



San Gabriel Valley Council of Governments

AGENDA AND NOTICE

OF THE **SPECIAL MEETING OF THE HOMELESSNESS COMMITTEE**

Wednesday, October 3, 2018, 9:00 AM

**The Esther Snyder Community Center, Meeting Room 1
4100 Baldwin Park Blvd, Baldwin Park, 91706-6708**

HOMELESSNESS COMMITTEE

Chair

Joe Lyons
City of Claremont

Vice-Chair

Becky Shevlin
City of Monrovia

MEMBERS

Baldwin Park
Claremont
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 9:00 AM at the Esther Snyder Community Center, Meeting Room 1 (4100 Baldwin Park Blvd, Baldwin Park, 91706-6708).*** 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.sgvcog.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. Homelessness Meeting Minutes – Page _____
Recommended Action: Approve.
6. Correspondence
None

PRESENTATIONS

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

7. 2017-2018 California Homelessness Legislation Update – Page _____
Peter Duyshart, SGVCOG staff
Recommended Action: For information only.
8. LA HOP Outreach Request Tool – Page _____
Colleen Murphy, Outreach Manager, LAHSA
Maria Lopez, SPA 3 Outreach Coordinator, Union Station Homeless Services
Recommended Action: For information only.

DISCUSSION ITEMS

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

9. 2019-2020 Measure H Allocation Community Input – Jan Cicco, SGVCOG staff – Page ____
10. November Election of the Homelessness Committee Chair and Vice Chair
Councilmember Joe Lyons, City of Claremont and Homelessness Committee Chair

ACTION ITEMS

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

11. None
Recommended Action:

UPDATE ITEMS

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

12. Updates, Strategies and SGVCOG Support for the 2018 City Implementation RFP
Jan Cicco, SGVCOG staff
Recommended Action: For information only.
13. Regional Homeless Advisory Committee (RHAC)
Benita DeFrank, Pomona, SPA 3 Representative

COMMITTEE MEMBER ITEMS

STAFF ANNOUNCEMENTS

ANNOUNCEMENTS

ADJOURN



SGVCOG Homelessness Committee Unapproved Minutes

Date: July 26, 2018

Time: 12:30 PM

Location: Monrovia Public Library (321 S. Myrtle Ave; Monrovia, CA)

PRELIMINARY BUSINESS

1. Call to Order

The meeting was called to order at 12:38 PM

2. Roll Call

Members Present

Baldwin Park	C. Baca
Claremont	J. Lyons
LA County District 1	F. Briones
Pomona	B. DeFrank
West Covina	L. Johnson

Absent

Monrovia
Rosemead

COG Staff

C. Cruz, Staff

3. Public Comment

No public comment

4. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to the next regular meeting

No changes to the agenda.

CONSENT CALENDAR

5. Homelessness Meeting Minutes

6. Correspondence

There was a motion to approve consent calendar Items 5-6 (M/S: B. DeFrank/F. Briones)

[Motion Passed]

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

DISCUSSION ITEMS
PRESENTATIONS

7. LAHSA 2018 Point in Time Homeless Count Data
Daniella Alcedo, SPA 3 Regional Coordinator for LAHSA presented on this item. She discussed the point in time count and methodology. She also provided a quick overview of the new LA-HOP Homeless Services Platform.
8. State of California Housing Package
Christian Cruz, SGVCOG staff reviewed the housing package and discussed the implications of SB 3, which will seek to shift Prop 63 (2004) funds to build housing that includes mental health services.

ACTION ITEMS

9. Chair and Vice Chair Elections
There was a motion to elect Joe Lyons, Claremont as Chair and Becky Shevlin, Monrovia as Vice Chair of the Homelessness Committee (M/S: C. Baca/L. Johnson)
[Motion Passed]

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

UPDATE ITEMS

Regional Homeless Advisory Council
No report given.

COMMITTEE MEMBER ITEMS

STAFF ANNOUNCEMENTS

ANNOUNCEMENTS

ADJOURN

The meeting was adjourned at 2:03 PM

REPORT

DATE: October 3, 2018

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **2017-2018 CALIFORNIA HOMELESSNESS LEGISLATION UPDATE**

RECOMMENDED ACTION

For information and discussion only.

BACKGROUND:

Homelessness is one of the most pervasive and extensive problems facing the State of California at this time. California is home to 25% of the United States' homeless population and, even more alarmingly, is home to 42% of the United States' chronically homeless. Homelessness is, unfortunately, ubiquitous, and impacts most communities in the state of California, including San Gabriel Valley communities. Increased homelessness causes public safety problems and hazards for both those who suffer from homelessness, as well as those who do not but live where this problem is most prevalent. As more evidence-based solutions to homelessness and mental health are identified, California lawmakers have been making a concerted effort to change public policy in order to incorporate some of these solutions into provisions of California law. Some concepts and ideas face more opposition, than others do, affordable or supportive housing projects being an example of this.

