



San Gabriel Valley Council of Governments

AGENDA AND NOTICE

OF MEETING OF THE HOMELESSNESS COMMITTEE

Wednesday, May 1st, 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 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.sgvkog.org. Copies are available via email upon request (sgv@sgvcog.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 – 4/6/2019 - Page 3
Recommended Action: Approve.

PRESENTATIONS

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

6. Sisters in Time (SIT) Program, Peggy Edwards, Executive Director, United Homeless Healthcare Partners - Page 5
Recommended Action: For information only.

DISCUSSION ITEMS

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

7. SB 48 (Weiner) - Page 8
Recommended Action: Discuss and provide direction to staff.

UPDATE ITEMS

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

8. Legislative Updates - Page 28
Recommended Action: For information only.
9. Measure H and LA County Homeless Initiative - Page 32
Recommended Action: For information only.

COMMITTEE MEMBERS REPORTS

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

10. RHTF Working Group - Page 34
Recommended Action: For information only.

CHAIR'S REPORT

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

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

ADJOURN



San Gabriel Valley Council of Governments

AGENDA AND NOTICE

OF MEETING OF THE HOMELESSNESS COMMITTEE

Wednesday, May 1st, 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 – 4/6/2019 - Page 3
Recommended Action: Approve.

PRESENTATIONS

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

6. Sisters in Time (SIT) Program, Peggy Edwards, Executive Director, United Homeless Healthcare Partners - Page 5
Recommended Action: For information only.

DISCUSSION ITEMS

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

7. SB 48 (Weiner) - Page 8
Recommended Action: Discuss and provide direction to staff.

UPDATE ITEMS

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

8. Legislative Updates - Page 28
Recommended Action: For information only.
9. Measure H and LA County Homeless Initiative - Page 32
Recommended Action: For information only.

COMMITTEE MEMBERS REPORTS

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

10. RHTF Working Group - Page 34
Recommended Action: For information only.

CHAIR'S REPORT

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

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

ADJOURN



SGVCOG Homelessness Committee Unapproved Minutes

Date: April 3, 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 8:33 AM
2. Introductions
3. Roll Call

Homeless Committee Members Present

J. Leone, Claremont
K. Davis, Glendora
B. Shevlin, Monrovia
M. Clark, Rosemead
L. Johnson, West Covina

Homeless Committee Members Absent

F. Briones, LA County District 1
B. DeFrank, Pomona

Ex Officio Member Present

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

Ex Officio Members Absent

Guests

T. Paras Caracci, Duarte
A. Hegdahl, Irwindale
L. Colchado, LA County CEO
R. Corral, Corral Consulting

De. Lopez, Glendora
T. De Simone, Genesis La
D. Alcedo, S. Tekle, LAHSA
Y. Ruizesparza, Baldwin Park

SGVCOG Staff

J. Cicco

4. Public Comment
L.Colchado provided information on the CEO Diversion and Implementation Grant at the request of staff. Ms. Colchado recommended that this item be agendaized in the future when more information becomes available.
5. Changes to Agenda Order: There were no changes to the agenda order.

CONSENT CALENDAR

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

[Motion Passed]

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

PRESENTATIONS

6. Genesis LA

Tom DeSimone, President/CEO, presented on this item. He provide information about the RETHINK housing model providing key strategies around sites and scale, revenue and financing and lowering costs for affordable housing. This approach focus on smaller sites and smaller projects which may qualify for by-right development. The program uses LA County rental subsidies and leverages private financing. Costs are lowered by partnering with public land owners, churches and nonprofits and creating efficient designs and a one-stop-shop for development and financing. Genesis LA was one of five LA County

7. San Gabriel Valley Consortium on Homelessness: 2019-20 County Contract Scope of Work

Joe Lyons, Consortium President, presented on this item. The Consortium is refocusing its efforts to build capacity of local nonprofits service providers with a goal of qualifying more local agencies to receive County funding. Other key goals include, 1) Explore opportunities for a long-term, Regional Homeless Strategy Sustainability Plan, 2) Support the San Gabriel Valley provider network and city/county partners by gathering, disseminating, and enabling information to flow across the region and 3) Collaborate with the SGVCOG, Union Station and member cities to support homelessness plan implementation.

LEGISLATIVE UPDATE

8. SB 48 (Weiner)

The committee received information on SB 48 from staff. The Committee recommended that this bill be presented to Governing Board for possible action. The Committee recommended that any position on the bill include the recommendation that the bill be amended to provide funding for implementation.

9. Update on Legislative Process

The Committee received information from Giselle Sorial, District Director for Senator Susan Rubio, on the status of multiple pieces of legislation introduced by the Senator. Of key interest for this Committee was Ms. Sorial's presentation on SB 751 authorizing a SGV Regional Housing Trust. The Committee is currently engaged in exploring the creation of a Regional Housing Trust with members Lyons and Huang forming an Ad Hoc Working Group. Ms. Sorial affirmed the Senator's commitment to addressing the lack of affordable housing in the San Gabriel Valley through her introduction of this bill.

CHAIR'S REPORT

8. Solicitation of presentation topics

Mayor Johnson suggested that staff schedule Linda Logan to address veteran homelessness. Chair Shevlin asked staff to schedule Peggy Edwards to present on senior homelessness.

