



San Gabriel Valley Council of Governments

AGENDA AND NOTICE

OF MEETING OF THE HOMELESSNESS COMMITTEE

Wednesday, October 2nd, 2019, 8:30 AM

West Covina Council Chambers Meeting Room
1444 W Garvey Ave S, West Covina, CA 91790

HOMELESSNESS COMMITTEE

Chair

Becky Shevlin
City of Monrovia

Vice-Chair

Margaret Clark
City of Rosemead

MEMBERS

Baldwin Park
Claremont
Duarte
Glendora
Monrovia
Pomona
Rosemead
LA County
Supervisory
District #1

EX OFFICIO

J. Lyons
W. Huang

Thank you for participating in today's meeting. The Homelessness Committee encourages public participation and invites you to share your views on agenda items.

MEETINGS: *Regular Meetings of the Homelessness Committee are held on the first Wednesday of each month at 8:30 AM at the West Covina Council Chambers Meeting Room (1444 W. Garvey Avenue S., West Covina, CA 91790).* The Meeting agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 1000 South Fremont Avenue, Suite 10210, Alhambra, CA, and on the website, www.sgvco.org. Copies are available via email upon request (sgv@sgvco.org). Documents distributed to a majority of the Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG requests that persons addressing the Committee refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the Committee during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public wishing to speak are asked to complete a comment card or simply rise to be recognized when the Chair asks for public comments to speak. We ask that members of the public state their name for the record and keep their remarks brief. If several persons wish to address the Committee on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Committee may not discuss or vote on items not on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Committee member or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Committee.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



PRELIMINARY BUSINESS

1. Call to Order
2. Roll Call
3. Public Comment (*If necessary, the Chair may place reasonable time limits on all comments*)
4. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to the next regular meeting (*It is anticipated the Committee may take action*)

CONSENT CALENDAR

(It is anticipated the Committee may take action on the following matters)

5. Homeless Committee Meeting Minutes – 9/4/2019 – Page 3
Recommended Action: Approve

PRESENTATIONS

(It is anticipated the Committee may take action on the following matters)

6. Pasadena's Tenant Protection Ordinance – Jim Wong, Senior Project Manager - Page 5
Recommended Action: For information only.
7. Claremont's Collaboration Shower Program for Unsheltered Residents - Dr. Anne Turner, Director of Human Services – Page 7
Recommended Action: For information only.

STAFF REPORTS

(It is anticipated the Committee may take action on the following matters)

8. RHTF Kick off Meeting – Page 55
Recommended Action: For information only.
9. Executive Order N-06-19 Affordable Housing Development – Page 57
Recommended Action: For information only.

ADJOURN



SGVCOG Homelessness Committee Approved Minutes

Date: September 4, 2019

Time: 8:30 AM

Location: West Covina Council Chambers Meeting Room; 1444 W. Garvey Avenue
South, West Covina, California 91790

PRELIMINARY BUSINESS

1. Call to Order
The meeting was called to order at 8:31 AM
2. Roll Call

Homeless Committee Members Present

Y. Ruizesparza, Baldwin Park
K. Davis, Glendora
F. Briones, LA County District 1
B. Shevlin, Monrovia
B. DeFrank, Pomona
L. Johnson, West Covina

Homeless Committee Members Absent

Claremont
Duarte
Irwindale
Rosemead
West Covina

Ex Officio Members Present

J. Lyons, SGV Consortium on Homelessness
W. Huang, Pasadena

Guests

Victoria Rocha, Duarte
Armando Hegdahl, Irwindale
Janet Stone, Glendora
Taylor Valmores, Assm. Blanca Rubio
Ann Garcia, San Dimas
Danika Mendoza, Sen. Susan Rubio
Devon Baker, Claremont
Elizabeth Ben-Ishai, LA County CEO

Sandra Maravilla, Supervisor K. Barger
Debbie Lopez, Glendora
Daniella Alcedo, LAHSA
David Kim, Senator Anthony Portantino
Ray Findley, Baldwin Park PD
Lee Kane, SGV Consortium
Gerardo Rodriguez, Claremont

SGVCOG Staff

J. Cicco
C. Sims

M. Creter

3. Public Comment: There was no public comment.
4. Changes to Agenda Order: There were no changes to the agenda order.

CONSENT CALENDAR

3. Homelessness Meeting Minutes
There was a motion to approve consent calendar item 5 (M/S: K. Davis/L. Johnson)

[Motion Passed]

AYES:	Glendora, Monrovia, Pomona, West Covina
NOES:	
ABSTAIN:	
ABSENT:	Baldwin Park, Claremont, Duarte, Irwindale, Rosemead, LA County District 1

PRESENTATIONS

6. Hope for Home

City of Pomona Neighborhood Services Director, Benita DeFrank, provided a presentation on the City’s Hope for Home Service Center. The Center provides crisis beds for single adults and, upon completion, will provide an Access Center with many additional social and supportive services. The Center is being developed in two phases The first phase Phase 1 includes restroom facilities, a storage facility for unsheltered homeless persons, a mobile medical docking station, luncheon area, year-round crisis and bridge housing beds, a pet kennel and bike racks. Phase 2 will include a dog park, a community kitchen, health clinic, paved parking, a Pomona Police Department Office, housing and outreach services office, charging stations and solar canopies. A number of onsite partners – including Volunteers of America, East Valley Community Health Center, TriCity Mental Health Center, Prototypes and Goodwill – will provide these services. The Access Center will open in the Fall of 2019 and a grand opening for completion of the entire campus is anticipated in the Fall of 2020.

Ms. DeFrank provided an overview of best practices and lessons learned. She recommended a number of items, including 1) using a fabric structure that can be built quickly and modified to meet changing needs; 2) considering what your city is already providing and building upon this strength; 3) providing services to people where they are; 4) considering the size and characteristics of a city’s homeless population; 5) committing to affordable housing; and 6) starting from an agreed-upon Mission Statement. Ms. DeFrank credits the opening of the Center with an 11% decrease in homelessness in the 2019 Homeless County.

7. San Gabriel Valley Winter Shelter

Raquel Ziegler, Interim Housing Director from the Los Angeles Housing Services Authority (LAHSA) presented information about the 2019-2020 Winter Shelter program and requested identification of possible replacement sites for the Armory in Pomona. The Winter Shelter is a short-term, site-based 14-hour overnight emergency shelter operating from December 1 – March 31. It serves adults and transition-aged youth who are homeless or at imminent risk of becoming homeless. On-site services include intake, assessment, case management, diversion and problem-solving, residential supervision and security, restrooms, showers and meals, crisis intervention and transportation. Volunteers of America of Greater Los Angeles is the awarded site operator. Ms. Ziegler provided contact information for those who may be aware of potential sites.

Committee Member Lyons suggested that LAHSA contract with local agencies in the host cities to help build regional capacity. Committee Member Huang stated that Pasadena has its own funding to care for those who are homeless locally due to the difficulties of using

LAHSA funding. Committee Member Davis suggested that the rotating church model enhances local involvement.

STAFF REPORTS

8. Regional Housing Trust Fund

Staff provided an information on the next steps to be taken on the creation of a San Gabriel Valley Regional Housing Trust Fund. SB 751 has passed both the Assembly and the Senate without opposition and is before the Governor for signature. Staff provided an overview of the joint powers agreement negotiation process and the proposed stakeholder outreach. The meetings for potential members will start with a Kick-off meeting on September 25 at 10:00 a.m. at the SGVCOG ACE office in Irwindale.

CHAIR'S REPORT

9. Solicitation of presentation topics

The Chair solicited presentation topics and any other comments by members. Member Lyons suggested that city program materials be displayed at the Homelessness Committee meetings and requested an analysis of AB 1482. Speaking on behalf of Committee Member Leano, Gerardo Rodriguez asked when the tenant protections presentation would come before the Committee. Committee Member Davis stated that cities should focus of quality of life, not on housing status, when fighting the 9th Circuit Court Decision and asked if other cities are planning on building housing. Committee Member Lyons stated that the Regional Housing Trust Fund will be a clearing house for projects, focusing on win-win partnerships. Committee Member Shevlin stated that funding issues are connected with LAHSA, and there are so many funding pots that are too difficult to navigate. Committee Member Huang reported that AB 302, safe parking is moving forward with a 1-year delay.

ADJOURN

The meeting was adjourned at 10:00 AM

REPORT

DATE: October 2, 2019
TO: SGVCOG Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: **PASADENA'S TENANT PROTECTION ORDINANCE**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

In 2004, the City of Pasadena adopted a Tenant Protection Ordinance (TPO) that requires landlords to provide relocation benefits to tenants that are displaced under specific circumstances. The ordinance establishes the situations in which a landlord is obligated to pay relocation benefits and the housing types that are covered. The TPO applies when there are changes of property ownership, tenancy is terminated, or rent is increased by more than 5% of than the Consumer Price Index increase... It also establishes tenant eligibility standards and defines benefits. Pasadena's TPO was amended in July 2019 to provide greater tenant protections.

Several cities included researching or adopting TPOs in their homeless plans and the Homelessness Committee has requested a presentation on TPOs.

Jim Wong, Senior Project Manager, City of Pasadena will provide the Committee with information on Pasadena's TPO.

Prepared by: 

Jan Cicco
Regional Homelessness Coordinator

Approved by: 

Marisa Creter
Executive Director

REPORT

DATE: October 2, 2019

TO: SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **CLAREMONT'S SHOWER PROGRAM COLLABORATION FOR UNSHELTERED RESIDENTS**

RECOMMENDED ACTION


For information and discussion.


BACKGROUND

The Claremont Collaboration Shower Program for Unsheltered Residents is a collaboration between St. Ambrose Episcopal Church, the surrounding neighborhood and the City of Claremont, which facilitated the collaboration. The collaborative agreement sets parameters for the provision of shower services for unhoused Claremont neighbors. The Program is operated by San Ambrose Episcopal Church at the church site and aims to provide basic care for its unsheltered neighbors while mitigating the challenges that can accompany the operation of a shower program.

The City has memorialized, within the agreement, a distinction between its homeless services programs that assist people to moving into shelters and housing and those programs – like the shower program – that provide basic needs for unsheltered residents. To mitigate any concerns associated with operating the program, the City has developed a written agreement between the Church and surrounding residents that sets out the expectations for program participants. It addresses how violations of the agreement will be addressed. The city provided a contact number for the neighbors residing in the neighborhood where the shower program is based.

Dr. Anne Turner, Claremont's Director of Human Services, will provide the Committee with information on the Program.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – Agreement

Attachment B – City of Claremont Homeless Plan

**2019/20 Annual
St. Ambrose Episcopal Church Good Neighbor DRAFT Agreement**

The annual "Good Neighbor" agreement between St. Ambrose Episcopal Church (SAEC) and the neighborhood of Mountain Avenue and Bonita Avenue is to insure a better relationship between St. Ambrose Episcopal Church (SAEC) and the Mountain Avenue and Bonita Avenue neighborhood.

