, whichever occurs first. All applicants will be required to engage in a Pre-application Consultation prior to applying. ▪ Another round of funding for Homekey will be announced in 2022, bringing the total to $2.75 billion.
Strategic Guidance for Local Use of Funds:	▪ **Recommended Use:** These funds should be used to **acquire hotels/motels and other buildings and facilities to be used for permanent housing, for housing that can be used as interim housing with eventual ability to convert to permanent housing, or for interim housing with a focus on supporting people to exit to permanent housing.** A priority should be placed on using funding to create permanent supportive housing units, if feasible. **HOMEKEY**

AFFORDABLE HOUSING BACKLOG PRODUCTION – via HCD

Funding Amounts and Time Constraints:	▪ The State budget includes **$1.75 billion in one-time American Rescue Plan funding to provide capital funding to shovel-ready affordable and supportive housing development in lieu of tax credit equity** in order to enable projects to proceed to development. ▪ The budget requires funds to be expended by June 30, 2024 absent an authorized extension. The federal expenditure deadline is December 31, 2024. Other details regarding program and timeframes are still to be determined as of the release of this Guide; check regularly at www.hcd.ca.gov for more information.
Eligible Activities:	▪ Funds are to be **awarded in the form of a forgivable loan or grant to a qualified rental housing development to replace a federal and state low-income housing credit equity funding source in a previously-approved HCD application.** Construction must commence within 180 days of issuance of an award letter, with an extension available up to 90 days for conditions beyond the control of the development sponsor.
Status of State Actions to Date:	▪ **HCD announced the availability of funds in August 2021 and is in the process of developing program requirements.** The program will incorporate a streamlined and swift approach that enables awardees to commence construction on projects that have been waiting for a final source of financing. Applications will be accepted Fall 2021 on an over-the-counter basis with tiered funding rounds.
Strategic Guidance for Local Use of Funds:	▪ **Recommended Use:** These funds must be used for **projects which have successfully acquired HCD funding and are shovel-ready. Priorities will be established since demand is expected to exceed the $1.75 billion available, including a priority for households experiencing homelessness.** Restrictions will include adherence to key requirements that would have applied if the project had received housing tax credits. **BACKLOG**