COMMITTEE MEMBER ITEMS

No items were brought to the Committee by members.

ADJOURN

The meeting was adjourned at 10:12 AM

REPORT

DATE: May 1, 2019
TO: SGVCOG Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: **SISTERS IN TIME**


RECOMMENDED ACTION

For information only.

BACKGROUND

Sisters in Time is a program that was developed to address the impact of the affordable housing crisis on women. Sisters in Time is a housing referral service with a goal to match people with housing and in need of housing to develop roommate relationships with case management. The program takes advantage of the benefits of shared housing, addresses barriers to housing and sets practical implementation mechanisms in place. The program can be developed in phases including referrals, matching and mediation, long-term planning, homeless prevention and expansion.

Peggy Edwards, Executive Director of United Homeless Healthcare and President and Chief Executive Officer of A Bridge to Home, will present on this program.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – Sisters in Time Program Design



Sisters in Time Program Design

BACKGROUND

In early 2017, a group of women came together, drawn by a shared interest in exploring ways to address the affordable housing crisis in the Santa Clarita Valley, especially as it relates to women. After reviewing the needs, the participants determined that the initial focus of the project would be on home sharing for senior women.

Resulting leadership team includes representatives from the SCV Senior Center, the Domestic Violence Program of the Child & Family Center (mental health services), Bridge to Home (homeless services), along with interested community members with specific expertise.

The project was named Sisters in Time (SIT) and in September 2017, members held two discussion groups attended by 21 women interested in giving input into the project. These participants included women currently experiencing homelessness, women with experience in renting to roommates, women looking for information about renting to others, and women looking for leads for housing for themselves. The results of these discussions, summarized below, encouraged the principals of Sisters in Time to move forward with the project.

After exploring options including establishing a separate non-profit charity organization (501 c 3), the SIT team determined that the most advantageous organizational structure was for SIT to reside within an existing non-profit, where it could be developed and grown by an experienced board and staff working with the same population of clients. The SCV Senior Center was the obvious best fit for SIT. In January 2018, the board of the SCV Senior Center agreed to absorb SIT into their operations. The SIT team now serves as an advisory body as it continues to develop the program.

PROGRAM OVERVIEW

In its simplest form, Sisters in Time is designed to be a referral service for people in need of housing to locate housing. As the program grows, the designers envision that it will expand into a service that can match peoples' needs and wants and ultimately assist in developing and nurturing roommate relationships through skilled case management. SIT is a program that can be implemented in phases and can benefit from feedback as each service is added.

PROGRAM NEED

When the need was presented, the SIT team immediately validated it based on the members' professional experiences working with senior women in Santa Clarita.¹ The September 2017 discussion groups were held to ensure there was interest in the project and to identify barriers and questions that need to be addressed. During the sessions, participants were asked three questions. The most frequent and significant responses to these questions were:

What are the benefits of shared housing?

¹ There are similar needs for other populations including domestic violence survivors, single parents, people experiencing homelessness, students, men, etc. The program can be expanded to address those needs, as well.

- Sharing expenses so that people can remain in their homes or find affordable housing
- Companionship – addressing loneliness

What are the barriers to shared housing?

- Privacy issues (including shared bathrooms)
- Potential conflicts between roommates
- Lack of trust

What are the questions we need to address to design the program?

- “Operating agreements,” - how will people agree to live together, e.g. chores, guests, allergies, “House rules”
- Legal implications, including real estate laws, liability, background checks

PROGRAM DESIGN

Phase I – Housing Referral Program

In the initial program implementation, there are two primary activities:

- Establish a mailing list and communication channels to reach people interested in the program – those with housing resources and those looking for those resources
- Establish a database that is quickly and easily updated and a method to ensure that clients receive current and accurate information

Phase II – Roommate Matching & Mediation Services

Intervention

Phase II includes several activities that can be implemented independently as the staff gains expertise and resources.

- Establish a roommate matching component that assesses individual requirements and preferences and locates others that meet those
- Establish a social service program component to assist matched participants establish “operating agreements,” to include topics such as financial terms, responsibilities, and other living arrangements

Phase III – Long-Term Planning & Homeless Prevention

Phase III will assist people pre-plan for their housing needs later in life. Just as retirement planning is necessary to understand income and expenses, those approaching senior years need to include long-term affordability of housing in their projections. Phase III is primarily an education phase.

Phase IV - Expansion to Other Populations

Based on the evaluations and lessons learned in implementing the SIT program with senior women, Phase IV will assist the SCV Senior Center implement and/or assist other organizations implement it for other populations. This would be a collaborative approach so that matching could occur across demographics, e.g. college students matched with seniors, single mothers matched together based on age of children, etc.

The City of Santa Clarita’s Plan to Address Homelessness calls out Sisters in Time as a model and the SIT Advisory Team is tasked with an action item that includes expanding the program to people at risk of and experiencing homelessness.

REPORT

DATE: April 25, 2019

TO: SGVCOG Planning Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **SB 48 (WIENER): INTERIM HOUSING INTERVENTION DEVELOPMENTS**

RECOMMENDED ACTION

Discuss and provide direction to staff.