St. Ambrose Episcopal Church (SAEC) does not provide homeless services (shelter or programming) and is a passive option for unsheltered residents to congregate and create community in a safe space. Its mission is to embrace the unsheltered as they would sheltered residents with compassion and understanding through its hospitality. ~~Unsheltered individuals seeking services may contact the City of Claremont to get connected with homeless services partners such as Claremont Homeless Advocacy Program (CHAP), Inland Valley Hope Partners, Tri-City Mental Health Services, and Volunteers of America that can provide direct homeless services to unsheltered residents.~~

SAEC has filed and signed a no trespass agreement with the Claremont Police Department (CPD) as outlined in this agreement. There is a "no overnight camping" rule in place and CPD has the permission of SAEC to remove persons from the premises at their discretion.

The City will facilitate quarterly meetings throughout the 2019 – 2020 fiscal year between SAEC and the neighbors to address any new concerns, discuss the good neighbor agreement, and modify the agreement, if needed. Both groups have met and negotiated this agreement.

Points negotiated for the St. Ambrose Episcopal Church (SAEC) and the Mountain Avenue and Bonita Avenue neighborhood are as follows:

I. See Something Say Something

Neighbors will contact Claremont Police Department (CPD) at their business line and ask for dispatch at (909) 399-5411 when they see suspicious activity or when there is a violation of hospitality hours during its designated times as outlined in this agreement at SAEC. CPD will be keeping a tracking list of Calls for Service to SAEC. The data collected will be evaluated and discussed at each quarterly meeting between SAEC and the neighbors.

II. Late Night Maintenance

Per Claremont Municipal Code (CMC), Title 8 Health and Safety, Chapter 8.24, leaf blowers powered by installed line current or by battery may be used in the City subject to the provisions of this chapter notwithstanding the noise standards in Chapter 16.154 of this CMC. Permitted hours of operation of electric or battery powered leaf blowers may be operated only between 8:00A.M. and 6:00P.M., seven days per week.

Any usage of permitted machinery outside the permitted hours of operation or unnecessary, excessive, and annoying noise and vibration, is a clear violation of CMC leaf blower use and noise ordinance. St. Ambrose Episcopal Church (SAEC) adheres to the leaf blower and noise ordinances in place. Any operation and noise outside of permitted hours will result in CPD disciplinary action at their discretion.

III. Personal Items and Storage

St. Ambrose Episcopal Church (SAEC) will not store individual items for unsheltered participants on the premises at any time. SAEC is not responsible for any lost or stolen property. Personal belongings must always be attended to and kept with the unsheltered resident during hours of hospitality at SAEC.

IV. Parking Lot and Leased Placards

For the purpose of keeping order and control at the SAEC campus parking lot, placards will be used for cars using leased spaces. These spaces will also be designated with signage. A car with a placard in a designated space are the only cars allowed to be in the parking lot overnight. There is no overnight camping allowed anywhere on the SAEC premises. Unsheltered participants are to follow the rules and guidelines during the hospitality hours on the premises as outlined by SAEC.

V. Shower Program

Showers at SAEC take place on:

- Tuesdays – 8:00AM – 12:30PM
- Wednesdays – 10:30AM – 12:30PM
- Fridays – 8:00AM – 12:30PM

During the SAEC Shower Program hours, unsheltered participants are to follow the rules and guidelines as outlined by SAEC and within the parameters of this agreement with the neighbors. Neighbors will call Claremont Police Department if they see suspicious activity. The City's Tri-City Mental Health Services Homeless Services Advocate will be a consistent presence and will be on the premises beginning September 2019 during SAEC Shower Program hours to offer direct services to the Shower Program participants.

VI. Hospitality Hours

There will be strict designated times as to when patrons will be allowed to utilize the parking lot at SAEC. Any other use outside of the designated times will result in the removal of persons from the premises at the discretion of the Claremont Police Department (CPD) per the signed trespassing ordinance agreement that SAEC has with the CPD. SAEC and the neighbors will check in on the progress of the times established on November 15, 2019. The following hours were agreed upon at August 15, 2019 meeting and are in effect for the 90-day term.

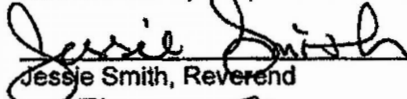
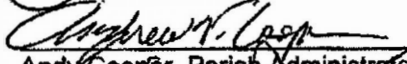
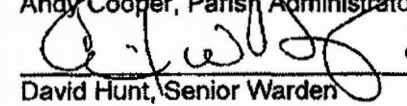
- Summer: 7:00AM – 8:00PM (August & September)
 - Compliance to City of Claremont Municipal Code leaf blower and noise ordinance
 - April 2019 – September 2019
- Winter: 7:00AM – 5:00PM (October)
 - Compliance to City of Claremont Municipal Code leaf blower and noise ordinance
 - October 2019 – March 2020

VII. Safe Passage for School Children and Parents to Nursery School

While safe passage for children and seniors remain a top concern to the neighbors, Mountain Avenue and Bonita Avenue is still a busy intersection. People walk on the public sidewalk at all hours of the day in the community so it is encouraged that if the neighbors see something suspicious, they should call the Claremont Police Department at (909) 399-5411 to report any suspicious activity.

This agreement reflects what was discussed at the Community Meeting that took place on Thursday, August 15, 2019 at the Alexander Hughes Community Center at 6:30PM between St. Ambrose Episcopal Church (SAEC) and the neighbors of Mountain Avenue and Bonita Avenue. Signing this agreement represents that you attended the meeting. This is a temporary document and the data collected will be evaluated and discussed in November at the first quarterly meeting between SAEC and the neighbors.

St. Ambrose Episcopal Church Representatives:

	9-4-19
Jessie Smith, Reverend	Date
	8-28-19
Andy Cooper, Parish Administrator	Date
	8-28-19
David Hunt, Senior Warden	Date

Neighborhood Representatives:

Amy Massie	Date
Chris Massie	Date
Stacey Caponigro	Date
Suzanne Duron	Date
Katrina Mason	Date
Wesley Mason	Date
Adrienne Long	Date
Linda Mawby	Date
Nancy Vandermeer	Date

See Attached



City of Claremont Homeless Services Plan (July 2018)

Prepared by:



In collaboration with:



About the City of Claremont Plan to Prevent and Combat Homelessness

The County of Los Angeles awarded the City of Claremont a City Planning Grant for \$30,000 to develop a City plan to prevent and combat homelessness (“Homeless Plan”) in late 2017. Upon acceptance of the grant, the City of Claremont, along with 18 other cities in the San Gabriel Valley, entered into a Memorandum of Understanding (MOU) with the San Gabriel Valley Council of Governments (SGVCOG) to engage a consulting firm to write the Homeless Plan. The agreement was awarded to LeSar Development Consultants (LDC).

LDC began working with the City’s Human Services staff in early 2018, meeting with and gathering public input from service partners, community members, and city staff. LDC then met with City Human Services Department staff and the Mayor’s Affordable Housing and Homelessness Ad Hoc Committee (MAHHAHC) to discuss the issues, challenges, concerns, and current conditions contributing to homelessness in Claremont. LDC also interviewed people in Claremont experiencing homelessness and participated in a ride-along with the Claremont Police Department. These meetings focused on ways to improve the quality of life for residents, neighborhoods, and the business community. Throughout the process, LDC collected pertinent information for the development of this Homeless Plan that underpins its recommended goals and actions. These in turn reflect priorities and needs that align with the County of Los Angeles Board of Supervisors adopted strategies. The Plan is structured using the County’s template to comply with the requirements for future grant opportunities.

This Homeless Plan begins with an overview of homelessness in Claremont and the City’s response to date. The core of the Plan is a series of aspirational goals and supporting actions that have the potential to reduce the level of homelessness in Claremont. These goals and actions build on existing efforts the City has put in place and require the City to continue the work it is already doing. Wherever possible the goals link to LA County Homeless Initiative Strategies so that they take advantage of existing County-funded programs or funds available through Measure H, the quarter-cent sales tax LA County voters approved in March of 2017. A comparison of the Homeless Plan’s Goals and the applicable Homeless Initiative Strategies is available in Appendix E. The Homeless Initiative Strategies are further described in Appendices F and G.

The City of Claremont Homeless Services Plan was presented to the City Council on May 22, 2018 and was unanimously adopted by all Councilmembers, including:

Mayor Opanyi Nasiali

Mayor Pro Tem Corey Calaycay

Councilmember Joe Lyons

Councilmember Sam Pedroza

Councilmember Larry Schroeder

Homeless Plan Organization, Content, and Terminology

Claremont's Homeless Plan contains five sections, including *Background and Purpose of Homeless Plan*, which describes the rationale and purpose for creating the plan. The *Current Efforts to Address Homelessness*, which details the City and community partners' ongoing work and includes an overview of expenditures. The *Homeless Plan Process* briefly describes the methods used to research and write this plan. *Goals and Supporting Actions* includes eight goals that support the purpose of the plan, as described in the first section. Each of the goals contains a series of supporting actions, suggestions for measurement, and a timeline for successful completion. It also includes the party taking ownership of the action, potential city resources and associated policy changes. Lastly, the *Appendices* include commentary from stakeholder input sessions, an overview of Claremont's existing framework for addressing homelessness, and detail on the LA County Homeless Initiative.

Accessory Dwelling Unit	ADU	Also known as granny-flat or Secondary Dwelling Unit
Collaborative Community Response to Claremont Homelessness	CCRCH	The City of Claremont's homeless program (see Appendix C)
Coordinated Entry System	CES	A regional database and prioritization list of all individuals experiencing homelessness. Individuals must complete a needs assessment (the VI-SPDAT) in order to be added to CES.
Homeless Management Information System	HMIS	Web-based database on individuals experiencing homelessness. Los Angeles' HMIS is administered by LAHSA.
Los Angeles Homeless Services Authority	LAHSA	LAHSA administers federal, state, and local funding to almost 100 service providers.
Mayor's Affordable Housing and Homelessness Ad Hoc Committee	MAHHAHC	Ad Hoc Committee appointed by Mayor Schroeder on January 9, 2018 in order to examine homelessness in Claremont
Rapid Re-housing	RRH	An evidence-based housing intervention recommended by HUD, USICH and NAEH. RRH provides time-limited housing assistance and limited case management services to assist individuals to find and maintain permanent housing.
Service Planning Area	SPA	LA County is divided into eight geographic areas for the purposes of administering services related to health and homelessness. Each SPA is expected to have a balance of homeless services. Claremont is in SPA 3.
Supplemental Security Income	SSI	A Federal income supplement program funded by general tax revenues.
Transition Age Youth	TAY	People between the ages of 18 and 24, inclusive

Transitional Housing	TH	Time-limited housing coupled with supportive services designed to prepare individuals experiencing homelessness for independent permanent housing.
Vulnerability Index - Service Prioritization Decision Assistance Tool	VI-SPDAT	An assessment conducted on people experiencing homelessness to determine their level of acuity and enable prioritization through CES.

