



San Gabriel Valley Council of Governments

AGENDA AND NOTICE

OF **SPECIAL** MEETING OF THE HOMELESSNESS COMMITTEE

Wednesday, April 3, 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

Alhambra

Baldwin Park

Claremont

Glendora

Monrovia

Pomona

Rosemead

West Covina

LA County

Supervisorial

District #1

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 ARC at Baldwin Park, 14403 Pacific Ave, Baldwin Park, CA 91706.* 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.sgvkog.org. Copies are available via email upon request (sgv@sgvkog.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 – 3/6/2019 Page 3
Recommended Action: Approve.

PRESENTATIONS

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

6. Genesis LA - Tom DeSimone, President/CEO - Page 5
Recommended Action: For information only.

7. San Gabriel Valley Consortium on Homelessness: 2019-20 County Contract Scope of Work - Joe Lyons, President – Page 7
Recommended Action: For information only.

LEGISLATIVE UPDATE

8. SB 48 (Weiner) – Page 8
Recommended Action: For discussion.

9. Update on Legislative Process–
Giselle Sorial, District Director, Office of Senator Susan Rubio – Page
Recommended Action: For information only.

CHAIR’S REPORT

10. Solicitation of presentation topics.
Recommended Action: For discussion.

ADJOURN



SGVCOG Homelessness Committee Unapproved Minutes

Date: March 6, 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 8:36 AM
Introductions
2. Roll Call

Members Present

Glendora	K. Davis
LA County District 1	F. Briones
Monrovia	B. Shevlin
Rosemead	M. Clark
West Covina	L. Johnson

Absent

Alhambra
Baldwin Park
Claremont
Pomona

COG Staff

J. Cicco
P. Duyshart

3. Public Comment
C. Baca asked about the timeline for Measure H funding.
4. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to the next regular meeting:
Items 7, Legislative Priorities and 8, 2018 City Implementation RFP Awards were moved forward on the agenda to allow time for the presenters to arrive.

CONSENT CALENDAR

5. Homelessness Meeting Minutes

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

[Motion Passed]

AYES:	Glendora, District 1, Monrovia, Rosemead, West Covina
NOES:	
ABSTAIN:	Rosemead
ABSENT:	Alhambra, Baldwin Park, Claremont, Pomona

PRESENTATIONS

6. Measure H Citizens' Oversight Advisory Board
The members received information on the purpose and activities of the Advisory Board from Rabbi Marvin Gross, Advisory Board member appointed by Supervisor Kathryn Barger; Dana Vanderford, Homeless Policy Deputy for Supervisor Kathryn Barger; Leticia Colchado and Elizabeth Ben-Ishai, Homeless Initiative SPA 3 Representatives

DISCUSSION ITEMS

7. Legislative Priorities
J. Cicco reported on this item.
8. 2018 City Implementation RFP Awards
J. Cicco reported on this item.
9. Regional Housing Trust Fund Next Steps
J. Cicco reported on this item.
Ex officio Committee Members W. Huang and J. Lyons volunteered to form a working group for this initiative
10. Heap RFP
J. Cicco reported on this item.

CHAIR'S REPORT

11. Solicitation of presentation topics
No new topics were requested.

COMMITTEE MEMBER ITEMS

There items were brought to the Committee by members.

STAFF ANNOUNCEMENTS

J. Cicco provided information on LAHSA's Principles and Practices for Local Responses to Unsheltered Homelessness

ADJOURN

The meeting was adjourned at 10:03 AM

REPORT

DATE: April 3, 2019
TO: SGVCOG Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: **GENESIS LA**

RECOMMENDED ACTION

For discussion and direction.

BACKGROUND

Genesis LA’s mission is to deliver financial solutions that advance economic and social opportunities in underserved communities.

Established in 1998 by Los Angeles Mayor Richard Riordan, Genesis LA is certified by the U.S. Department of the Treasury as a Community Development Financial Institution (CDFI) and a Community Development Entity (CDE). As a CDFI, Genesis LA makes direct loans and investments to community and economic development projects through an internally managed Genesis Community Investment Fund (GCIF). Since 2005, Genesis LA received and deployed \$220 million in New Markets Tax Credit (NMTC). Additionally, Genesis LA often combines GCIF and NMTC financing with development services that include technical assistance, financial structuring, capital raising, and acquisition/construction assistance, designed to build the capacity of borrowers and the financial viability of their projects. Table 1 provides a sample of projects supported by GENESIS LA.