BACKGROUND

SB 48 (Wiener) was originally introduced into the California State Senate on December 3rd, 2018. At that time, the bill was simply an intent bill which stated the intent of the Legislature to enact legislation at some point which creates a right to shelter for unhoused residents throughout the State of California. Originally, the bill was also meant to ensure that every person that is homeless has the ability and right to quickly and easily secure shelter that is both safe and supportive. The language was edited on March 6th, and then again on March 25th, 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. The bill would also require that an interim shelter intervention development meet state and local health and safety requirements as well as state and local building codes. The bill would, moreover, disallow a local city from imposing parking requirements on an interim shelter intervention development.

SUPPORT AND OPPOSITION

The following organizations and entities have formally registered their support for this bill with the California State Senate:

- California Alternative Payment Program Association
- California Apartment Association
- California Rural Legal Assistance Foundation
- California YIMBY
- Corporation for Supportive Housing
- Housing California
- Non-Profit Housing Association of Northern California
- San Francisco Housing Action Coalition
- San Joaquin Continuum of Care
- Western Center on Law Poverty

Currently, there is no formal public opposition to this legislation which has been registered with the California State Senate, at least not according to the most recently published bill analysis. The League of California Cities currently has a position of “Watch” for this bill.

PLANNING TAC FEEDBACK

At the April 25 Planning TAC meeting, members of the TAC discussed and deliberated on this bill. The TAC ultimately passed a motion to recommend that the SGVCOG oppose the bill unless the following amendments are made:

1. Strike the provision which states that local jurisdictions are prohibited from imposing parking requirements on interim shelter intervention developments.
2. Amend the bill to designate an entity which would oversee the regulation and licensing of the interim housing intervention developments’ operators. If a State agency is not designated for this purpose, then further amend the bill to authorize cities to license and set permitting standards for these facilities, and provide the requisite funding for cities to be able to do so.

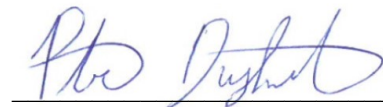
NEXT STEPS

While still in a fairly early stage of the legislative process, the bill is moving forward. The bill was set for a second reading with the author’s amendments on March 25th and was then referred to the Housing Committee. At the Committee on Housing meeting on April 2nd, the Committee voted eight to zero to pass the bill and to re-refer it to the Senate Committee on Governance and Finance. Furthermore, on April 10th, the Governance and Finance Committee then passed this bill by a vote of six to zero, and referred the bill to the Senate Committee on Environmental Quality. This bill was then heard in the Committee on Environmental Quality on April 24, and passed by a vote of 4-2-1. As part of the vote, it was stipulated that the bill must first include certain amendments, and it will then be referred to the Committee on Appropriations.

At the request of the SGVCOG Homelessness Committee, staff is tracking SB 48 (Wiener). Staff is continuing to review the basic components of the bill and will also continue to highlight the changes of the bill if there are future amendments, as there have already been two registered sets of amendments to this piece of legislation.

It has also been requested that SB 48 be deliberated again for further direction by the Homelessness Committee. SGVCOG staff is seeking the input and feedback of the Committee regarding how to move forward on this piece of legislation, and on the amendments which were proposed by the Planning TAC.

Prepared by:



Peter Duyshart
Project Assistant

Approved by: Marisa Creter
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – SB 48 Legislative Counsel Digest & Bill Text
Attachment B – SB 48 Bill History
Attachment C – Senate Committee on Governance and Finance Bill Analysis



California

LEGISLATIVE INFORMATION

[Home](#)[Bill Information](#)[California Law](#)[Publications](#)[Other Resources](#)[My Subscriptions](#)[My Favorites](#)

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

SHARE THIS:



Date Published: 03/25/2019 09:00 PM

AMENDED IN SENATE MARCH 25, 2019

AMENDED IN SENATE MARCH 06, 2019

CALIFORNIA LEGISLATURE— 2019–2020 REGULAR SESSION

SENATE BILL

No. 48**Introduced by Senator Wiener****December 03, 2018**

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.

LEGISLATIVE COUNSEL'S DIGEST

SB 48, as amended, Wiener. Interim housing intervention developments.

(1) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and to make adequate provision for the existing and projected needs of all economic segments of a community. Existing law requires that supportive housing be a use by right, as defined, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified requirements.

This bill would revise the requirements of the housing element, as described above, in connection with the identification of zones where emergency shelters are allowed as a permitted use with a conditional use or other discretionary permit. The bill would generally require that emergency shelters be in areas that allow residential use, including mixed-use areas, but would permit designation in industrial zones if a local government can demonstrate that the zone is connected to specified amenities and services. The bill would remove the authorization granted to local government to require off-street parking, as specified, in connection with standards applied to emergency shelters. The bill would require that zones where emergency shelters are allowed include sites that meet at least one of certain prescribed standards.