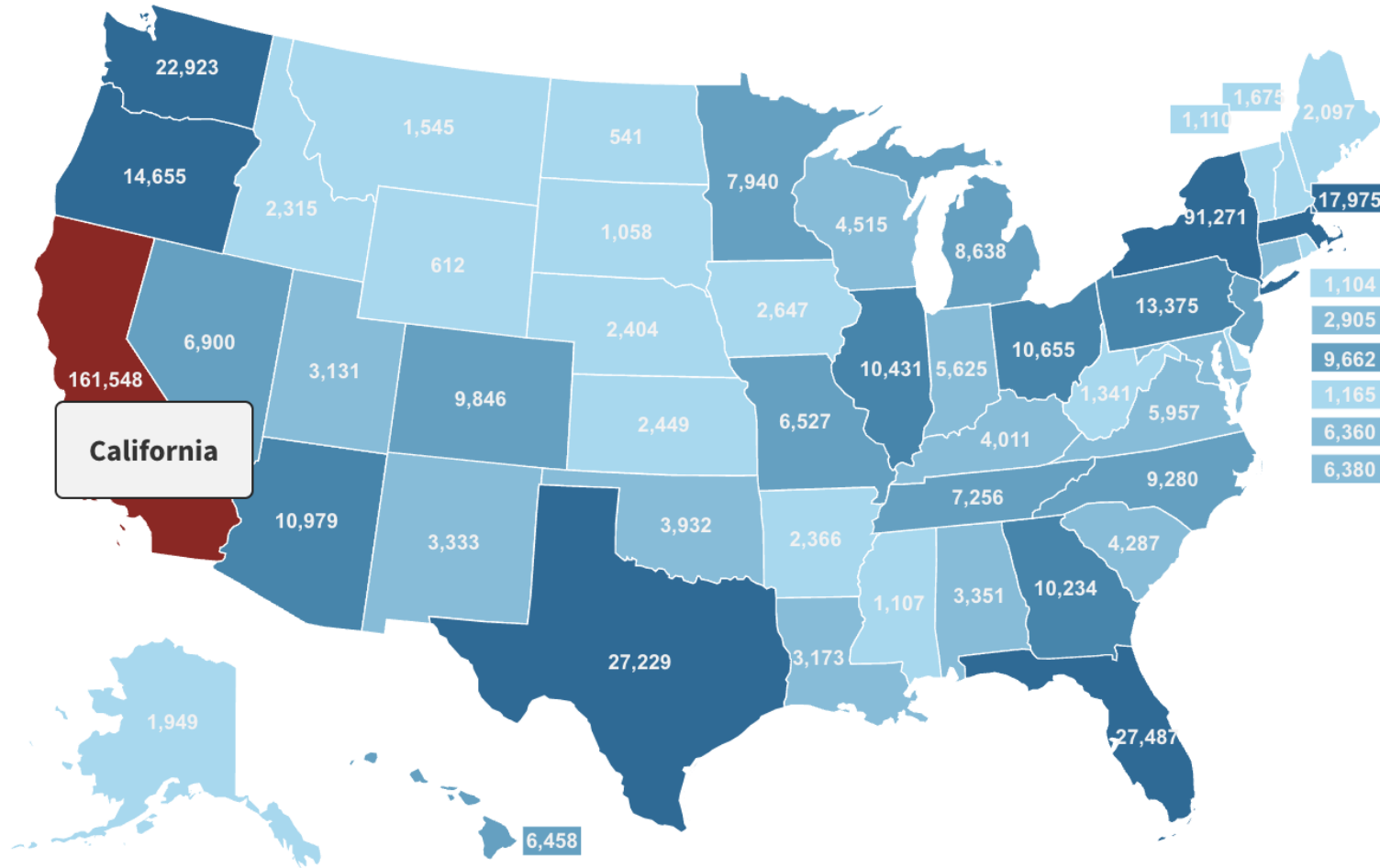| Prioritized and Planned Investments and Uses of Resources				
Non-Congregate Shelter / Interim Housing (Capital / Operations / Services)	**Rental Assistance** (Short-Term to Permanent)	**Permanent Supportive and Service-Enriched Housing** (Capital / Operations / Services)	**Diversion and Homelessness Prevention**	**Outreach and Engagement**
Maximize **FEMA** reimbursement to cover as many costs of NCS hotels and trailer operations costs as possible, then use new **PRK and Rehousing Strategy funding from State** to sustain operations, and cover non-eligible costs related to NCS (such as case management) as needed. Use **Coronavirus Fiscal Recovery Funds** or any remaining **Coronavirus Relief Funds** to support and sustain expansion of non-congregate interim housing. Use **HHAP** and/or **CDBG** funds for operations of non-congregate interim housing that will be sustained or created new in community. Use **Homekey** to purchase hotels or other buildings to continue to provide Interim Housing with a coordinated exit strategy for all residents and/or plans to convert to permanent housing in near future. Use **HDAP** funds to provide interim housing and/or non-congregate shelter to people experiencing homelessness, or at risk of homelessness, who are likely eligible for disability benefits while providing case management and disability advocacy.	Use **Emergency Housing Vouchers** for households experiencing homelessness who need permanent supportive housing or a permanent subsidy. Use **ESG-CV** and **ESG** funds to rapidly rehouse individuals and families who are currently sheltered or unsheltered, including households staying in **Homekey** sites being developed as interim housing. Use **HSP** to cover eligible families. Use **HDAP** to support persons who are likely to qualify for SSI/disability at a later date Use **PRK and Rehousing Strategy** funds to provide assistance to program participants exiting the program with rental assistance, and assistance for moving into temporary or permanent housing. Use **HDAP** funds to help people who are likely eligible for disability benefits to apply for those benefits while also providing interim housing. Once the client has received disability benefits, HDAP can cover rental assistance and other forms of financial assistance. Use **HHAP** for additional Rapid Rehousing if ESG is insufficient, or for after ESG-CV funds will expire. Use **HHAP** for long-term shallow subsidies (up to five years) and tenant-based **Housing Choice Vouchers** to provide permanent assistance to very low-income individuals and families experiencing homelessness that do not need Permanent Supportive Housing.	Use **Homekey** and **HOME-ARP** to purchase hotels/motels and other buildings for conversion to permanent affordable and Permanent Supportive Housing. Use **Coronavirus Fiscal Recovery Funds** to support purchase of hotels if Homekey is insufficient, and to purchase other housing properties if available. Use **CDBG-CV** and **HHAP** to support acquisition if needed and to cover any needed rehab or improvements to make useable as permanent housing. Project-base as many **Housing Choice Vouchers** as possible to cover operating costs for Permanent Supportive Housing. Use **HHAP** for additional supportive services if unable to cover from Housing Choice Vouchers and supportive service resources such as Medi-Cal and MHSA. Use **PRK and Rehousing Strategy** funds for additional supportive services like case management if unable to cover from Permanent Supportive Housing programs.	Use any **locally-administered ERA-1 and ERA-2 funds** as primary source for homelessness prevention activities, and ensure program design is equitably reaching households with greatest risks of homelessness. Implement local efforts to ensure that households at greatest risk of homelessness are accessing **State-administered ERA-1 and ERA-2 funding**. Use **Coronavirus Fiscal Recovery Funds** or any remaining **Coronavirus Relief Funds** for homelessness prevention needs that can't be addressed by ERA-1 and ERA-2, and then use **CDBG-CV** after such funds are exhausted. Use **HHAP** to expand diversion and problem solving services, especially for flexible costs that Federal funds can't cover. Target non-emergency tenant-based **Housing Choice Vouchers** to prevent homelessness for high-risk households. Use remaining **ESG-CV** and **ESG** funds for prevention only if all other ESG-eligible needs have been fully addressed.	Align funding, such as **HHAP**, spent on outreach and engagement activities with investments into interim and permanent housing options, so that outreach can provide meaningful opportunities for people to exit unsheltered homelessness and access permanent housing. Implement encampment-focused outreach and engagement strategies using **HHAP** funding and other sources, and apply for an **Encampment Resolution Grant** to expand and enhance those activities and connect people to services and housing. Use time-limited, flexible resources, such as **Coronavirus Fiscal Recovery Funds**, to support increased outreach activities to ensure increased permanent housing options are truly accessible to people who are unsheltered.