City	Project Name	Description
Monterey Park	M.E.R.C.I.	Genesis LA provided GCIF financing to M.E.R.C.I., for the completion of the construction of two new buildings on its Monterey Park campus. M.E.R.C.I. is a nonprofit service provider for individuals with developmental and educational disabilities. The organization provides various day activity programs for individuals, supportive housing with 24/7 on-site care, and offsite services for medically fragile clients living in private homes. The project includes new administrative offices, multi-purpose classroom, and group home. These new facilities will help M.E.R.C.I. almost double the number of clients being served. http://merci.org/ .
Los Angeles	Los Angeles Neighborhood Land Trust	Genesis LA provided a working capital line of credit for the L.A. Neighborhood Land Trust (“LANLT”). The LANLT is a nonprofit organization that identifies underutilized land in a 475-square mile area in and around Los Angeles, and transforms it into green space for parks, urban agriculture

		and community recreation projects. LANLT's mission is to create accessible community green spaces to address the lack of open spaces in Los Angeles' underserved neighborhoods and to ensure community participation during the process of creating, managing and programming parks and community gardens. The line of credit, provided by Genesis LA will help LANLT expedite it's process and overcome hurdles with it's expanding pipeline of projects. http://www.lanlt.org/
Sierra Madre	Highland Mews	Genesis LA provided construction financing to Heritage Housing Partners to convert a historic church into three affordable townhomes.
East Los Angeles	My Home, Mi Casa	Genesis LA structured a unique partnership with Jovenes, Inc. to acquire foreclosed properties, renovate them, and use the properties as small-scale supportive housing for nearly 20 at-risk and homeless youth. We structured the entire project financing through 100% private sources contributed by Genesis LA and leveraged from partner organizations, including ProAmerica Bank and the California Endowment. Ultimately, the project provided affordable supportive housing without using any capital subsidies. www.jovenesinc.org/

**Table 1.
Sample Projects Supported by Genesis LA.**

The traditional model of non-profit affordable housing developers involves up to eight layers of capital funding, resulting in high cost per unit and requiring large scale developments. Genesis LA is of interest in the San Gabriel Valley because its model infuses funds into small scale projects that fit within suburban settings.

Tom DeSimone, the President and Chief Executive Officer of Genesis LA, will provide information on the work of Genesis LA and potential within the San Gabriel Valley.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS:
Attachment A - Genesis LA SGVCOG PowerPoint



RETHINK HOUSING MODEL
KEY STRATEGIES

SITES & SCALE

- FOCUS ON SMALLER SITES
- SMALLER PROJECTS (8-20 units)
- "BY-RIGHT" DEVELOPMENT – no special entitlements

REVENUE & FINANCING

- LA COUNTY RENTAL SUBSIDY
- LEVERAGE PRIVATE FINANCING

LOWERING COSTS

- NO LAND COST – partner with public land owners, churches, nonprofits
- EFFICIENT DESIGN
- "ONE-STOP-SHOP" DEVELOPMENT & FINANCING



REPORT

DATE: April 3, 2019

TO: SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **SAN GABRIEL VALLEY CONSORTIUM ON HOMELESSNESS**

RECOMMENDED ACTION


For discussion and direction.

BACKGROUND

Founded in 1995, the San Gabriel Valley Consortium on Homelessness was created to help the region develop a strong regional response to the needs of the growing homeless population. The Consortium is singular among the many homeless coalitions in the region in its service to the entire San Gabriel Valley.

The Consortium has a focus on facilitating partnerships, educating the community and member agencies, and advocating for appropriate services. In January 2019, the Consortium reset its direction to a more concentrated effort to support and build capacity for local service providers. Former Claremont City Councilmember, and ex officio member of the Homelessness Committee, Joe Lyons is at the helm of this organization as its new Board President.