This bill would require that an interim ~~housing shelter~~ intervention development be a use by right, as defined, if it meets specified requirements. The bill would define "interim ~~housing shelter~~ intervention" as housing or shelter in which a resident may live temporarily while waiting to move into permanent housing. The bill would authorize

these developments to include recuperative or respite care, motel vouchers, navigation centers, *transitional housing*, and emergency shelters. The ~~bill would define term~~ "use by ~~right~~" *as prohibiting right* in this context *would mean that* certain requirements, such as a conditional use permit or other discretionary local government review or ~~approval~~. *approval could not be imposed on an interim shelter intervention if it meets specified requirements.* The bill would require that an interim ~~housing shelter~~ intervention development meet state and local health and safety requirements and state and local building codes and, among other things, that it allow for the presence of partners, pets, and the storage of possessions. The bill also would require that an interim ~~housing shelter~~ intervention development provide privacy, accommodations for people with disabilities, and services to connect people to permanent housing. The bill would prohibit a local jurisdiction from imposing parking requirements on an interim ~~housing shelter~~ intervention development.

The bill would prescribe requirements for notifying a developer that its application for an interim housing intervention is complete and for the local jurisdiction to complete its review of the application. The bill would declare that interim housing intervention developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern and thus applicable to charter cities. The bill would make legislative findings and declarations.

By increasing the duties of local planning officials, this bill would impose a state-mandated local program.

(2) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

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) Recent federal data estimates the state's homeless population at 134,278 in 2017, or 25 percent of the nation's homeless population. While national homelessness has decreased by 13 percent since 2010, homelessness in California has increased by 9 percent in the same period.~~

(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, in part,~~ *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) ~~California has a particular interest in providing adequate shelter to the homeless while they wait for permanent housing solutions. 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:~~ *standards 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. 2. 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 ~~Housing Intervention~~ Shelter Interventions

65660. For purposes of this article:

(a) "Interim ~~housing shelter~~ intervention" means housing or shelter in which a resident may live temporarily while waiting to move into permanent housing. "Interim ~~housing shelter~~ intervention" shall be flexible to address the resident's household needs and may ~~include~~ *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 ~~housing 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" means that the review of the interim intervention housing development use by the local government shall not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.~~

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

65662. (a) An interim ~~housing 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 ~~housing 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 ~~has~~ *offers* services to connect people to permanent housing through a services plan that identifies services staffing.

(6) It is linked to a ~~connected~~ coordinated entry ~~system~~. *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. 3.~~ **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.



California

LEGISLATIVE INFORMATION

[Home](#)[Bill Information](#)[California Law](#)[Publications](#)[Other Resources](#)[My Subscriptions](#)[My Favorites](#)**SB-48 Interim housing intervention developments.** (2019-2020)

Date	Action
04/11/19	From committee: Do pass and re-refer to Com. on EQ. (Ayes 6. Noes 0.) (April 10). Re-referred to Com. on EQ.
04/04/19	Set for hearing April 10.
04/03/19	From committee: Do pass and re-refer to Com. on GOV. & F. (Ayes 8. Noes 0.) (April 2). Re-referred to Com. on GOV. & F.
03/25/19	From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.
03/15/19	Set for hearing April 2.
03/13/19	Re-referred to Coms. on HOUSING, GOV. & F., and EQ.
03/06/19	From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.
01/16/19	Referred to Com. on RLS.
12/04/18	From printer. May be acted upon on or after January 3.
12/03/18	Introduced. Read first time. To Com. on RLS. for assignment. To print.

SENATE COMMITTEE ON GOVERNANCE AND FINANCE

Senator Mike McGuire, Chair

2019 - 2020 Regular

Bill No: SB 48
Author: Wiener
Version: 3/25/19
Consultant: Favorini-Csorba

Hearing Date: 4/10/19
Tax Levy: No
Fiscal: Yes

INTERIM HOUSING INTERVENTION DEVELOPMENTS

Establishes interim housing intervention developments as a use by right in all zones where multi-family and mixed uses are permitted.

Background

Land use planning and permitting. The California Constitution allows a city to "make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws." It is from this fundamental power (commonly called the police power) that local governments derive their authority to regulate behavior to preserve the health, safety, and welfare of the public—including land use authority.

The Planning and Zoning Law requires every county and city to adopt a general plan that sets out planned uses for all of the area covered by the plan. A general plan must include seven mandatory elements, including a housing element that establishes the locations and densities of housing, among other requirements, and must incorporate environmental justice concerns, either as an eighth element or throughout the other elements. Cities' and counties' major land use decisions—including most zoning ordinances and other aspects of development permitting—must be consistent with their general plans. In this way, the general plan is a blueprint for future development.

The Planning and Zoning Law also establishes a planning agency in each city and county, which may be a separate planning commission, administrative body, or the legislative body of the city or county itself. Public notice must be given at least 10 days in advance of hearings where most permitting decisions will be made. The law also allows residents to appeal permitting decisions and other actions to either a board of appeals or the legislative body of the city or county. Cities and counties may adopt ordinances governing the appeals process, which can entail appeals of decisions by planning officials to the planning commission and the city council or county board of supervisors.

By-right permitting. Some local ordinances provide "ministerial" processes for approving projects that are permitted "by right"—the zoning ordinance clearly states that a particular use is allowable, and local government does not have any discretion regarding approval of the permit if the application is complete. Projects reviewed ministerially require only an administrative review designed to ensure they are consistent with existing general plan and zoning rules, as well as meet standards for building quality, health, and safety. Most large housing projects are not

allowed ministerial review. Instead, these projects are vetted through both public hearings and administrative review, including design review and appeals processes. Most housing projects that require discretionary review and approval are subject to California Environmental Quality Act (CEQA) review, while projects permitted ministerially are not.