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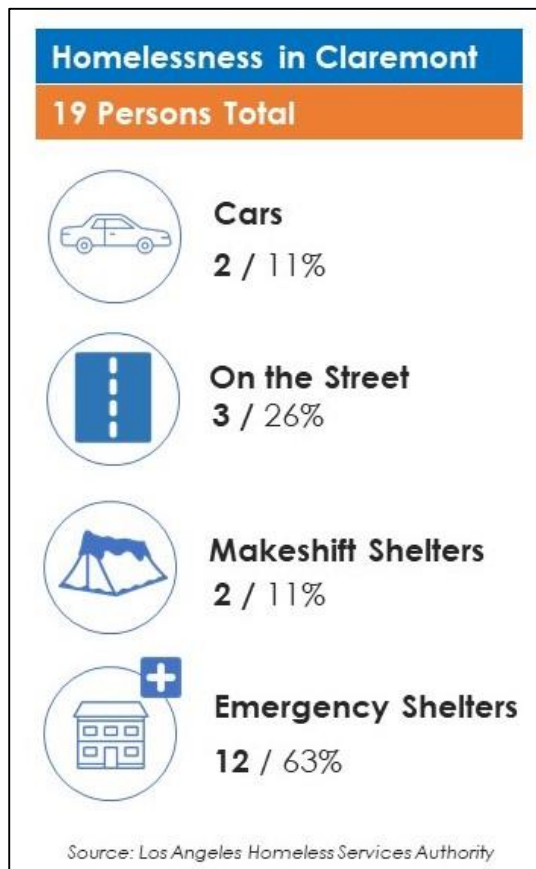
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Background and Purpose of Homeless Plan

The City of Claremont has experienced significant momentum in recent years in its effort to address homelessness, leading to a recent surge in City-led initiatives. These include the City's adoption of policy concerning Los Angeles County Measure H strategies, a summit on area homelessness, and the formation of the Mayor's Affordable Housing and Homelessness Ad Hoc Committee (MAHHAHC).

Homelessness throughout Los Angeles County is rising and affordable housing development in the region has lagged far behind the need. The 2017 Los Angeles Homeless Services Authority (LAHSA) Point in Time Count census for Service Planning Area 3 (SPA 3), which includes the City of Claremont, measured a 36% increase in homelessness from the year before. At the same time, the Point in Time Count in Claremont counted 19 individuals who were experiencing homelessness in 2017. This number is not insignificant. The goal of this Plan is to find ways to house these people.

Figure 1: Claremont 2017 Point in Time Count



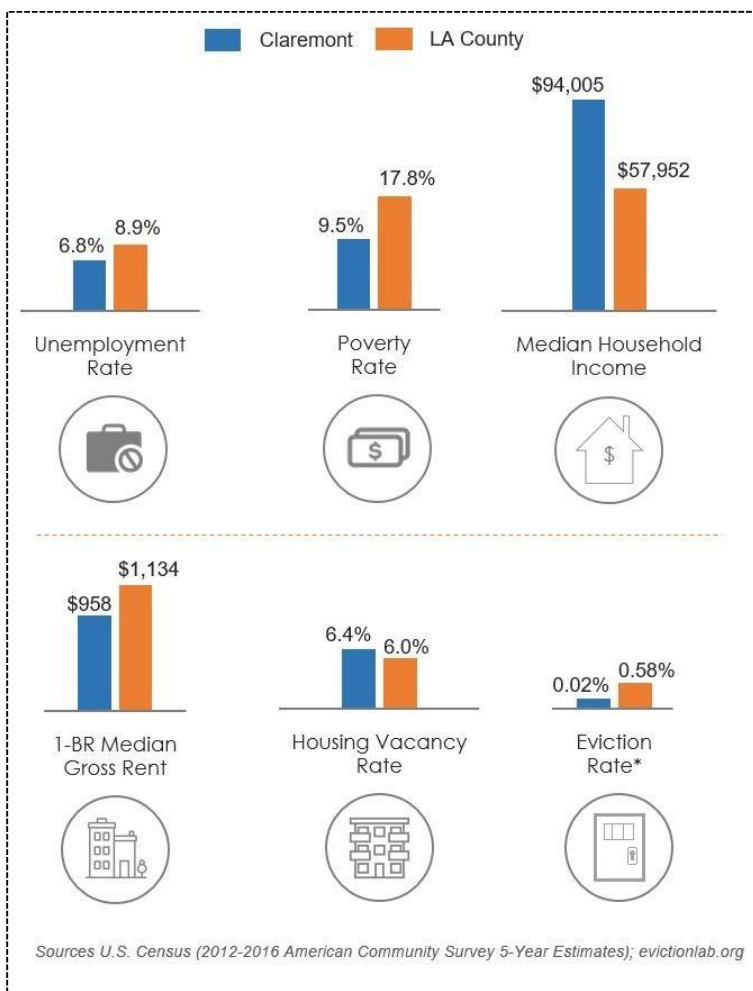
Considering this, the City of Claremont has committed to creating a Homeless Plan that will guide the City over the next three years with preventing and combatting homelessness. The purpose of the plan is to:

1. Continue developing and improving homeless services and partnerships with local service providers to augment the City's Collaborative Community Response to Claremont Homelessness (CCRCH; see Appendix C for description).
2. Assess the City's current methods and provide recommendations to ensure the City is maximizing its resources and impact within the community, including:
 - a. The functionality and performance of current efforts, including the CCRCH
 - b. Implementation of Los Angeles Homelessness Initiative and Measure H strategies
3. Assist in setting goals for the coming years, ensuring that the City of Claremont continues to move toward its goal of reducing homelessness.
4. Facilitate the formation of a community based organization to assure the sustainability of Claremont's efforts to prevent homelessness. The organization will partner with the City to perform the logistics of the plan.

Demographics at the regional level can serve as a guide and benchmark for local trends. The following provides an informative snapshot of who was experiencing homelessness in SPA 3 in 2017:¹

- 67% (2,373) were unsheltered and living outside while 33% (1,179) were in some form of temporary shelter accommodations – accounting for 6% of Los Angeles’ homeless population
- 76% were single adults, 18% were families, and 6% were youth and young adults
- 28% were female, 72% were male, .4% were transgender, and .2% did not identify with a gender
- 50% were Hispanic/Latino, 24% were white, 18% were African American, 5% were American Indian, 2% were Asian, and 1% identified as other
- 5% were age 62 and up, 17% between the ages of 55-61, 60% between the ages of 25-54, 7% between the ages of 18-24, and 11% were under the age of 18
- 6% were United States Veterans
- 30% were considered chronically homeless, meaning that they have lengthy or repeated histories of homelessness along with a long-term disability such as mental illness, substance use disorder, or a physical health problem
- 28% had a mental illness, 17% had a substance use disorder, and 2% had HIV/AIDS
- 27% have experienced domestic/intimate partner violence in their lifetime

Figure 2: Selected Demographic Statistics

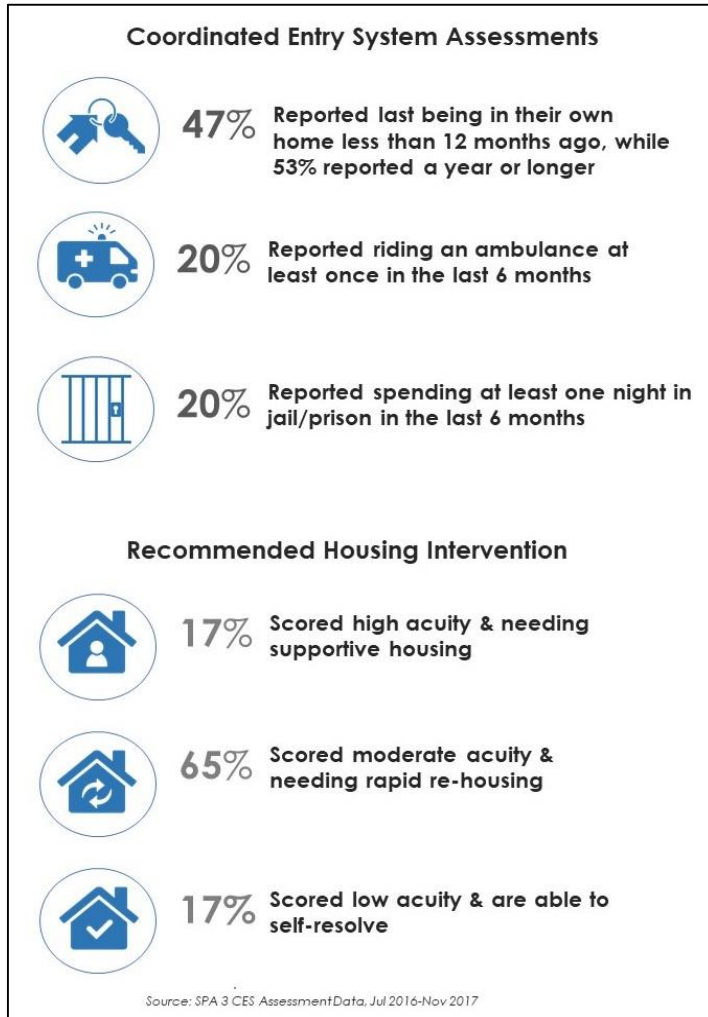


In addition to the Point in Time Count data and regional demographics, it is useful to examine city-level data from the regional Coordinated Entry System (CES). This provides an enhanced

¹ Los Angeles Homeless Services Authority. “Homeless Count 2017 SPA 3 Fact Sheet.” 2017. Available: <https://www.lahsa.org/dashboards?id=13-greater-los-angeles-homeless-count-by-city-community>.

view of those experiencing homelessness and their challenges as well as needs using responses to the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment, and other indicators of a person’s overall health and well-being.

Figure 3: Selected Statistics From HMIS/CES



The VI-SPDAT helps identify the co-occurring social and medical factors that generally contribute to homelessness and assists in prioritizing individuals for limited housing and services resources. It does this by producing an acuity score, which serves as a reference for administrators in charge of local resources.

The survey can also help identify an appropriate housing intervention for someone experiencing homelessness. In LA County, CES Matching Policies dictate that people experiencing homelessness who fall into the low-acuity scoring range of the assessment (0-3) should be able to find housing on their own, or self-resolve. Individuals in the mid-acuity scoring range (4-11) are best served by Rapid Re-Housing programs. High-acuity individuals (12+) generally need supportive housing.²

Other useful indicators in the data set include information about a person’s housing history, legal background, physical and mental health, history of substance use, and general

demographic information such as age and race. All of these elements are self-reported by the individuals being assessed.

For the purposes of this Homeless Plan, all data has been de-identified to protect confidentiality. The date range being reviewed is from July 2016 through November 2017.

In Claremont, 23 individuals were assessed,³ 65% of whom are in the mid-acuity range, compared to 17% for high-acuity (12+) and 17% for low-acuity individuals (0-3).

² Los Angeles Homeless Services Authority. Draft CES Prioritization Policies. Available: <https://www.lahsa.org/documents?id=1896-draft-ces-prioritization-policies>.

³ This analysis uses two different data sets: one for the acuity scores and one for all other reported indicators. The acuity data set included 23 respondents, while the other included 15.

In terms of demographics, 60% of Claremont's population is 25-40 years old, while 33% and 17% fall into the 41-55 and 55+ age ranges, respectively. 47% are white, 40% are black or African American, and 13% are Native Hawaiian or other Pacific Islander. 47% identified as female, and 53% identified as male.

Current Efforts to Address Homelessness

The launch of the Collaborative Community Response to Claremont Homelessness (CCRCH) in 2015 set the City on course to partner with several community-based organizations in its efforts to address homelessness. At present, those partners include Inland Valley Hope Partners (IVHP), Claremont Homeless Advocacy Program (CHAP), Volunteers of America (VOA) and Tri-City Mental Health Services. Claremont provides financial support for a number of programs offered by these agencies for low-income and homeless individuals and families.