Mr. Lyons will provide information on the Consortium's 2019-2020 County Contract Scope of Work.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

REPORT


DATE: April 3, 2019
TO: SGVCOG Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: **SB 48 (WEINER)**

RECOMMENDED ACTION

For information only.

BACKGROUND

At the request of the SGVCOG Homelessness Committee, staff is tracking SB 48 (Weiner) “Right to Shelter”, which was introduced on December 3, 2018. The language was edited on March 6th and was set for a committee hearing on April 2nd. This bill would revise the requirements of the housing element in the identification of zones where emergency shelters are allowed by-right as well as those permitted with a conditional use permit. It will remove certain local government requirements and set certain prescribed standards. While still in an early stages, the bill was set for a second reading with the author’s amendments on March 25th and then referred to the Housing Committee. Staff will review the basic components and highlight the changes of the bill.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – Today’s law as amended
Attachment B - Bill Status



SB-48 Interim housing intervention developments.(2019-2020)

Today's Law As Amended

SECTION 1.

The Legislature finds and declares all of the following:

(a) Homelessness in California is no longer confined to urban corridors. It pervades both urban and rural communities across the state and puts stress on local resources, from emergency rooms to mental health and social services programs to jails.

(b) California has a growing homelessness crisis. Homelessness is a diverse problem, but one glaring aspect of the problem is the number of unsheltered homeless in our state. California accounts for about one-half of all unsheltered homeless in the nation, despite having about 15 percent of our nation's homeless population. Further, of the 130,000 homeless people living in California, 69 percent are unsheltered.

(c) The homelessness crisis is driven by the lack of affordable rental housing for people with lower incomes. The state recognizes that while shelter solves sleep, only permanent housing solves homelessness.

(d) People experiencing homelessness deserve to be treated with dignity and respect, and to have access to decent, affordable places to live. Interim interventions, like shelters and navigation centers, allow people to access services more easily and connect to permanent housing. Therefore, it is the intention of the Legislature to create permanent solutions for California's homeless population by promoting interim housing intervention developments that provide residents both shelter and access to the services necessary to get permanent housing.

SEC. 2.

Section 65583 of the Government Code is amended to read:

65583.

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very

low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) (A) The identification of a zone or zones *within zones that allow residential use, including mixed-use areas*, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. *A local government may designate zones for emergency shelters in an industrial zone if the local government demonstrates that the zone is connected to amenities and services that serve people experiencing homelessness. Shelters shall include other interim interventions, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care.* The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters ~~may~~ *shall* only be subject to those development and management standards that apply to residential or commercial development within the same zone except that ~~a~~ *minimum parking requirements shall not be imposed.* A local government may apply *the following* written, objective standards ~~that include all of the following:~~ *to emergency shelters:*

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

~~(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.~~

~~(iii) (ii)~~ The size and location of exterior and interior onsite waiting and client intake areas.

~~(iv) (iii)~~ The provision of onsite management.

~~(v) (iv)~~ The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

~~(vi) (v)~~ The length of stay.

~~(vii) (vi)~~ Lighting.

~~(viii) (vii)~~ Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(E) A zone or zones where emergency shelters are allowed, as described in subparagraph (A), shall include sites that meet at least one of the following standards:

(i) Vacant sites zoned for residential use.

(ii) Vacant sites zoned for nonresidential use that allows residential development. Shelters may be permitted in a vacant industrial zone if the local government can demonstrate how the zone is connected to amenities and services that serve people experiencing homelessness.

(iii) A nonvacant site, provided that a description is provided of the use of each property at the time it is identified with an analysis of how the local jurisdiction will ensure the site is adequate for use as a shelter, while meeting all of the state and local health, safety, habitability, and building requirements necessary for any other residential development.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

(8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose

of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government that have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs that can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program that have not been legally obligated for other purposes and that could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could

not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.

(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent

needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.

(8) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(9) (A) Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall include all of the following components:

(i) A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.

(ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.

(iii) An assessment of the contributing factors for the fair housing issues identified under clause (ii).

(iv) An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved.