Housing law. State housing law requires a local government's housing element to identify zones where emergency shelters are permitted by-right (SB 2, Cedillo, 2007). Local governments can only impose the same standards on emergency shelters that apply to other residential and commercial development within the same zone, plus the following written, objective standards:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- 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.
- The size and location of exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

State law applies similar treatment to supportive housing—longer-term housing assistance that focus on providing stable housing to homeless persons or families. Supportive housing also can qualify for an existing CEQA exemption that applies to affordable housing developments of 100 units or fewer, as long as they are consistent with local planning standards and if community-level environmental review has already been conducted. Finally, last year, the Legislature established supportive housing as a use by right in all zones that allow residential uses, including mixed use zones, if they meet certain requirements (AB 2162, Chiu). AB 2162 limited the by-right approval to projects of 50 units or fewer in jurisdictions with both a population of fewer than 200,000 and homeless counts below 1,500.

Homelessness issues. A 2018 report by the State Auditor recently highlighted the homelessness challenge that California faces. According to the report, “based on 2017 information from the U.S. Department of Housing and Urban Development, California leads the nation with both the highest number of people experiencing homelessness—about 134,000, or 24 percent of the nation's total—and the highest proportion of unsheltered homeless persons (68 percent) of any state. In contrast, New York City and Boston shelter all but 5 percent and 3 percent, respectively, of their homeless populations.”

The Legislature recently adopted as the state's official policy a “Housing First” approach to address homelessness (SB 1380, Mitchell, 2016). Housing First is an evidence-based model that uses housing as a tool, rather than a reward, for recovery and that centers on providing or connecting homeless people to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services.

However, some individuals struggle with conventional forms of emergency shelter because of medical issues, disabilities, family situations, pets, or other conditions. These individuals have greater needs for services and require housing interventions that remove some of the barriers to becoming sheltered. But despite the need for these shelters and the state laws aimed at removing barriers to building them, delays and costly conditions persist. Responding to these concerns, the author wants to streamline the approval process for interim housing interventions that meet the needs of difficult-to-house individuals.

Proposed Law

Senate Bill 48 establishes an interim shelter intervention (IHI) development as a use by right in zones where residential use is a permitted use, including areas zoned for mixed use, if it meets the following requirements:

- It meets all applicable state and local health and safety requirements and state and local building codes.
- It allows for the presence of partners, pets, and the storage of possessions.
- It provides privacy.
- It has accommodations for people with disabilities.
- It offers services to connect people to permanent housing through a services plan that identifies services staffing levels.
- It is linked to a coordinated entry system, as defined, so that staff in the interim facility or staff who collocate in the facility, may conduct assessments and provide services to connect people to permanent housing.
- It is low-barrier and does not deny entry based on use of drugs or alcohol, a history of criminal justice involvement or poor credit, or refusal to participate in services or a program.
- It complies otherwise with the core components of Housing First identified in existing law.

SB 48 defines IHI to mean housing or shelter in which a resident may live temporarily while waiting to move into permanent housing, and requires it to be flexible to address the resident's household needs. IHI can include, but is not limited to, recuperative or respite care, motel vouchers, navigation centers, transitional housing used as an interim intervention, and emergency shelters.

SB 48 prohibits an IHI from requiring a resident to pay more than 30 percent of the resident's monthly household income for housing costs, and requires an IHI to be low barrier, culturally competent, and focused on providing support for moving people out of crisis and into permanent housing as quickly as possible.

A local government that receives an application for an IHI development must notify the developer whether the application is complete within 30 days, and within 60 days of receiving a completed application, the local jurisdiction must complete its review.

SB 48 also mandates that, when designating zones where emergency shelters are allowed as a permitted use without a discretionary permit under existing law, those zones must be in zones that allow residential use, including mixed use. SB 48 also allows a local government to

establish these zones in industrial zones if the local government demonstrates that the zone is connected to amenities and services that serve people experiencing homelessness. SB 48 requires the zone for emergency shelters to include at least one of the following:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use, but that allows residential development.
- A nonvacant site, if the local government explains how it will ensure that the site is adequate for use as a shelter.

SB 48 prohibits a local jurisdiction from imposing parking requirements on an IHI development or on an emergency shelter and defines shelters to include other interim interventions.

SB 48 makes findings and declarations to support its purposes.

State Revenue Impact

No estimate.

Comments

1. Purpose of the bill. According to the author, “California has a growing homelessness crisis. Homelessness is a diverse problem, but one glaring aspect is the number of unsheltered homeless in our state. California accounts for about half of all unsheltered homeless in the nation, despite having about 15% of our nation’s population. Further, of the 130,000 homeless people living in California, 69% are unsheltered. While some California localities do provide a sufficient number of shelter beds, in others, there are either no shelter beds at all, only a small number, only seasonally available shelter, or no shelters specific to youth. SB 48 seeks to expand shelter access in California and to do so in a geographically equitable way by creating a streamlined approval process and requiring that shelters and other interim housing intervention developments be approved without a conditional use permit. To receive this streamlined approval process, a project must meet all applicable health and safety codes; provide privacy; allow for pets, possessions, and partners; and be low-barrier. Furthermore, the project must provide services to connect people to permanent housing. The goal of this bill is to expand shelter access and to ensure it dovetails with and complements California’s ultimate priority: to transition people experiencing homelessness into permanent housing.”