Technical Assistance

- **HCD:**
  - TA to Improve Delivery of Homelessness Systems
  - ESG
  - CDBG
  - Homekey
- **HCFC: 4 areas**
- **CDSS: FEMA/ Roomkey, others**
- **HUD TA Providers**

Los Angeles County
HOMELESS INITIATIVE

Cheri Todoroff, Interim Director

NATIONWIDE
POINT-IN-TIME COUNT
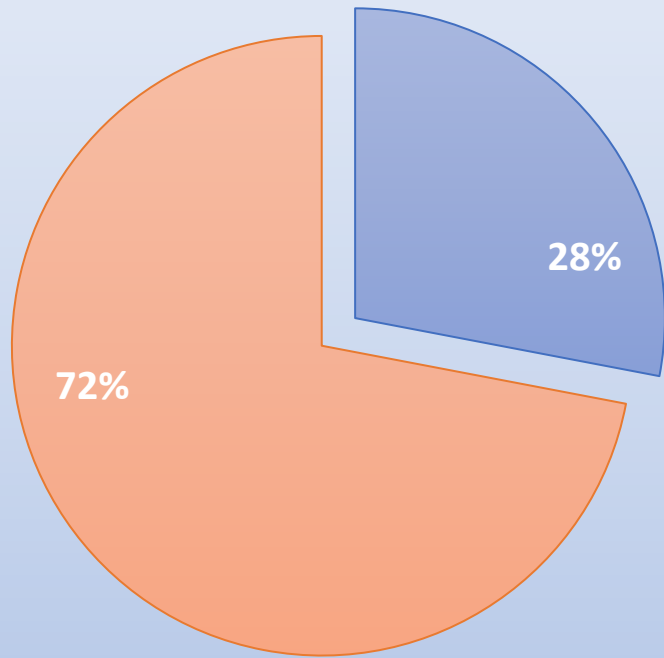## JANUARY 2020