In addition, a strong partnership between the City's Human Services Department and Police Department has resulted in a collaborative approach to addressing homelessness in Claremont. Street outreach with interdepartmental teams, accompanying transportation services, and non-clinical assessment of individuals in the field have all come about because of this partnership.

The City has also sponsored the following series of trainings to guide these homeless outreach efforts:

- Tri-City Mental Health Services' "Mental Health First Aid USA" training on the behavioral manifestations of mental illness and resources available for assisting the Claremont homeless population
- State-mandated training for all new Police Department personnel, designed to:
 - Introduce laws that protect people with disabilities
 - Enhance the recognition of behaviors that are indicative of disability or mental illness
 - Provide de-escalation skills (e.g. moving from confrontational language to calming language and relationship building).
 - Educate on situation-appropriate responses to individuals with mental illness who may also be homeless
 - Reduce stigma associated with mental illness and disabilities
- Crisis Intervention Tactics for First Responders on the recognition of an issue, its appropriate response, and the importance of referrals when handling incidents⁴

Lastly, the City has achieved some significant milestones in its efforts to address homelessness, including:

- The City Council's adoption of Resolution 2016-35, "A Resolution of the City Council to Partner with the County of Los Angeles to Combat Homelessness," which led to the appointment by the Mayor of the Affordable Housing and Homelessness Ad Hoc Committee.

⁴ Homeless Program summary document. The City of Claremont Human Services Department. 2018.

- The City’s current collaboration with the LA County Homeless Authorities, the San Gabriel Valley Council of Governments, and San Gabriel Valley Consortium on Homelessness to address regional issues related to homelessness.
- Successful coordination of a community summit on homelessness in fall of 2017, and creation of the “Resources for Persons in Need” pamphlet to empower homeless individuals and their advocates with services specific to the area.
- Enhanced focus on directing homeless individuals to service providers as an alternative to incarceration and arrest.
- Providing various trainings for first responders, staff, and the community.
- Providing \$60,000 for Community Based Organization (CBO) Homeless Services during fiscal years 2009-2010 through 2017-2018.⁵

The following table outlines the City’s current annual funding and activities dedicated to individuals and families experiencing homelessness and those facing housing instability:

Table 2: 2017-2018 Funding and Activities Related to Homelessness

Activity	Annual Funding	Funding Source	Non-Profit Partner or Department	Activity Description
Prevention	\$32,900	City CBO Grant	IVHP	Family stabilization funds
Transitional Housing	\$7,200	City CBO Grant	CHAP	Funding used to provide support for 15-bed transitional housing program for single adults. Services include overnight shelter, meals, and navigation services with the goal of permanent housing.
Transitional Housing	\$3,000	City CBO Grant	IVHP	Our House Family Shelter – Serves families (women and children only) and single adult women
Transitional Housing	\$7,300	City CBO Grant	Pacific Lifeline	Serves families (women and children only)
Transitional Housing	\$5,800	City CBO Grant	Crossroads Inc.	Serves recently-incarcerated single adult women
Emergency Shelter	\$3,800	City COB Grant	Stepping Stones Program	120-day emergency shelter (women and children only)
Prevention	Interest from \$25,000 corpus	Claremont Community Foundation	Claremont Community Foundation	Family Emergency Fund assistance is available to families for minor household expenses (\$250 maximum).

⁵ Ibid.

Activity	Annual Funding	Funding Source	Non-Profit Partner or Department	Activity Description
Outreach	(no estimate)	City Operations	City of Claremont Human Services Department	Department staff engage homeless individuals in the field and make referrals to service providers.
Administration	(no estimate)	City Operations	City of Claremont Human Services Department	Department staff oversee efforts to address homelessness, including drafting plans, presenting to City leadership, organizing meetings, etc.
Outreach/Response to Calls for Service	(no estimate)	City Operations	City of Claremont Police Department and Code Enforcement	Department staff respond to calls for services and engage in proactive outreach to homeless individuals, making referrals to service providers.
Impact Mitigation	(no estimate)	City Operations	City of Claremont Human Services Department	Department staff pick up and store abandoned property as necessary, clean up debris and other waste.
Total Annual Funding	\$85,000			

Table 3: Housing Inventory Count

Housing Project Type	Organization Name	Project Name	Total
Emergency Shelter ⁶	House of Ruth	Emergency Shelter for Battered Women	55
Emergency Shelter ⁷	Claremont Homeless Advocacy Program	Overnight Accommodation	15

Source: Los Angeles Homeless Services Authority

The CCRCH and the existing network of service partners exemplified by MAHHAHC, focuses on maximizing existing resources through coordination between the City and homeless services

⁶ These units do not appear in the Point in Time Count numbers mentioned previously in this document because the beds are not located in the City of Claremont.

⁷ This program is labeled Transitional Housing in Table 2 in order to accurately reflect its scope of services.

providers. CCRCH is designed as a “super referral” process, in which the City acts as a facilitator to connect individuals needing resources with the organizations that can provide the resources available to help them. This Homeless Plan will build on that work by aligning Claremont with external resources available through the County’s Homeless Initiative. The introduction of a database to track what services homeless individuals are receiving will allow City staff to make data-driven decisions about which services to prioritize with the City’s limited resources.

Homeless Plan Process

This Homeless Plan is an extension of existing documents defining Claremont’s current work to address homelessness. In addition, this plan incorporates comments from attendees of the City-organized Homeless Summit held in October 2017, and commentary from input sessions, which included the City Police Department, individuals experiencing homelessness, and partners comprising the Mayor’s Affordable Housing and Homelessness Ad Hoc Committee (City Departments, homeless services providers, faith-based groups, etc.) As a part of each input session, groups were asked to provide feedback on the challenges of homelessness within the City, as well as to provide input into possible strategies, many of which make up the approved goals and strategies for the City within the plan. For summaries of challenges as well as strategies from each input session see Appendices A and B.

Goals and Supporting Actions

Through the homelessness planning process, the City identified eight (8) goals for its homelessness plan:

Goal #1: Continue to Develop and Strengthen City Response to Homelessness

Goal #2: Metrics I – Better Understand Local Unsheltered Homeless Population

Goal #3: Metrics II – Better Understand Local Sheltered Homeless Population and Homeless Services Program Performance

Goal #4: Expand Efforts to Educate City Officials and Public

Goal #5: Improve Coordination of Services Among City, Community Partners, and Regional Coordinated Entry System

Goal #6: Expand Local Prevention Services

Goal #7: Create Immediate Temporary Housing Solutions

Goal #8: Create New Permanent Supportive and Affordable Housing

Each strategy includes any necessary policy changes, measurement, ownership, leveraged City resources (if applicable), and timeline. The City Human Services Department is responsible for overseeing the goals and strategies, reporting on progress, as well as updating or adding new

goals and strategies over time. At a minimum, the plan will be reviewed on a yearly basis and the Human Services Director will report plan progress to the City Council.



Goal 1: Continue to Develop and Strengthen City Response to Homelessness

Homeless Initiative Strategy Link(s): F1

Action 1a

Incorporate Homeless Program Summary and other relevant documents into a comprehensive city policy on the City's response to homelessness

- Within policy establish outcome targets, commitments to best practices, and language supporting California SB 2 (*F1: Promote Regional SB 2 Compliance and Implementation*)

Measurement:	Delivery of finished document
Ownership:	City Council, Human Services Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	As dictated by the document
Timeline	6 months

Action 1b

Formalize MAHHAHC into a community advocacy group

- Committee could serve as advocacy group focusing on housing policy in Claremont
- Consider making group responsible for implementing this Homeless Plan, with City support

Measurement:	Committee holds first meeting under new, ongoing mandate
Ownership:	City Council
Leveraged City Resources:	City staff time
Associated Policy Changes:	No policy changes
Timeline	July 2018

Action 1c

Develop community outreach plan that includes fundraising campaign for implementation of homeless services and housing, in coordination with monies made available through Homeless Initiative Strategies

Measurement:	Delivery of plan to City Council
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	No associated policy changes
Timeline	6 months



Goal 2: Metrics I – Better Understand Local Unsheltered Homeless Population

Homeless Initiative Strategy Link(s): E7

Action 2a

Develop ‘By-Name-List’ (BNL) of unsheltered individuals in Claremont in collaboration with regional CES lead (*E7: Strengthen the Coordinated Entry System*)

- Work with CES lead/LAHSAs to obtain city-specific reports from CES/HMIS
- Alternatively, Claremont could enhance current internal tracking system for people experiencing homelessness through coordination with law enforcement and homeless services providers

Measurement:	Summary of BNL policy and procedures (see Action 2b)
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time to develop materials
Associated Policy Changes:	No policy changes are necessary
Timeline	6 months

Action 2b

Formalize protocol for populating BNL through access points (places people can walk into) and outreach (staff who engage people experiencing homelessness in the field)

Measurement:	Summary of BNL policy and procedure
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time to develop document
Associated Policy Changes:	No policy changes are necessary
Timeline	6 months

Action 2c

Consider engaging service provider partner experienced in outreach and assessment to oversee ongoing work

Measurement:	Process outlined for engagement; Scope of work and contract (or Memorandum of Understanding, as applicable) drafted and reviewed
Ownership:	Human Services Department
Leveraged City Resources:	Staff time to develop documents
Associated Policy Changes:	No policy changes are necessary
Timeline	Year 1-2

Action 2d

Review BNL periodically and monitor changes to local unsheltered homeless population through CES reporting or internal tracking system

Measurement:	Protocol developed for conducting review
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time for review and monitoring
Associated Policy Changes:	No policy changes are necessary
Timeline	6 months, ongoing



Goal 3: Metrics II – Better Understand Local Sheltered Homeless Population and Homeless Services Program Performance

Homeless Initiative Strategy Link(s): None

Action 3a

Amend contract language with organizations receiving City funding to include use of HMIS

Measurement:	HMIS requirement added to all forthcoming and renewal contracts for homeless services
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time for drafting contract language
Associated Policy Changes:	Update contracts with current homeless services providers to reflect new requirement to use HMIS
Timeline	Immediately (as dictated by contracts), ongoing

Action 3b

Ensure ongoing performance monitoring of City-funded programs using HMIS

Measurement:	Summary report of performance outcomes for City-funded programs
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time for performance monitoring
Associated Policy Changes:	No associated policy changes
Timeline	Quarterly, after execution of first contracts, ongoing

Action 3c

Use a portion or all of current Community Based Organization (CBO) homeless funding to engage homeless services agency to coordinate program performance monitoring and make recommendations annually regarding renewal of funds

Measurement:	Presentation of preliminary hiring documents, e.g. scope of work for contract
Ownership:	Human Services Department
Leveraged City Resources:	CBO funds
Associated Policy Changes:	Reallocation of funds
Timeline	Year 1, ongoing



Goal 4: Expand Efforts to Educate City Officials and Public

Homeless Initiative Strategy Link(s): E4

Action 4a

Expand recent First Responder training protocol so that it is ongoing and satisfies Measure H requirements (*E4: First Responders Training*).