2. Home rule. Local governments must balance competing priorities when determining the conditions attached to emergency shelters. Cities must look at the potential impacts on the community that result from these units: impaired neighborhood character, effects on nearby homes and businesses, and environmental impacts. Some local governments have adopted more involved processes for permitting emergency shelters to allow for consideration of these important factors. SB 48 prevents local governments from placing conditions on potentially disruptive emergency shelters by precluding the same discretionary processes that apply to other types of residential development. Without some discretion, elected local leaders will be unable to weigh the tradeoffs between the need for homeless services and any community impacts they create.

3. Yes minister. Ministerial review processes are typically reserved for simple, small scale development projects such as installing a fence or an appurtenant structure to an existing building that does not have widespread public impacts or high levels of community engagement. Ministerial review for large projects usually results in cost savings, but cuts out many key public review aspects of planning for development projects. A ministerially-approved project avoids environmental review under CEQA because the local agency has no discretion to disapprove the project. It also circumvents the notice of affected property owners and public hearings that is typically triggered by an application for conditional permits. Ministerial projects are not subject to appeal to the planning commission or city council; the only pathway for appeal is litigation. And ministerial actions are not subject to initiative or referendum. SB 48 removes these controls on emergency shelter projects in all residential or mixed-use zones. Given the nature of the homelessness emergency, this limitation on the ability to review these projects may be warranted. However, as shelters are built and the immediacy of the homelessness crisis wanes, the need for new shelters may decline. Furthermore, some cities may not have significant homeless problems and may not warrant such strong measures. The Committee may wish to consider amending SB 48 to:

- Provide a sunset for the by-right approval process established under the bill; and
- Provide that the bill only applies in areas that meet criteria based on the number or increase of homeless individuals in a community.

4. Let's be clear. SB 48 aims to ease permitting of shelters that represent the “gold standard” of shelters: those that address the common barriers to homeless individuals and families being sheltered. To further this intent, the Committee may wish to consider amending SB 48 to clarify:

- That staff must be present on-site 24 hours a day, 7 days a week; and
- The definition of providing “privacy” to more completely characterize the spaces that homeless individuals and families will occupy. For example, the bill could provide that separate space must be available for families to reside that are separated from other individuals.

5. Charter city. The California Constitution allows cities that adopt charters to control their own “municipal affairs.” In all other matters, charter cities must follow the general, statewide laws. Because the Constitution doesn't define “municipal affairs,” the courts determine whether a topic is a municipal affair or whether it's an issue of statewide concern. SB 48 says that its statutory provisions apply to charter cities. To support this assertion, the bill includes a legislative finding that interim housing intervention developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern.

5. Mandate. The California Constitution requires the state to reimburse local governments for the costs of new or expanded state mandated local programs. Because SB 48 adds to the duties of local planning officials, Legislative Counsel says that the bill imposes a new state mandate. SB 48 disclaims the state's responsibility for providing reimbursement by citing local governments' authority to charge for the costs of implementing the bill's provisions.

6. Triple referral. The Senate Rules Committee has ordered a triple referral of SB 48: first to the Senate Housing Committee, which approved SB 48 at its April 2nd hearing on a vote of 8-0; then to the Senate Governance and Finance Committee to address matters of local authority and land use; and finally to the Senate Environmental Quality Committee.

7. Related legislation. SB 744 (Caballero), which the Committee will also consider at its April 10th hearing, revises the by-right approval process for supportive housing developments to require supportive housing developments to only comply with objective design review standards and to establish a streamlined CEQA review process for those developments.

Support and Opposition (4/5/19)

Support: California Alternative Payment Program Association; California Apartment Association; California Rural Legal Assistance Foundation; California Yimby; Corporation For Supportive Housing; Housing California; Non-Profit Housing Association Of Northern California; San Francisco Housing Action Coalition; San Joaquin Continuum of Care; Western Center on Law and Poverty.

Opposition: Unknown.

-- END --

REPORT

DATE: May 1, 2019

TO: SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **LEGISLATIVE UPDATES**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

Below is a brief summary of bills related to homelessness that the SGVCOG has taken positions on or are tracking.

SB 50 (Weiner) Planning and Zoning: Housing Development Incentives.

- **Summary:** This bill would require a city, county, or city and county to grant upon request an equitable communities incentive when a development proponent seeks and agrees to construct a residential development that is either a job-rich housing project or a transit-rich housing project; the site does not contain housing occupied by tenants whose rent or lease is withdrawn; and the development complies with specified additional requirements under existing law. The bill would require that a residential development eligible for an equitable communities incentive receive waivers from maximum controls on density and minimum controls on automobile parking or concessions under the Density Bonus Law, and specified additional waivers if the residential development is located within a 1/2-mile or 1/4-mile radius of a major transit stop. The bill would authorize a local government to modify or expand the terms of an equitable communities incentive. The bill would include findings that the changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. By adding to the duties of local planning officials, this bill would impose a state-mandated local program.
- **Status:** Passed the Senate Housing Committee on April 2nd with a 9-1-1 vote and referred to the Governance and Finance Committee which passed it with a 6 – 1 vote on April 24. There were significant amendments made including weakening of requirements for counties with populations less than 600,000 and coastal communities and reducing the headways for bus stops that would qualify under the bill from 15 minutes to 10 minutes. The direction was to amend and re-refer to the Committee on Appropriations.
- **SGVCOG Position:** Watch
- **Support:** 6beds, Inc.; AARP; Bay Area Council; Bridge Housing Corporation; Building Industry Association of The Bay Area; Burbank Housing Development Corporation; Calasian Chamber of Commerce; California Apartment Association; California Chamber of Commerce; California Community Builders; California National Party; California