580,466
USA

161,548
CALIFORNIA

66,433
LOS ANGELES COUNTY

- 11% of nationwide total
- 41% of statewide total

LOS ANGELES COUNTY
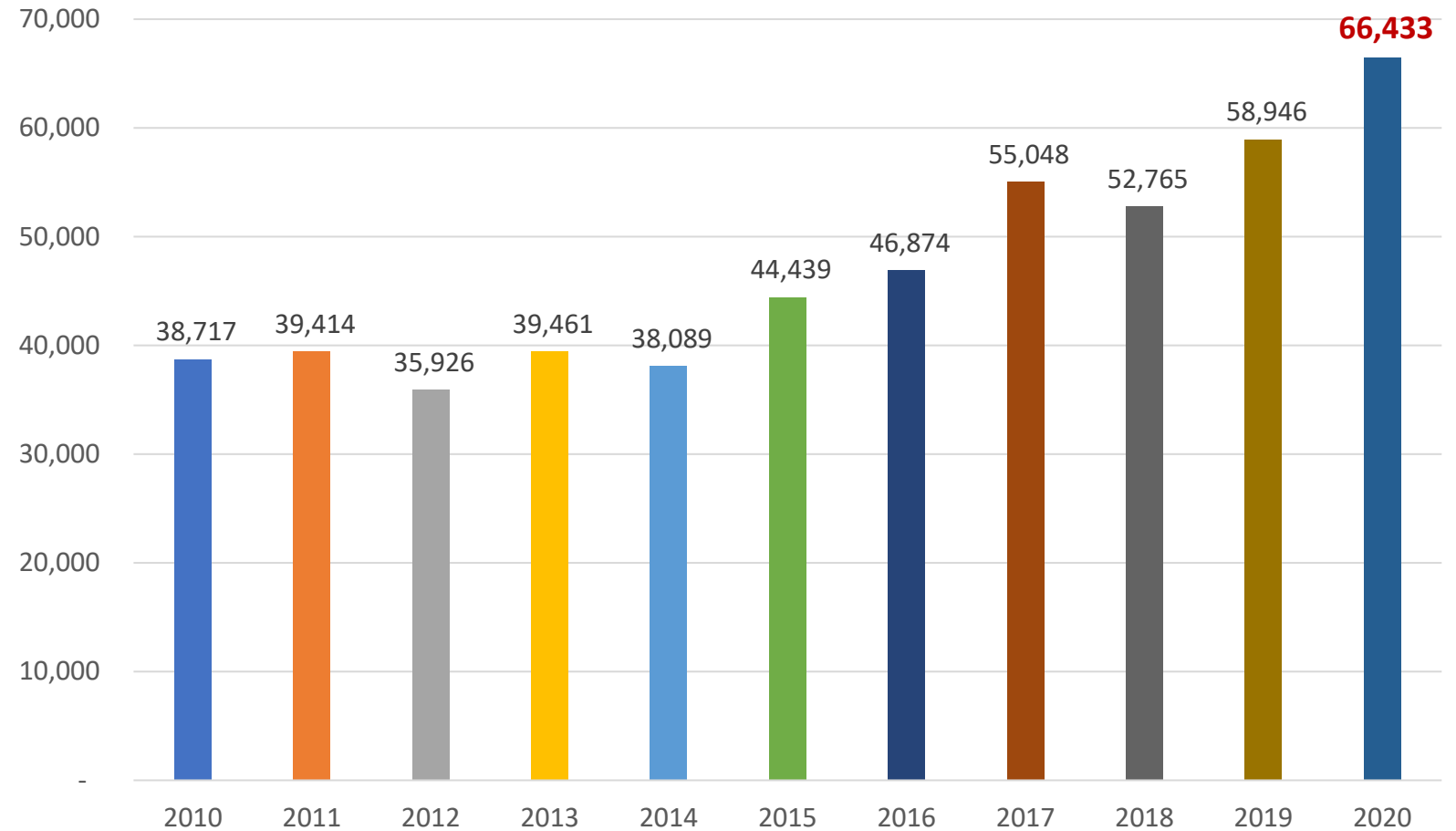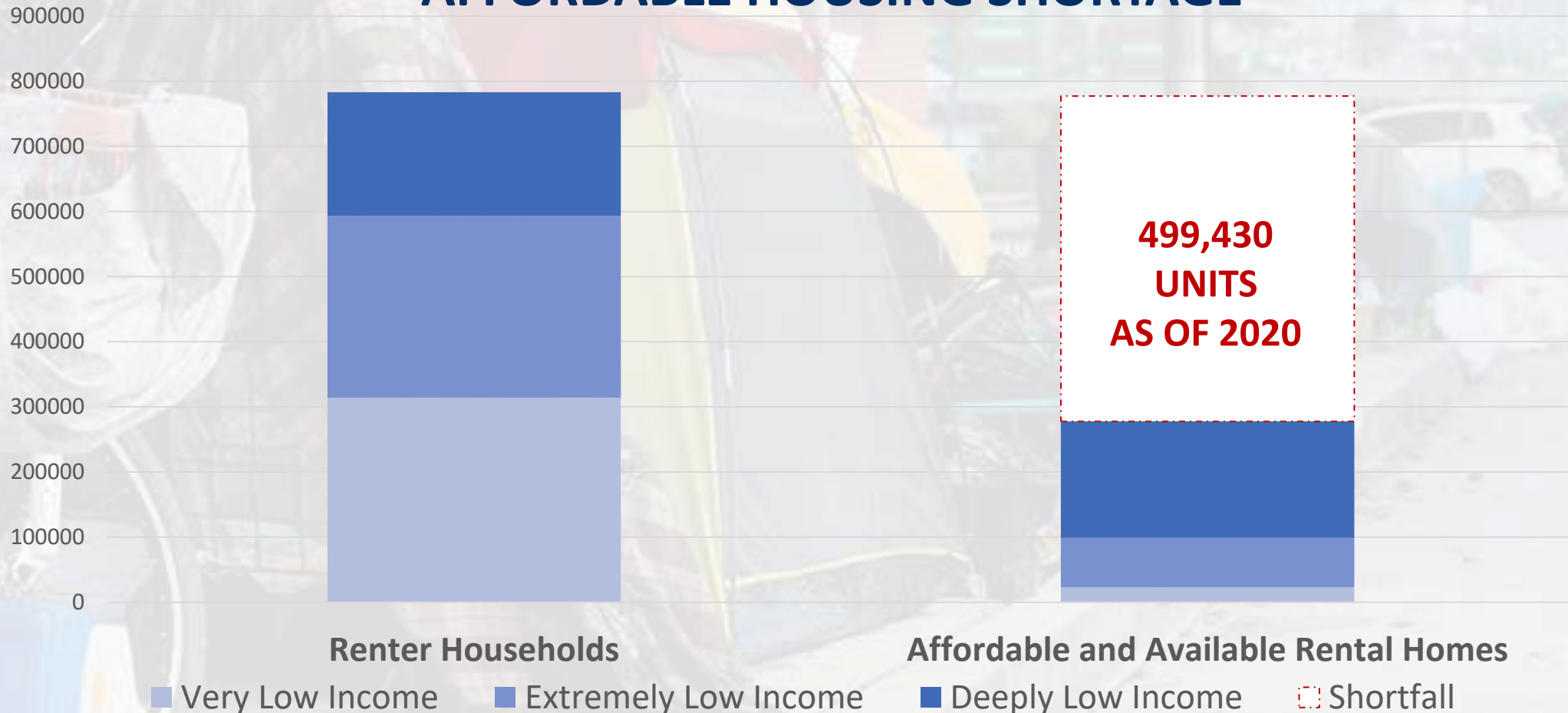## LATEST AND HISTORICAL POINT-IN-TIME COUNT

2020

72%

28%

66,433

- Sheltered
- Unsheltered

2010 - 2020

Year	Count
2010	38,717
2011	39,414
2012	35,926
2013	39,461
2014	38,089
2015	44,439
2016	46,874
2017	55,048
2018	52,765
2019	58,946
2020	66,433

HOMELESSNESS and the AFFORDABLE HOUSING SHORTAGE

499,430 UNITS AS OF 2020

Renter Households

Affordable and Available Rental Homes

Very Low Income   Extremely Low Income   Deeply Low Income   Shortfall

Renters in Los Angeles County need to earn $38.23 per hour – 2.5 times the City of Los Angeles minimum wage – to afford the average monthly asking rent of $1,988.