Measurement:	Completion and implementation of updated protocol
Ownership:	Human Services, Police, and Fire Departments
Leveraged City Resources:	Staff time to review and update training protocol, and to conduct FR training ongoing
Associated Policy Changes:	Update any relevant policy concerning FR training
Timeline	Year 1-3

Action 4b

Provide on-going education to community partners and the public on homelessness in Claremont, impacts, and best practices for solving the issue

Measurement:	Provide updates to City Council on progress
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time to engage community
Associated Policy Changes:	No associated policy changes
Timeline	Ongoing

Action 4c

(If MAHHAHC formalized :) Consider creating roles for members of the general public and homeless community on MAHHAHC to Address Homelessness

Measurement:	Summary of changes to MAHHAHC governing documents regarding membership
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time to oversee change
Associated Policy Changes:	No associated policy changes
Timeline	3 months

Action 4d

Provide on-going education to City staff on available resources and efforts currently being employed to address homelessness

Measurement:	Provide updates to City Council on progress
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time to engage community
Associated Policy Changes:	No associated policy changes
Timeline	Ongoing



Goal 5: Improve Coordination of Services Among City, Community Partners, and Regional Coordinated Entry System

Homeless Initiative Strategy Link(s): E5, E6, E7

Action 5a

Identify delegate from MAHHAHC or City staff to attend regional case conferencing meetings to ensure that Claremont residents are being housed successfully through CES (*E7: Strengthen the Coordinated Entry System*)

- Delegate should be prepared to discuss individuals who are unsheltered, sheltered, and in need of prevention services

Measurement:	Summary report on outcomes of case conferencing and BNL (see Actions 2a, 2b)
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time for participation in case conferencing and review of HMIS data
Associated Policy Changes:	No associated policy changes
Timeline	6 months, ongoing

Action 5b

Coordinate law enforcement, City staff, and other community partners, emphasizing decriminalization and CES alignment (*E5: Decriminalization Policy, E6: Countywide Outreach System*)

Measurement:	Summary report on progress (increased access to CES, increase in number of calls for services attended to by non-law enforcement outreach workers)
Ownership:	Human Services Department, Police Department
Leveraged City Resources:	Staff time to develop and implement coordination strategy
Associated Policy Changes:	No associated policy changes
Timeline	Year 1-2

Action 5c

Direct MAHHAHC, or establish faith-based homeless committee, to coordinate and expand regional faith-based efforts

Measurement:	Summary report on results of coordination efforts
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Use of City facility space for meetings
Associated Policy Changes:	No associated policy changes
Timeline	6 months

Action 5d

Educate City and community partners on using County Web-Based Outreach Reporting Portal

Measurement:	Summary report on results of training
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	No associated policy changes
Timeline	6 months, ongoing

Action 5e

Explore workforce opportunities for individuals and families experiencing or at risk of homelessness

- Consider implementing City-run employment model, similar to those operating in Albuquerque, NM and San Diego, CA. This could also include basic skills and job readiness training, similar to those currently offered through the Claremont Youth Program.
- Develop partnership with Chamber of Commerce and business community to provide training and jobs for individuals connected to housing through local or County-funded prevention and RRH programs

Measurement:	Summary report on results of training
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	No associated policy changes
Timeline	6 months, ongoing



Goal 6: Expand Local Prevention Services

Homeless Initiative Strategy Link(s): A1, A5, B3

Action 6a

Ensure City staff, law enforcement, and homeless services providers understand how to refer clients to Measure H-funded prevention services (*A1: Homeless Prevention Program for Families, A5: Homeless Prevention Program for Individuals*)

Measurement:	Summary report on prevention protocol and outcomes
Ownership:	Human Service Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	No associated policy changes
Timeline	Year 1, ongoing

Action 6b

For prevention efforts funded locally, consider utilizing HMIS system for tracking outcomes (see 3a, 3b)

Measurement:	HMIS requirement added to all forthcoming and renewal contracts for homeless services (see Action 3a)
Ownership:	Human Service Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	No associated policy changes
Timeline	Year 1, ongoing

Action 6c

Review current senior and family emergency funds, make recommendations to City Council for most effective use of that funding for homeless services (A1: Homeless Prevention Program for Families, A5: Homeless Prevention Program for Individuals, B3: Partner with Cities to Expand Rapid Re-Housing)

Measurement:	Summary report of review and recommendations
Ownership:	Human Service Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	No associated policy changes
Timeline	6 months



Goal 7: Explore Immediate Temporary Housing Solutions

Homeless Initiative Strategy Link(s): E8

Action 7a

Consider reorientation of current transitional housing programs to crisis/bridge housing (*E8: Enhance the Emergency Shelter System*)

- Engage with County to identify funding for this effort, for example through LAHSA RFP process
- Redirect current funding to other programs (see Action 8a)

Measurement:	Decision made regarding reallocation of funds
Ownership:	Human Services Department, MAHHAHC, City Council
Leveraged City Resources:	Staff time to prepare recommendations for reallocation
Associated Policy Changes:	No associated policy changes
Timeline	6 months

Action 7b

Develop partnerships with other regional shelters and expand transportation services (e.g. Dial-a-Ride) to provide access

Measurement:	Contract or MOU with regional shelter(s) for set-aside beds for Claremont residents
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	Staff time; potential cost to reserve up to two shelter beds; potential cost to fund transportation via Police Department or homeless services provider
Associated Policy Changes:	No associated policy changes
Timeline	Year 1

Action 7c

Consider funding hotel/motel vouchers for families and individuals experiencing homelessness, in alignment with overall homelessness policy and goals; and Work with County to identify capacity-building funds to allow development of hotel/motel vouchers

Measurement:	Completed funding plan based on budget reallocation
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	City staff time to work with MAHHAHC and County to see this as a fundable project
Associated Policy Changes:	Reallocation of funds
Timeline	1 year

Action 7d

Engage faith-based community around rotational church shelter model and nighttime safe parking zones, in alignment with overall homelessness policy and goals

Measurement:	Summary report on proposed areas of collaboration
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	No associated policy changes
Timeline	1 year



Goal 8: Create New Permanent Supportive and Affordable Housing

Homeless Initiative Strategy Link(s): B3, D7

Action 8a

Consider developing rapid re-housing (RRH) program in City of Claremont (**B3: Expand Rapid Re-Housing**)

- Explore funding options to support this program, including redirecting current prevention and transitional housing funding (see Action 7a), community fundraising for RRH match dollars tied to Hand Up Not Hand Out campaign
- Partner with LA County to fund portion of RRH program, per Measure H strategy

Measurement:	Budget recommendation and reallocation proposal
Ownership:	Human Services Department, MAHHAHC, City Council
Leveraged City Resources:	City staff time, allocation (or reallocation) of City funds for program costs
Associated Policy Changes:	Direct funds to RRH program
Timeline	1 year

Action 8b

Work with local partners to create/expand landlord engagement efforts (e.g. Tri-City Mental Health landlord forum)

Measurement:	Summary report of efforts
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	No associated policy changes
Timeline	6 months

Action 8c

Identify housing resources that could be used for affordable and/or supportive housing, which would allow Claremont to partner with County to provide supportive services (see Action 8e) (D7: Provide Services and Rental Subsidies for Permanent Supportive Housing)

Measurement:	Completed list of all city properties
Ownership:	Community Development Department, Human Services Department
Leveraged City Resources:	Staff time to conduct review
Associated Policy Changes:	No associated policy changes
Timeline	2 years

Action 8d

Explore creation of citywide accessory dwelling unit policy and incentives to guarantee long-term affordability

Measurement:	Completion of policy
Ownership:	Community Development Department, Human Services Department
Leveraged City Resources:	City staff time
Associated Policy Changes:	Policy will need to be created, including any incentives for affordability
Timeline	1 year

Action 8e

Engage other cities to create regional home sharing model, in particular for seniors and Transitional Aged Youth (TAY), in order to leverage whole-home rentals and realize cost savings from shared rents

Measurement:	Summary report on meetings with city leaders; policy on home sharing
Ownership:	Human Services Department, MAHHAHC
Leveraged City Resources:	City staff time
Associated Policy Changes:	Develop home sharing policy to include in homeless policy document
Timeline	1 year

Appendix A: Input Sessions: Summary of Identified Challenges

Individuals Experiencing Homelessness

- The primary reason for homelessness is usually related to cost of housing (“no money”) and/or missing documents.
- In at least one case, high barriers of available shelter options were a deterrent (“too controlling”).
- When asked whether or not people choose to be homeless, responses included:
 - “People don’t always want to go about things the way you think they should.”
 - “People won’t go into places with rules, like they can’t have friends over.”

Police Department

- PD responds to approximately three calls per day related to homelessness.
- Groups of people congregate near library, rail road tracks, City Council Chambers.
- People experiencing homelessness come to Claremont from other cities because it is relatively affluent.

General Public

- Concerns about Gold Line increasing homeless population when it comes to Claremont.
- There is a need for education among faith-based groups on how to handle people requesting financial assistance.
- Lack of information on process employed when people are identified as homeless, and the rules regarding sleeping in the downtown area.
- Concern about people enabling homeless individuals by giving them cash.
- Issues with people “acting out” in Claremont Village, which affects business owners, customers, and employees
- Not enough low-income housing (e.g. single room occupancy)
- “The disturbance that homeless with mental health issues cause that scare/disrupt library environment”

Mayor’s Affordable Housing and Homelessness Ad Hoc Committee (MAHHAHC)

- Existing shelter options are not always appropriate.
- There are significant gaps in resources available for people experiencing homelessness (including TAY).
- Other gaps include:
 - Emergency shelter
 - Bridge housing
 - Affordable housing
 - Rental units (even market rate)
 - Services for students who are homeless under McKinney-Vento
- “The City of Claremont should not be in service provider business. We should defer to the organizations who are experts in this field.”
- There is a risk of damaging relationships with landlords due to “bad actor” clients.
- Underutilization of City funds (e.g. Family Emergency Fund)
- “City staff and partners don’t know what’s available – we need to educate people”.

Appendix B: Input Sessions: Summary of Identified Strategies

Current Homeless Plan

- After a staff review of possible partnership areas, it was determined the most effective ways Claremont can work with the County is through the following strategies:
 - First Responder Training (E4)
 - Decriminalization Policy (E5)
 - Regional Coordination (E10)
 - Promote Regional SB 2 Compliance and Implementation (F1)
 - Incentive Zoning/Value Capture Strategies (F5)⁸

Staff of City Departments

- Allocation of \$30,000 from City CBO Grant (FY18-19) to engage a homeless services agency to oversee implementation of Homeless Plan recommendations.
- Possible allocation of \$60,000 from City CBO Grant (FY19-20) to fund 501(c)3 that would implement Homeless Plan and other County Homeless Initiative strategies.
- Ensure that the City is maximizing its resources with respect to implementation of Measure H strategies and the success of the CCRCH.⁹
- Potential to work with City library, as the library director has expressed some interest in providing a referral service/access point.

General Public

- Support CHAP and St. Ambrose, which provides showers for homeless
- Advocate for the use of old golf course land for temporary housing and services, as well as student community service with the homeless population that could be housed there
- Reinforce best practice of only giving cash to organizations
- Start a program for building single room occupancy as a part of every new development
- Develop a program in the Village that can refer people to services

Mayor's Affordable Housing and Homelessness Ad Hoc Committee (MAHHAHC)

- Identify gaps in current approach to addressing homelessness
- Develop metrics for measuring outcomes of current efforts
- Provide reassurance to homeowners/landlords in the community who might be willing to host or rent to people experiencing homelessness
- Prioritize applicants to low-income housing (e.g. ADUs with covenants) to ensure that those with greatest need receive the benefit
- Political will overcomes roadblocks, e.g. underwriting of new affordable housing
- Reach out to landlords to increase access to rental units
- Reach out to churches with rental properties to see if they would repurpose for rapid re-housing, bridge housing, etc.
- Housing First "is where the funding is"
- Partner with Tri-City Roommate 101 program to pair clients for shared housing

⁸ Homeless Program summary document. The City of Claremont Human Services Department. 2018.