Yimby; Dana Point Chamber Of Commerce; Emeryville; City of; Facebook, Inc.; Fieldstead and Company, Inc.; Fossil Free California; Greater Washington; Hamilton Families; Local Government Commission; Los Angeles Area Chamber of Commerce; Ms.; Murrieta Chamber of Commerce; Natural Resources Defense Council; North Orange County Chamber of Commerce; Oakland Metropolitan Chamber of Commerce; Office of The Mayor, San Francisco; Orange County Business Council; Oxnard Chamber of Commerce; Related California; Santa Cruz County Chamber of Commerce; Santa Maria Valley Chamber of Commerce; Schott & Lites Advocates Llc; Silicon Valley At Home (Sv@Home); Silicon Valley Leadership Group; South Bay Jewish Federation; South Bay Yimby; Spur; State Council on Developmental Disabilities; Stripe; Technet-Technology Network; The Silicon Valley Organization; Tmg Partners; Valley Industry And Commerce Association; Yimby Action

- **Opposition:** Aids Healthcare Foundation; Alliance of Californians for Community Empowerment (Acce) Action; American Planning Association, California Chapter; Asian Pacific Environmental Network; Barbary Coast Neighborhood Association; Bay Area Transportation Working Group; Berkeley Tenants Union; Brentwood Community Council - West Los Angeles; Causa Justa :: Just Cause; Central Valley Empowerment Alliance; Century Glen Hoa; City of Brentwood; City of Chino Hills; City of Cupertino; City of Downey; City of Glendale; City of Lafayette; City of Lakewood; City of La Mirada; City of Palo Alto; City of Rancho Cucamonga; City of Rancho Palos Verdes; City of Pinole; City of Redondo Beach; City of San Mateo; City of Santa Clarita; City of Solana Beach; City of Sunnyvale; City of Vista; Coalition for San Francisco Neighborhoods; Preserve LA; Concerned Citizens of Los Feliz; Cow Hollow Association; Dolores Heights Improvement Club; Dolores Street Community Services; East Mission Improvement Association; East Yard Communities for Environmental Justice; City of Glendora; Grayburn Avenue Block Club; Homeowners of Encino; Housing for All Burlingame; Housing Rights Committee of San Francisco; Jobs with Justice San Francisco; Jordan Park Improvement Association; Legal Services for Prisoners with Children; League of California Cities; Los Angeles Tenants Union - Hollywood Local Case Worker; Los Angeles Tenants Union -- Networking Team; Miraloma Park Improvement Club; Mission Economic Development Agency; New Livable California DbA Livable California; Noe Neighborhood Council; Northeast Business Economic Development DbA Northeast Business Association; City of Pasadena; Planning Association for the Richmond; Poder; Redstone Labor Temple Association; Regional-Video; Sacred Heart Community Service; San Francisco Senior And Disability Action; San Francisco Rising Alliance; San Francisco Tenants Union; Save Capp Street; Senior and Disability Action; SF Ocean Edge; Sherman Oaks Homeowners Association; South Bay Cities Council Of Governments; South Brentwood Residents Association; South of Market Community Action Network; Stand Up For San Francisco; Sunset-Parkside Education And Action Committee (Speak); Sutro Avenue Block Club/Leimert Park; Telegraph Hill Dwellers; Tenant Sanctuary; Tenants Together; The San Francisco Marina Community Association; Toluca Lake Homeowners Association; United to Save the Mission; Urban Habitat; West Mar Vista Residents Association; Yah! (Yes to Affordable Housing)

- **Summary:** This bill would authorize the creation of the San Gabriel Valley Regional Housing Trust, a joint powers authority, by any or all of the cities within the jurisdiction of the San Gabriel Valley Council of Governments, with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the San Gabriel Valley. The bill would authorize the San Gabriel Valley Regional Housing Trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds. The bill would require that the joint powers agreement establishing the San Gabriel Valley Regional Housing Trust incorporate specified annual financial reporting and auditing requirements. This bill would make legislative findings and declarations as to the necessity of a special statute for the San Gabriel Valley region.
- **Status:** SB 751 passed the Senate Governance and Finance Committee on April 24th with a 7-0 vote with a referral to the Housing Committee where it is expected to be heard on April 30th.
- **SGVCOG Position:** Support (Sponsor)
- **Support:** California Apartment Association; Compassionate Pomona; Corporation for Supportive Housing; First Presbyterian Church of Monrovia; Foothills Kitchen; Forward Progress; Interior Services; City of Irwindale; County of Los Angeles; City of Monrovia; City of Rosemead; Mountainside Communion; NAACP; Pomona Fellowship Church of the Brethren; Santa Fe Computer Science Magnet School; Tri-City Mental Health Authority; Union Station Homeless Services; United Way of Greater Los Angeles; Unity Church of Pomona;
- **Opposition:** None received.