(v) Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

(B) A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as published in Volume 80 of the Federal Register, Number 136, page 42272, dated July 16, 2015, or an analysis of impediments to fair housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal Regulations in effect prior to August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element.

(C) The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021.

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction's emergency shelter need.

(B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

(f) The deadline for completing required rezoning pursuant to subparagraph (A) of paragraph (1) of subdivision (c) shall be extended by one year if the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low- and very low income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that any of the following circumstances exist:

(1) The local government has been unable to complete the rezoning because of the action or inaction beyond the control of the local government of any other state, federal, or local agency.

(2) The local government is unable to complete the rezoning because of infrastructure deficiencies due to fiscal or regulatory constraints.

(3) The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The resolution and the findings shall be transmitted to the department together with a detailed budget and schedule for preparation and adoption of the required rezonings, including plans for citizen participation and expected interim action. The schedule shall provide for adoption of the required rezoning within one year of the adoption of the resolution.

(g) (1) If a local government fails to complete the rezoning by the deadline provided in subparagraph (A) of paragraph (1) of subdivision (c), as it may be extended pursuant to subdivision (f), except as provided in paragraph (2), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph. Any subdivision of sites shall be subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)). Design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) A local government may disapprove a housing development described in paragraph (1) if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(3) The applicant or any interested person may bring an action to enforce this subdivision. If a court finds that the local agency disapproved a project or conditioned its approval in violation of this subdivision, the court shall issue an order or judgment compelling compliance within 60 days. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders to ensure that the purposes and policies of this subdivision are fulfilled. In any such action, the city, county, or city and county shall bear the burden of proof.

(4) For purposes of this subdivision, "housing development project" means a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of at least 49 percent of the housing units for very low, low-, and moderate-income households with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing.

(h) An action to enforce the program actions of the housing element shall be brought pursuant to Section 1085 of the Code of Civil Procedure.

SEC. 3.

Article 12 (commencing with Section 65660) is added to Chapter 3 of Division 1 of Title 7 of the Government Code, to read:

Article 12. Interim Shelter Interventions 65660.

For purposes of this article:

(a) "Interim shelter intervention" means housing or shelter in which a resident may live temporarily while waiting to move into permanent housing. "Interim shelter intervention" shall be flexible to address the resident's household needs and may include, but is not limited to, recuperative or respite care, motel vouchers, navigation centers, transitional housing used as an interim intervention, and emergency shelters. "Interim shelter intervention" shall not require a resident to pay more than 30 percent of the resident's monthly household income for housing costs, shall be low barrier and culturally competent, and shall be focused on providing support for moving people out of crisis and into permanent housing as quickly as possible.

(b) "Use by right" has the meaning defined in subdivision (i) of Section 65583.2.

65662.

(a) An interim shelter intervention development is a use by right in zones where residential use is a permitted use, including areas zoned for mixed use, if it meets the requirements of this article. A local jurisdiction shall permit an interim shelter intervention development provided that the development meets the following requirements:

(1) It meets all applicable state and local health and safety requirements and state and local building codes.

(2) It allows for the presence of partners, pets, and the storage of possessions.

(3) It provides privacy.

(4) It has accommodations for people with disabilities.

(5) It offers services to connect people to permanent housing through a services plan that identifies services staffing.

(6) It is linked to a coordinated entry system, so that staff in the interim facility or staff who colocate in the facility, may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

(7) It is low-barrier and does not deny entry based on use of drugs or alcohol, a history of justice involvement or poor credit, or refusal to participate in services or a program.

(8) It complies otherwise with the core components of Housing First identified in Section 8255 of the Welfare & Institutions Code.

(b) A local jurisdiction shall not impose parking requirements on an interim housing intervention development.

65664.

Within 30 days of receipt of an application for an interim housing intervention development, the local jurisdiction shall notify a developer whether the developer's application is complete. Within 60 days of receipt of a completed application for an interim housing intervention development, the local jurisdiction shall complete its review of the application.

65666.

The Legislature finds and declares that interim housing intervention developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern and not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article shall apply to all cities, including charter cities.

SEC. 4.