⁹ Ibid.

Appendix C: Overview of Collaborative Community Response to Claremont Homelessness



Source: City of Claremont. Homeless Services Update January 9, 2018.

Appendix D: List of Participating Services Partners that Provided Input to Plan

Crossroads, Inc.

Foothill Family Shelter, Inc.

Inland Valley Council of Churches, dba Inland Valley Hope Partners

Pacific Lifeline

Volunteers of America (VOA)

Tri-City Mental Health Services

Claremont Homeless Advocacy Program (CHAP)

Appendix E: City Planned Activities Tied to County Homeless Initiative Strategies

The following table provides a summary of the alignment of actions identified in Claremont's plan and strategies within the County Homeless Initiative. Details of the strategies listed below are included in Appendix F and G.

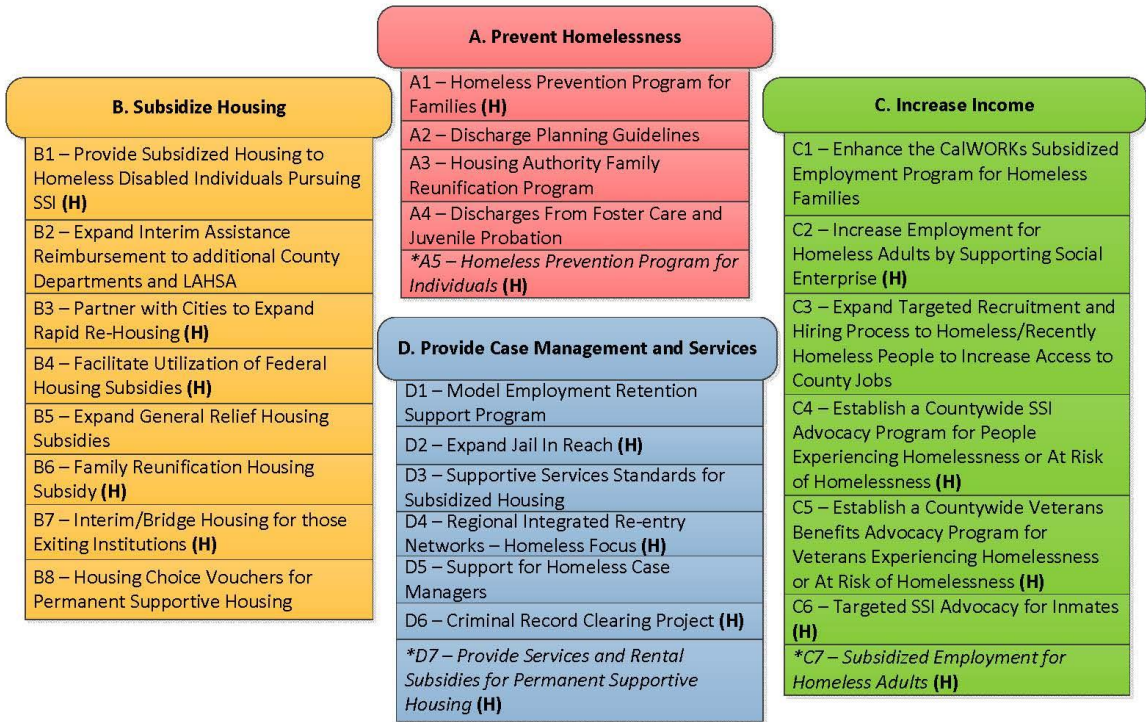
City of Claremont Action	County Homeless Initiative Strategy	Description	County Funded	Measure H Funded
1b	F1	Alignment	Yes	No
2a	E7	Coordination	Yes	Yes
4a	E4	Training	Yes	No
5a	E7	Coordination	Yes	Yes
5b	E5 and E6	Decriminalization	Yes	Yes (E6)
6a	A1 and A5	Prevention	Yes	Yes
6c	A1, A5, and B3	Prevention, RRH	Yes	Yes
7a	E8	Shelter	Yes	Yes
8a	B3	RRH	Yes	Yes
8d	D7	PSH	Yes	Yes

Appendix F: Approved County Strategies to Combat Homelessness

Approved County Strategies to Combat Homelessness

E. Create a Coordinated System

E1 – Advocate with Relevant Federal and State Agencies to Streamline Applicable Administrative Processes for SSI and Veterans Benefits	E5 – Decriminalization Policy	E13 – Coordination of Funding for Supportive Housing
E2 – Drug Medi-Cal Organized Delivery System for Substance Use Disorder Treatment Services	E6 – Countywide Outreach System (H)	E14 – Enhanced Services for Transition Age Youth (H)
	E7 – Strengthen the Coordinated Entry System (H)	E15 – Homeless Voter Registration and Access to Vital Records
E3 – Creating Partnerships for Effective Access and Utilization of ACA Services by Persons Experiencing Homelessness	E8 – Enhance the Emergency Shelter System (H)	
	E4 – First Responders Training	E9 – Discharge Data Tracking System
E10 – Regional Coordination of Los Angeles County Housing Authorities		
	E11 – County Specialist Support Team	
	E12 – Enhanced Data Sharing and Tracking	



F. Increase Affordable/Homeless Housing

F1 – Promote Regional SB 2 Compliance and Implementation	F4 – Development of Second Dwelling Units Pilot Program	<i>*F7 – Preserve current affordable housing and promote the development of affordable housing for homeless families and individuals (H)</i>
F2 – Linkage Fee Nexus Study	F5 – Incentive Zoning / Value Capture Strategies	
F3 – Support Inclusionary Zoning for Affordable Housing Rental Units	F6 – Using Public Land for Homeless Housing	

(H) - Strategies eligible to receive Measure H funding.

* - Strategies in italics were added in the Measure H ordinance approved by the Board of Supervisors on December 6, 2016. All others were approved on February 9, 2016.

03.20.17

Appendix G: Description of County Homeless Initiative Strategies Identified in Claremont Plan

Strategy A1: Homeless Prevention Program for Families

Los Angeles County has an opportunity to build on current programs and services to develop an integrated, comprehensive system to assist families on the verge of homelessness.

Department of Public Social Services (DPSS) provides homeless prevention assistance to certain CalWORKs families in the form of eviction prevention, temporary rental subsidies and other financial services, but provides limited case management services and no legal services. First 5 LA funds home visitation programs which could play a role in identifying families who are at risk of homelessness. The County and City of Los Angeles fund the Housing Relocation and Stabilization Services (HRSS) to expedite the delivery of housing and other supportive services to families experiencing homelessness but has provided very limited homeless prevention services. The Board recently allocated \$2 million to Homeless Family Solution System (HFSS) for prevention purposes that could be useful to learn from and build upon.

Los Angeles Homeless Services Authority (LAHSA) should develop, in collaboration with County agencies and family system partners, a comprehensive strategy to effectively identify, assess, and prevent families from becoming homeless, and to divert families in a housing crisis from homelessness. The strategy should consist of a multi-faceted approach to maximize and leverage existing funding and resources, evaluate and potentially modify policies that govern existing prevention resources to allow greater flexibility, prioritize resources for the most vulnerable populations, and create an outreach and engagement strategy to identify access points for families at risk of homelessness. The major areas critical to developing a homeless prevention system in Los Angeles County involve identifying additional and targeting current resources from multiple systems to focus on homeless prevention.

Strategy A5: Homeless Prevention Program for Single Adults

Implement an integrated, comprehensive homeless prevention program to effectively identify, assess, and prevent individuals from becoming homeless, and divert individuals in a housing crisis from homelessness. This strategy will use a multi-faceted approach to maximize and leverage existing funding and resources, and prioritize resources for the most vulnerable populations. This strategy will address rental/housing subsidies, case management and employment services, and legal services.

Strategy B3: Partner with Cities to Expand Rapid Re-Housing

The purpose of rapid re-housing is to help homeless families/individuals/youth with low-to-moderate housing barriers to be quickly re-housed and stabilized in permanent housing. Rapid re-housing connects homeless individuals and families, as well as vulnerable sub-populations such as older adults, to permanent housing through the provision of time-limited financial assistance, case management and targeted supportive services, and housing identification/navigation supports:

- Financial assistance includes short-term and medium-term rental assistance and move-in assistance, such as payment for rental application fees, security deposits, and utility deposits. Financial assistance can come in the form of a full subsidy, covering the full rent for a period of time, or a shallow subsidy, covering a portion of the rent with gradual decreases in the subsidy over time.

- Case management and targeted supportive services can include, but are not limited to: money management; life skills; job training; education; assistance securing/retaining employment; child care and early education; benefits advocacy; legal advice; health; mental health; substance use disorder treatment; community integration; and recreation.
- Housing Identification/navigation supports address barriers for individuals and families to return to housing, which includes identifying a range of safe and affordable rental units, as well as recruiting landlords willing to rent to homeless individuals and families. Landlord incentives can include items such as a repair fund and/or recognition at relevant landlord events. Housing navigation staff should assist clients in housing search, assistance with completing and submitting rental applications, and understanding the terms of the lease.

Rapid re-housing is the most effective and efficient intervention for more than 50 percent of homeless individuals and families based on available data. The success rate for permanent placement is higher and recidivism rates are lower than other forms of housing interventions. However, it is not the best intervention for those who have been chronically homeless and/or face high barriers that impact housing placement, and is not the most effective intervention for all victims of domestic violence, human trafficking victims, and youth.

Rapid re-housing is generally categorized as a short-term housing resource lasting 6-12 months, but in some cases up to 24 months, if steady, but slow improvements are made by recipients in making the transition to self-sufficiency.

Strategy C4: Establish a Countywide SSI Advocacy Program for People Experiencing Homelessness or At Risk of Homelessness

The recommended countywide Supplemental Security Income (SSI) Advocacy Program would provide assistance to eligible homeless individuals and those at risk of homelessness (including all disabled GR participants) in applying for and obtaining SSI or other related benefits Social Security Disability Insurance (SSDI) and Cash Assistance Program for Immigrants. The Program, modeled after DHS' former Benefits Entitlement Services Team (B.E.S.T), should be overseen by the Los Angeles County Department of Health Services because of its successful management of B.E.S.T. and its achievement of high outcomes and experience with large-scale contracting with homeless services agencies across the county. A Request for Proposals is targeted for release by the end of June, 2016, to secure two or more contractors, who could use subcontractors, as needed, to meet the geographic needs of the County. Referrals to the Countywide SSI Advocacy Program should be received via a warm hand-off from: (1) existing homeless entry points and systems of care, such as Housing for Health, the Coordinated Entry System (CES), Homeless Families Solutions System (HFSS), and the Single Adult Model (SAM); (2) the County Departments of Public Social Services, Mental Health, Public Health, Military and Veterans Affairs, and Children and Family Services, the Probation Department, and the Sheriff's Department; and (3) community-based organizations serving individuals who are homeless or at risk of homelessness.