AB 940 (Melendez) Recovery residences.

- **Summary:** This bill would prohibit a recovery residence, as defined, or an owner, partner, officer, director, or shareholder of a recovery residence, from giving or receiving remuneration or anything of value for the referral of a person who is seeking alcoholism or drug abuse recovery and treatment services, and would authorize the department to assess a penalty upon a recovery residence, or an owner, partner, officer, director, or shareholder of a recovery residence, of no more than \$10,000 for each violation. Penalties for receiving referral fees of patients to recovery residence have been reduced from the original \$50,000 per incident to \$10,000 per incident. Other penalty options include suspension or revocation the license or certification, investigation of allegations and recommendation of disciplinary actions, and creation and distribution of provider bulletins, written guidelines, or similar instructions from the department.
- **Status:** AB 940 has gone through several iterations, referred to the Committee on Health four times having been amended thrice and hearings cancelled at the request of the author twice.
- **SGVCOG Position:** Watch
- **Support:** Unknown
- **Opposition:** Unknown

Prepared by: 
 Jan Cicco

Regional Homelessness Coordinator

Approved by: Marisa Creter
Marisa Creter
Executive Director

REPORT

DATE: April 3, 2019

TO: SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **LOS ANGELES COUNTY UPDATES**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

2019-2020 Measure H Budget

The LA County CEO Introduced the 2019-2020 Budget at the April 16th Board of Supervisors meeting. It includes \$424 million in Measure H funds to combat and prevent homelessness—a \$14.8 million increase as Measure H moves into its 3rd year. The \$14.8 is available through program savings and leverage and unexpended funds. The additional funds are allocated to programs requesting additional funds to fulfill goals and implement additional new programs. The budget process continues with public hearings on May 15, 2019 and budget deliberations on June 24, 2019.

Motion 19-2285 (Barger, Solis) Improved Communication and Homelessness Data Sharing with Cities

This motion was introduced at the April 2nd Board of Supervisors meeting and passed 5-0. The measure instructs the Director of the Homeless Initiative to work with the Los Angeles Homeless Services Authority (LAHSA) and report back to the Board in 45 days with recommendations to 1) streamline contracting processes with local cities and Continuums of Care (CoCs), 2) establish regular listening sessions and communication mechanisms to have a meaningful exchange of information, and 3) provide city-level data on Measure-H funded services, such as prevention, rapid rehousing, outreach and enhanced services for Transition Aged Youth, to cities, CoCs and Councils of Governments and report back to the Board in 30 days and quarterly thereafter. This motion

Motion 19-2004 (Solis, Barger) Interim Shelter in the San Gabriel Valley

This motion was introduced at the April 9th Board of Supervisors meeting and passed as moved. The motion has the following three components:

- Directs the CEO to ask the cities in the San Gabriel Valley (Alhambra, Arcadia, Azusa, Baldwin Park, Bradbury, Claremont, Covina, Diamond Bar, Duarte, El Monte, Glendora, Industry, Irwindale, La Cañada Flintridge, La Puente, La Verne, Monrovia, Montebello, Monterey Park, Pomona, Rosemead, San Dimas, San Gabriel, San Marino, Sierra Madre, South El Monte, South Pasadena, Temple City, Walnut, and West Covina) to identify City-

owned and other sites that could potentially be used for interim housing for people experiencing homelessness in the San Gabriel Valley. It further directs the CEO to work with Supervisorial Districts 1, 4, and 5 to identify:

- County-owned sites in the San Gabriel Valley that could potentially be used for interim housing for people experiencing homelessness, including sites within 500 feet of a freeway; and
- Any sites in the unincorporated areas within the San Gabriel Valley that could potentially be used for interim housing for people experiencing homelessness, including sites within 500 feet of a freeway.
- Direct the CEO to assess the feasibility of any potential sites identified pursuant to the above directives and report back to the Board within 90 days of the identification of each potential site. The feasibility assessment shall include, but not be limited to:
 - Whether there is a current structure that could be used and, if so, whether any renovations would be required;
 - Preliminary cost estimate for any construction or renovations;
 - Potential number of people who could be served and projected annual operating costs; and
 - Any known environmental concerns.

19-2611 (Solis, Barger) Support for Senate Bill 751 (Rubio) San Gabriel Valley Regional Housing Trust

This motion was introduced at the April 16th Board of Supervisors meeting and passed 5-0. The measure directs the County's Legislative Advocates in Sacramento to support Senate Bill 751 (Rubio), legislation which would authorize the creation of the San Gabriel Valley Regional Housing Trust to fund housing for low-income and homeless residents in the San Gabriel Valley.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

REPORT

DATE: May 1, 2019
TO: SGVCOG Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: **RHTF WORKING GROUP**


RECOMMENDED ACTION

For information only.

BACKGROUND

At the March 2019 meeting of the Homelessness Committee Chair Shevlin called for volunteers to form a working group to explore the next steps for forming a Regional Housing Trust fund. Members Lyons and Huang volunteered. The Ad Hoc RHTF has convened twice.

Members Lyons and Huang will provide the Committee with an update on the progress of the Regional Housing Trust Fund.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director