Los Angeles County HOMELESS INITIATIVE

The Los Angeles County Homeless Initiative directs, oversees, and evaluates the implementation of strategies approved by the Board of Supervisors to prevent and address homelessness, largely funded through Measure H, including:

- homelessness prevention services

- street-based outreach

- supportive services such as health and mental healthcare, substance use disorder treatment, criminal record clearing, benefits enrollment, job training and employment, etc.

- interim housing

- permanent housing

MEASURE H

69.34%
OF VOTES

¼ CENT
SALES TAX

$355M
ANNUALLY

10 YEARS
2017-2027

TIMELINE

2015
- Board of Supervisors creates Homeless Initiative within CEO

2016
- Homeless Initiative Strategies and $100M startup funding approved
- State of Emergency declared on Homelessness, Measure H placed on ballot

2017
- Voters pass Measure H, first ongoing funding stream to fight homelessness
- Homeless Initiative begins tapping Measure H to fund 21 of its 51 Strategies

2027
- Measure H expires unless renewed by voters

Measure H increased both the types and numbers of interim housing beds and permanent housing units by funding:

INTERIM HOUSING
- Capital Funding (One Time)
- Operating Funding

RAPID REHOUSING
- Housing Navigation
- Rental Subsidies
- Supportive Services

PERMANENT SUPPORTIVE HOUSING (PSH)
- Housing Navigation
- Some Rental Subsidies (emphasis is on Federal Subsidies)
- Supportive Services - LA County is funding Supportive Services for all PSH countywide, whether project-based or scattered site

SUPPORT FOR FEDERAL VOUCHER HOLDERS
- Landlord Incentive Program

ADDITIONAL FUNDING SOURCES FOR INTERIM AND PERMANENT HOUSING

- Flexible Housing Subsidy Pool
- Interim Housing Capital Funding Pool
- Project Roomkey
- Homekey
- American Rescue Plan (ARP)
- Emergency Housing Vouchers (EHV)

PROGRESS REPORT
FY 2017-2018 – FY 2019-2020
(FIRST FOUR FISCAL YEARS OF MEASURE H)

71,605
People placed in
Permanent Housing

92,948
People placed in
Interim Housing

42% of permanent housing and **57%** of interim housing placements
are attributed to programs funded in whole or in part by Measure H.

Strategies to Address Homelessness

Institute for Local Government
October 7, 2021

Megan Hunter, Director
Community Development Department

City of Salinas

- 156,000 + People

- Salad Bowl of the World

- $7+ Billion Ag Industry

- 79% Latino

- Median Age: 29.7

- Poverty Rate: 17%

- 2019 PIT: 1,182

- Likely Count: < 2,000

Best Practices

Lessons Learned

Upcoming Webinars

TACKLING CALIFORNIA'S
HOUSING CRISIS
A FREE WEBINAR SERIES FOR LOCAL GOV'T STAFF & ELECTED OFFICIALS

ABOUT THE SERIES

California's housing crisis is growing. While local governments do not build housing units, local officials play an integral role in land use and housing decisions that set the stage for housing development.

This new series from ILG will help city and county leaders better navigate complex housing issues. Experts will tackle timely topics like land use and housing, legal regulations and parameters, and community engagement.

REGISTRATION IS FREE!

WWW.CA-ILG.ORG

This series is hosted by the Institute for Local Government with funding from the California Department of Housing and Community Development

Topics:

- New Laws and New Money

www.ca-ilg.org/HousingWebinars

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Thank You!

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