Strategy D7: Provide Services for Supportive Housing

Funding for this strategy provides high quality tenant services and, when necessary, a locally-funded rent subsidy for disabled homeless adults and families who need permanent supportive housing. Cities with Public Housing Authorities can work with the County to connect homeless

families and individuals, who have a federal housing subsidy and need permanent supportive housing (PSH), to intensive case management services (ICMS).

Strategy E4: First Responder Training

The proposed training program would educate law enforcement, fire departments, and paramedics, i.e., first responders, about the complex and diverse needs of the unsheltered homeless population and how to connect homeless individuals to appropriate services, so as to better prepare first responders when interacting with people experiencing unsheltered homelessness. The proposed training would emphasize awareness of, and strategies for dealing with, situations that arise among unsheltered homeless individuals due to an array of issues, such as, mental illness; alcohol and/or substance abuse/addiction (training in overdose Narcan protection/prevention is one component for addressing substance abuse); co-occurring substance abuse and mental illness; and/or physical health ailments. Los Angeles Sherriff's Department and other police agencies interested in participating in the training will develop the training and protocol based on local and national best practices.

The proposed Countywide encampment/unsheltered homeless protocol would ensure that LA County, and police forces across the County, are responding to the crises of encampments and unsheltered homelessness in a manner that both improves efficiencies across jurisdictional boundaries and achieves more effective outcomes and collaboration among police agencies and homeless service providers.

Strategy E5: Decriminalization Policy

The criminalization of homelessness has long been seen in some communities as a strategy to address some of the more visible aspects of homelessness; however, over the past few years, there has been an increased understanding that criminalization harms individuals and communities and in fact can make it more difficult to address homelessness. With new efforts by the Federal Government to encourage communities to roll back these measures, there is an increased need for the County to build on current Sheriff 's Department policy and practice and take a leading role in promoting the decriminalization of homelessness throughout Los Angeles County. The decriminalization policy should: 1. Include a protocol that complements the County's Homeless Encampment Protocol (the Encampment Protocol also includes best practices that can be applied to street homelessness), to ensure that the County does not disproportionately enforce existing County ordinances against homeless families and individuals; 2. Include a process to ensure greater collaboration between judicial agencies and local alternative courts, e.g., County Homeless Court, Department of Mental Health's (DMH) Co-Occurring disorders Court, etc., to enable homeless individuals to address citation fines before they become a warrant and already-incurred warrants and fines, which are often a barrier to services and housing; and, 3. Support statewide efforts to stop criminalizing homelessness.

Strategy E6: Countywide Outreach System

There would be at least one team in each Service Planning Area (SPA) of the County and each team should include the following staff: case manager(s), health outreach worker, mental health outreach worker, substance abuse provider, and Los Angeles Homeless Services Authority (LASHA) Emergency Response Team personnel. As needed, the teams would include outreach personnel from agencies that specialize in engaging TAY, Veterans, victims of domestic violence (DV) and Families.

The strategy requires a telephone hotline to connect to the street-based team(s) in each SPA with staff trained and well-versed in the services and housing opportunities in their respective SPA/region of the County.

For this strategy to be successful, it is imperative that all street teams operate with the same understanding of what it means to conduct outreach and what it means to engage homeless on the streets or in encampments. Department of Health Services' County+City+Community (C3) project, including a connection to Intensive Case Management Services (ICMS), is an appropriate model to emulate. Additionally, the outreach teams need to be aware of DV protocols and have a relationship with DV service providers

Strategy E7: Strengthen the Coordinated Entry System

The move toward CES culminated with the implementation of the Federal "Opening Doors" Strategic Plan to prevent and end homelessness, the HEARTH Act, and the requirement that Continuums of Care (CoC) create a coordinated or centralized assessment and housing placement system. This system must be used to prioritize access to housing and services based on service need in order for a CoC to be eligible for federal homeless assistance funding. Coordinated entry is the process through which people experiencing homelessness or at-risk of homelessness can easily access crisis services through multiple, coordinated entry points, have their needs assessed and prioritized consistently, and, based upon those needs, be connected with appropriate housing interventions and supportive services. For special sub-populations, such as victims fleeing domestic violence or human trafficking, or those who are HIV-positive, CES must ensure that data-tracking and matching protocols do not conflict with confidentiality provisions to maintain individual safety and overall well-being. The County and City of Los Angeles have come a long way in coordinating the delivery of homeless services and housing. Over the last several years, there has been greater service integration and cooperation among County departments, city agencies and community organizations. For example, in early 2013 CES for single adults rolled out in Skid Row and is now operational in all SPAs and coordinates housing and supportive services not only with the County and City of Los Angeles, but with networks of over 100 local housing providers as well. CES could be strengthened through more standardization and an enhanced administrative/ technology infrastructure for the coordinated entry systems for single adults and families, as well as the youth system which is currently in pilot. In fiscal year 2014-15, 9,720 individuals were assessed for homeless services and roughly 1,738 were housed.

Cities could contribute funding to CES to support the connection of homeless populations within city boundaries to stable housing and supportive services.

Strategy E8: Enhance the Emergency Shelter System

The emergency shelter system should be enhanced to be an effective point-of-access to and component of an integrated homeless services system. An adequate crisis housing system ensures that individuals, families, and youth have a safe place to stay in the short-term, with access to resources and services that will help them exit homelessness quickly – optimally within 30 days.

The emergency shelter system should be enhanced as follows:

- Keep shelters open 24-hours a day/7 days a week. This would enable the shelter system to serve as a staging ground to triage/assess clients for housing, health, mental health, substance use disorder, and social service needs, particularly for outreach and engagement teams.
- Transform emergency shelters and transitional housing into interim/bridge housing from which homeless families/individuals/youth could transition to the best suited form of permanent housing, such as rapid re-housing or permanent supportive housing.
- Housing location search assistance should be provided at each shelter by community-based housing locators, since such assistance is key to ensuring that the shelter system operates as effectively as possible with enough “throughputs” to move people out of the shelter system, thereby creating shelter capacity for additional homeless families/individuals/youth, including individuals and families fleeing domestic violence.
- Establish “low threshold” common criteria for shelter eligibility across the county so that homeless families/individuals/youth can easily enter and remain in shelter without restrictive requirements that either preempt entry into the shelter system or force people to leave before they can transition to permanent housing.
- Fully utilize the shelter bed assignment system in LAHSA’s Homeless Management Information System so that any provider seeking a shelter bed could readily identify any available beds.
- When possible, ensure that there is storage for belongings.
- There needs to be confidentiality for those fleeing domestic violence and others who require it.
- If shelters cannot accommodate pets for homeless individuals and families seeking shelter, have Animal Care and Control make alternative arrangements for pets.

There should also be a “diversion” component that helps at-risk households avoid entering shelter if alternatives can be identified and implemented, e.g. remaining in their current housing and/or placement into stable housing elsewhere, which might include living with family/and or friends.

Strategy F1: Promote Regional SB 2 Compliance and Implementation

SB 2 (Cedillo) is enacted state legislation that requires each city and County (for the unincorporated areas) to: 1. identify at least one zone where emergency shelters are permitted as a matter of right; and 2. treat transitional and supportive housing as a residential use of property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. SB 2 was crafted with the objective not only of ensuring that emergency shelters, transitional housing, and supportive housing are permitted in each jurisdiction, but also to ensure a realistic potential for development, when there is a willing, private developer with adequate funding. While the County is in full compliance with SB 2 in the unincorporated areas, a number of cities in the County are not in compliance with SB 2.

REPORT

DATE: October 2, 2019
TO: SGVCOG Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: **RHTF KICK OFF MEETING**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

At the September 4 meeting, staff provided a report to the Homelessness Committee on the next steps to form the San Gabriel Valley Regional Housing Trust Fund (RHTF). On September 17, SB 751, the legislation that would create the San Gabriel Valley Regional Housing Trust, was enrolled and presented to the Governor. At the time of this writing, the Governor has not yet signed the bill.

On September 25, the RHTF Kick-off meeting was held at the SGVCOG's ACE offices in Irwindale. The Kick-off Meeting was the start of the negotiation process to develop a joint powers agreement for a San Gabriel Valley RHTF. At the meeting, staff provided an overview of regional housing trust funds and background of the SGVCOG's efforts to date. Staff from 17 cities attended the meeting.

The joint powers agreement negotiations will take place between October 9 and December 18. . The goal is to have a completed joint powers agreement document that city councils can consider by January 2020, which is when the legislation allows for the formation of the joint powers authority.

Staff will provide an update on the RHTF Kick-off meeting.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

REPORT

DATE: October 2, 2019

TO: SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **EXECUTIVE ORDER EO-N-06-19 AFFORDABLE HOUSING DEVELOPMENT**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

In January 2019, Governor Newsom signed Executive Order N-06-19, which ordered the Department of General Services (DGS) and the Department of Housing and Community Development (HCD) to identify excess state-owned property, evaluate these parcels for the viability of constructing housing, and, for those properties on which development is feasible, solicit developers to construct affordable housing on those sites. Development on these properties would not be subject to local zoning and building ordinances. The Executive Order is included as Attachment A.

In order to implement the Executive Order, DGS and HCD developed an “Excess Site Screening Tool” (Attachment B), which considers two primary components: the economic feasibility of a site and regional underproduction. DGS applied these tools to the identified excess properties in order to prioritize parcels for development. DGS will issue requests for proposals (RFPs) soliciting developers to build affordable and mixed-income housing on the priority parcels. DGS anticipates releasing 3 RFPs in the first year, with the first anticipated to be released by September 30, 2019.

These RFPs will prioritize proposals that maximize the quantity of housing units built and preserved, increase the speed with which construction can be initiated and completed, use renewable construction materials, and minimize the cost per unit of construction. Successful developers will receive low-cost, long-term ground leases. Both one-time and on-going funding were allocated in the State’s FY2019-2020 budget to facilitate this solicitation process.

DGS has completed its initial inventory and identified 44,370 state-owned parcels. 35 of these properties are located in the San Gabriel Valley (Attachment C). These properties include courthouses, Caltrans maintenance stations, and California Highway Patrol offices. Based on application of the “Excess Site Screening Tool,” DGS flagged 1,330 parcels as potentially viable, and they will undergo additional screening. The maps have been released and can be viewed at <https://cadgs.maps.arcgis.com/apps/webappviewer/index.html?id=392e5e687e9041bb8f20e3acc5b211c7>. Just one of the parcels that is under consideration is located in the San Gabriel Valley – in the City of Montebello.

Several cities are partnering with the State to facilitate the implementation of this Executive Order. The cities of Chico, Fresno, Oakland, Sacramento, San Diego, and San Francisco are partnering with the Governor's Office to closely examine the parcels identified in their cities for expedited development of housing, and the Governor is encouraging additional cities to partner in this endeavor.