No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

SB 48 BILL STATUS	
Measure:	SB-48
Lead Authors:	Wiener (S)
Principal Coauthors:	
Coauthors:	
Topic:	Interim housing intervention developments.
31st Day in Print:	1/3/2019
Title:	An act to amend Section 65583 of, and to add Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of of, the Government Code, relating to housing.
House Location:	Senate
Last Amended Date:	3/25/2019
Committee Location:	Sen Housing
Committee Hearing Date:	4/2/2019
Type of Measure	Active Bill - In Committee Process
Majority Vote Required	
Non-Appropriation	
Fiscal Committee	
State-Mandated Local Program	
Non-Urgency	
Non-Tax levy	
Last 5 History Actions	
Date	Action
3/25/2019	From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.
3/15/2019	Set for hearing April 2.
3/13/2019	Re-referred to Coms. on HOUSING, GOV. & F., and EQ.
3/6/2019	From committee with author's amendments. Read second time and
1/16/2019	Referred to Com. on RLS.

REPORT

DATE: April 3, 2019
TO: SGVCOG Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: UPDATE ON LEGISLATIVE PROCESS

RECOMMENDED ACTION

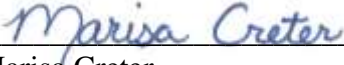
For information only.

BACKGROUND

Elected to the State Senate on Nov. 6, 2018, Susan Rubio represents the 22nd Senate district that encompasses cities and communities of the San Gabriel Valley, which include: Alhambra, Arcadia, Avocado Heights, Azusa, Baldwin Park, Citrus, Covina, El Monte, Irwindale, La Puente, Monterey Park, Rosemead, San Gabriel, South San Gabriel, South El Monte, Temple City, Valinda, Vincent, West Covina and surrounding neighborhoods. Prior to her election to the State Senate, Senator Rubio served as a city council member for Baldwin Park, the city in which she resides.

Giselle Sorial will provide the Committee with information on the legislative process and the status of the Senator's current efforts.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

ATTACHMENT: Attachment A Fact Sheet



SB 751 (Rubio) San Gabriel Valley Regional Housing Trust

Bill Summary

SB 751 will address the growing homelessness crisis in the San Gabriel Valley by establishing a San Gabriel Valley Regional Housing Trust to receive available public and private funds to finance affordable housing projects for homeless and low-income populations.

Existing Law

Existing law authorizes the creation of the Orange County Housing Finance Trust, a joint powers authority, for the purposes of funding housing specifically assisting the homeless population and persons and families of extremely low, very low, and low income within the County of Orange.

Background

California has an affordable housing crisis, which is especially acute in the San Gabriel Valley due to the high cost of housing in that area, even in formerly affordable communities.

Unlike other regions within the County of Los Angeles, the number of homeless people in the San Gabriel Valley has continued to increase. The Los Angeles Homeless Service Authority's 2018 point-in-time count for the San Gabriel Valley found that the number of unsheltered persons grew to 2,790 people—a 19% increase from the 2017 point-in-time count. This is in addition to a 29% increase in the number of unsheltered persons in the San Gabriel Valley between 2016 and 2017. In contrast, the Los Angeles Homeless Service Authority found that homelessness decreased across the entire county by 3% in 2018.

Permanent supportive housing and other services provided to those within that form of housing is a nationally recognized model for ending chronic

homelessness, and can assist the San Gabriel Valley in its response to the homelessness crisis.

Details of the Bill

SB 751 will address the growing homelessness crisis in the San Gabriel Valley by authorizing the cities within the jurisdiction of the San Gabriel Valley Council of Governments to enter into a joint powers agreement to create and operate the San Gabriel Valley Regional Housing Trust.

The bill would authorize this regional housing trust to fund the planning and construction of housing for the homeless population and persons and families of extremely low, very low, and low income, including permanent supportive housing. The bill would authorize the regional housing trust to receive public and private financing and funds for this purpose.

The bill would ensure that this funding is used responsibly to address the homelessness crisis by requiring the regional housing trust to incorporate annual financial reporting and auditing requirements that show how the funds further the purpose of the regional housing trust.

Support

San Gabriel Valley Council of Governments (*Sponsor*)

For More Information

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