SGVCOG staff will continue to monitor the progress on the implementation of this Executive Order and report back to the Committee.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

- Attachment A – EO-N-06-19
- Attachment B – DGS Screening Tool
- Attachment C – DGS Heat Map - SGV

EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA

EXECUTIVE ORDER N-06-19

WHEREAS California is experiencing an acute affordable housing crisis that stifles economic growth, contributes to the homelessness epidemic, consumes an ever-growing share of the paychecks of working families, and holds millions of households back from realizing the California Dream; and

WHEREAS nearly 50 percent of California's households cannot afford the cost of housing in their local market; and

WHEREAS for decades, California has failed to build enough homes for its growing population at all income levels, ranking 49th in the country in housing production per capita in 2016; and

WHEREAS restrictive zoning and land-use policies at the local level are a major cause of the shortfall between California's housing needs and the available supply of housing; and

WHEREAS when communities do not build their fair share of housing, the surrounding region must absorb new residents who, as a consequence of a lack of access to affordable housing, suffer from higher rents and longer commutes; and

WHEREAS the high cost of land also significantly limits the development of affordable housing in areas with the greatest demand for new housing; and

WHEREAS state agencies own thousands of parcels of land throughout the state, some of which exceed those agencies' foreseeable needs; and

WHEREAS excess state land is often located in or near urban areas where the need for new housing is acute; and

WHEREAS the lack of affordable housing across California is a matter of vital statewide importance; and

WHEREAS expanding housing opportunities and solving the affordable housing crisis will require a new level of innovation and cooperation between the public and private sectors; and

WHEREAS fostering housing innovation will catalyze new construction industries and spur job growth in the state; and

WHEREAS local zoning ordinances do not govern the use of state property, and the State possesses legal authority to enter into low-cost, long-term leasing agreements with housing developers and accelerate housing development on state-owned land as a public use.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, by virtue of the power and authority vested in me by the Constitution and statutes of the State of California, do hereby issue this order to become effective immediately:

IT IS HEREBY ORDERED THAT:

1. The Department of General Services shall create a digitized inventory of all state-owned parcels that are in excess of state agencies' foreseeable needs by, among other things, conducting a comprehensive survey of all state-owned land. This inventory shall be completed by no later than April 30, 2019. To meet this deadline, all agencies under my direct executive authority shall support this effort by responding to all inquiries made by the Department of General Services.
2. The Department of General Services, the Department of Housing and Community Development, and the Housing Finance Agency shall collaborate to develop two new screening tools for prioritizing affordable housing development on excess state land. The tools shall be designed to identify and evaluate parcels of excess state land:
 - a. Where housing development is most likely to be economically feasible, accounting for, among other factors, a parcel's size, shape, grading, adjacencies, potential for consolidation, lack of site constraints, and proximity to job centers, education, high-frequency public transportation networks, utilities, and other services and amenities; and
 - b. Where underproduction is impacting housing affordability, accounting for, among other factors, availability of affordable housing in the job and commute sheds, the gap between supply and demand, and the rate of increase in rent.

Both tools shall be developed by no later than March 29, 2019.

3. The Department of General Services, in consultation with the Department of Housing and Community Development, shall apply the new screening tools to the State's inventory of excess state real property. The Department of General Services shall generate a comprehensive map of excess state real estate parcels where development of affordable housing (a) is feasible and (b) will help address regional underproduction. The map shall overlay a graphical representation (*i.e.*, a heat map) of where affordable housing development is most feasible and impactful. By April 30, 2019, the Department shall provide an interim progress report.
4. Where appropriate, state agencies shall consider exchanging excess state land with local governments for other parcels for purposes of affordable housing development and preservation. Parcels shall be exchanged with the goal of maximizing regional capacity to build and preserve affordable housing units.
5. The Department of General Services, in consultation with the Department of Housing and Community Development, shall issue Requests for Proposals on individual parcels and accept proposals from developers of affordable housing interested in entering into low-cost, long-term ground leases of parcels on the priority map.

- a. Requests for Proposals shall address, among other considerations: the number of housing units to be built and preserved; maximization of land resources and level of affordability; feasibility of breaking ground within two years of entering the lease and completing units within three years; the individual cost per unit of construction; the use of renewable construction materials, such as cross-laminated timber; and the developer's demonstrated capacity to complete affordable housing projects.
 - b. Selection of projects shall catalyze and incubate innovative models for construction (such as modular or prefabrication), financing, and workforce development.
 - c. Bidding requirements shall include commitments to pay prevailing wages as required under the law.
6. The Department of General Services, in consultation with the Department of Housing and Community Development, shall begin to implement the above selection process no later than September 30, 2019.
 7. The Department of General Services, the Department of Housing and Community Development, and other state agencies and departments shall use all existing legal and financial authority to expedite and prioritize these developments, including by giving them preference in the award of state funding, pursuant to my further direction. Agencies not under my direct executive authority are requested to do the same.

IT IS FURTHER ORDERED that as soon as hereafter possible, this Order shall be filed with the Office of the Secretary of State and that widespread publicity and notice shall be given to this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its departments, agencies, or other entities, its officers or employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 15th day of January 2019.



GAVIN NEWSOM
Governor of California

ATTEST:

ALEX PADILLA
Secretary of State

**EXECUTIVE ORDER N-06-19
EXCESS SITE SCREENING TOOLS**

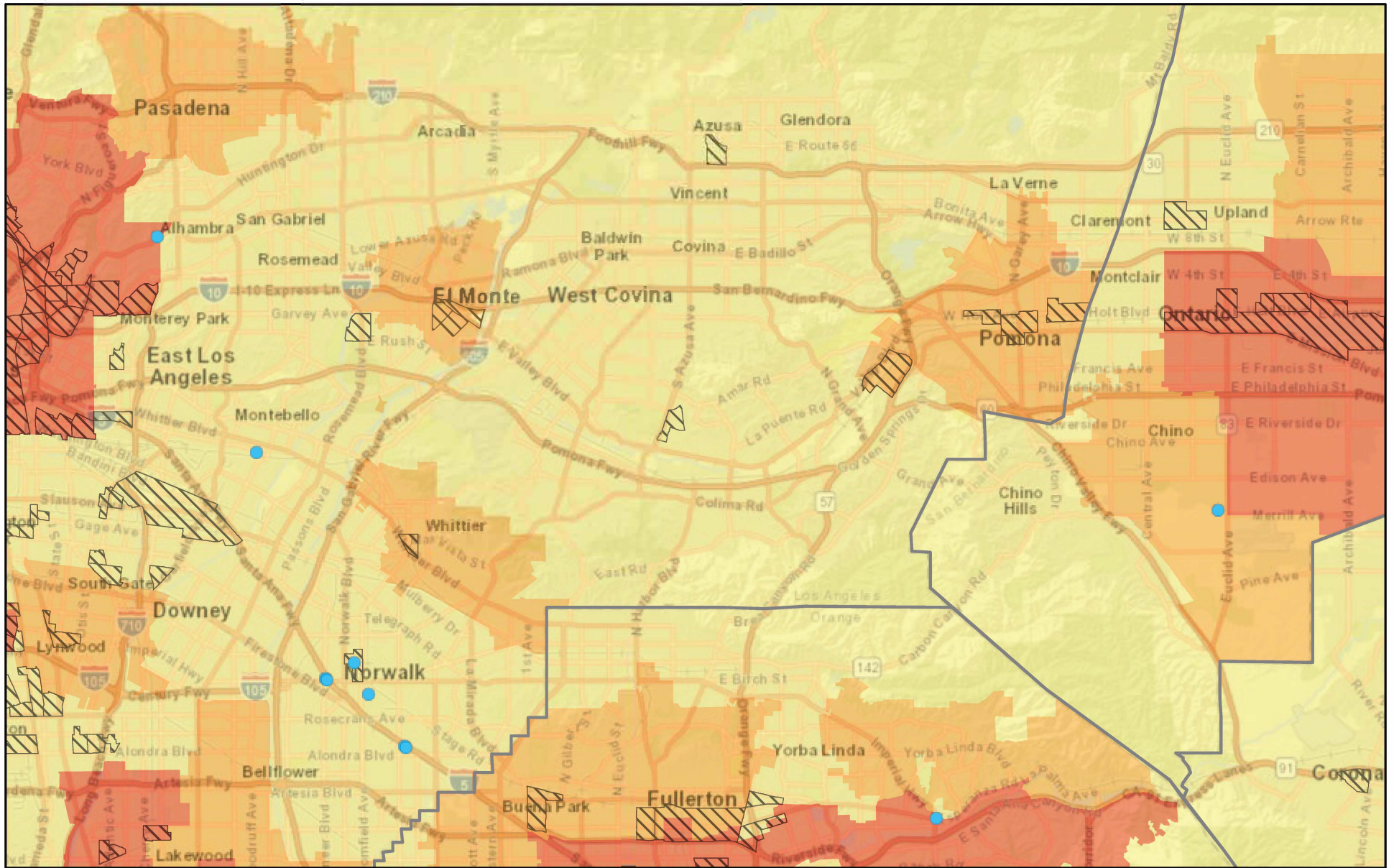
Tool #1: Economic Feasibility Tool (Executive Order N-06-19, Section 2(a))

#	Factor	Definition
1	Parcel Size	Parcel is greater than 1/4 acre according to county assessor data accessed through Parcel Quest.
2	Shape	Parcel shape suitable per DGS staff visual review.
3	Grading	Parcel grading suitable per DGS staff visual review.
4	Adjacencies	Parcel is accessible by road and is adjacent to residential or similarly suited development. Other ideal adjacencies include access to parks, food services, health facilities, etc.
5	Potential for Consolidation	Parcel is not suitable for development by itself but can be combined another parcel (state or county/city owned) to enable development.
6	Lack of Site Constraints	No major site constraints identified in DGS visual review.
7	Proximity to Job Centers	Parcel is located in Census Tract in Top 2 Quintiles for the number of jobs filled by workers with less than a BA that fall within a given radius (determined by the typical commute distance of low wage workers in each region) of each census tract population weighted centroid 2015 LEHD LODES (from TCAC/HCD Opportunity Map).
8	Proximity to Education	Parcel is located in Census Tract with Education Composite Indicator in Top 2 Quintiles (from TCAC/HCD Opportunity Map).
9	High-frequency public transit networks	Parcel is within 1/2 mile of High-Frequency Public Transit stops according to public transit agency data.
10	Utilities	Due diligence determines that utilities are available nearby.
11	Other Services and Amenities	Parcel is proximate to planned High Speed Rail station, located in a High Opportunity Area per TCAC/HCD Opportunity map, and/or in a Location-Efficient Area per SCS, if applicable.

Tool #2: Regional Underproduction Factors Tool (Executive Order N-06-19, Section 2(b))

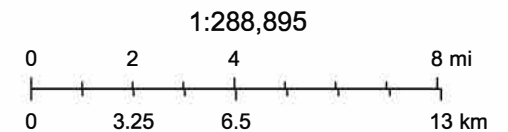
#	Factor	Definition
1	Availability of affordable housing in Job and Commute Sheds	Parcel is located in a Job or Commute Shed where the shortfall in units rented at a level affordable to very low income households or vacant and available at a rent level affordable to very low income households is greater than 30 percent of the number of very low income households according to HUD CHAS data.
2	Gap between supply and demand	Parcel is located in a City where the gap between the Regional Housing Needs Allocation (RHNA) and Building Permits Issued in 5th Housing Element Cycle is greater than 1500 units per Housing Element Annual Progress Reports submitted to HCD.
3	Rate of Increase in Rent	Parcel is located in a City where the Median Gross Rent according to the American Community Survey (ACS) increased more than 5% (and more than the margin of error) from 2016 to 2017.

Statewide Affordable Opportunity Sites



9/26/2019, 11:14:03 AM

- Parcels Under Consideration (points)
- High
- Higher
- Very High
- High
- Opportunity Zones



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,