The California legislative session concluded on August 31, 2018, and with Governor Jerry Brown's deadline of September 30, 2018, to sign legislation into law, the SGVCOG has prepared a legislative update report for bills which pertain to homelessness, supportive housing, and mental illness in order to keep the SGVCOG Homelessness Committee apprised of germane legislation which can have a significant impact policy-wise on these aforementioned public policy issues. The following legislative bills have been identified by the COG as consequential pieces of legislation, three of which have died in committees:

- **SB 3 [Proposition 1 on Nov. 2018 ballot] (Beall)** – “Veterans and Affordable Housing Bond Act of 2018”: This bill was signed by Governor Brown on September 29, 2017, and authorizes \$4 billion in general obligation bonds for existing affordable housing programs. The legislation needs to be approved by the electorate in order for the state to be able to sell the bonds.
- **AB 1827 [Proposition 2 on Nov. 2018 ballot] (Assembly Committee on Budget)** – “No Place Like Home Act of 2018”: Amends the existing Mental Health Services Act to allow the State to expend county mental health services funds in order to repay up to \$2 billion in bonds which would fund the No Place Like Home Program. These bonds would fund housing for those with mental illness who are homeless. AB 1827 was approved by

REPORT

Governor Brown on June 27, 2018. These program changes and bonds will be subject to voter approval on November 6.

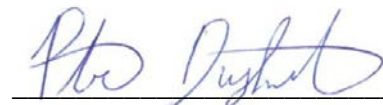
- **SB 918 (Wiener)** – “Homeless Youth Act of 2018”: Requires the existing Homeless Coordinating and Financing Council to take on additional tasks and roles which are meant to address and consider the needs of homeless children. The bill was enrolled with the Governor’s office on September 11, but has not been signed by the Governor as of September 26.
- **AB 2162 (Chiu & Daly)** – Requires supportive housing to be a use-by-right in zones where multi-family and mixed-use developments are zoned for, including in non-residential zones which allow for multi-family uses, if the proposed development satisfies 8 requirements. The bill was enrolled with the Governor’s office on September 11, but has not been signed by the Governor as of September 26.
- **AB 2161 (Chiu)*** – This bill would have directed the Department of Housing and Community Development to create a state homeless integrated data warehouse, the purpose of which was to create a portrayal of the state’s homeless population and the services that they currently receive. The legislation died in the Senate Committee on Appropriations on August 16, 2018.
- **AB 3171 (Ting)*** -- “Homeless Persons Service Block Grant”: This piece of legislation would have established the Local Homelessness Solutions Program and its account in order to provide funding to cities in order to create and execute creative solutions to the issues created by homelessness. The legislation died in the Assembly Committee on Housing and Community Development on April 25, 2018.
- **AB 1971 (Santiago)*** – This bill would have expanded the definition of “gravely disabled” to also include a condition in which a person, as a result of a mental health disorder, is unable to provide for his or her basic needs for medical treatment (contingent upon other guidelines and definitions). The legislation was order to the “inactive file” by Senator Stern on August 31, 2018. The bill was supported by the SGVCOG.

Please refer to the Attachments for summaries and further details of the provisions of each bill, histories of each bill, and endorsements of, and opposition to, each bill.

RECOMMENDATION

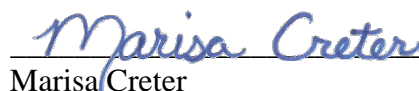
Staff is presenting the seven pieces of homelessness-related legislation for information only.

Prepared by:



Peter Duyshart
Project Assistant

Approved by:



Marisa Creter
Executive Director

REPORT

ATTACHMENTS:

Attachment A – 2017-2018 California Homelessness Legislation Update Slides

Attachment B – Legislative Digest and Bill Text of Approved and Enrolled Bills

Attachment C – Senate/Assembly Floor and LAO Analyses of Approved and Enrolled Bills

2018 CALIFORNIA HOMELESSNESS LEGISLATION

Most pertinent legislation related to homelessness

Broad Overview

- California is currently in a large-scale housing crisis, with a shortage of housing units, as well as an inadequate supply of affordable/low-income housing.
- Homelessness is also a pervasive issue which has widespread consequences across the state.
- 7 pieces of consequential legislation have proposed by the California legislature over the course of the last year which affect homelessness.
- 2 of the bills have been approved by Governor Brown, but both are going to the voters for approval on November 6, 2018.
- 2 of the bills have been passed by both chambers of the California Legislature, but are awaiting Governor Brown's signature.
- 3 of the bills have died in legislative Committees.

SB 3 (Beall) – Proposition 1

- Veterans and Affordable Housing Bond Act of 2018
- This bill authorizes \$4 billion in general obligation bonds for existing affordable housing programs for low-income residents, veterans, farmworkers, manufactured and mobile homes, infill, and transit-oriented housing.
- \$3 billion of the funds would be allocated and used to finance various existing housing programs, infill infrastructure financing, and affordable housing matching grant programs.
- \$1 billion of general obligation bonds would be used to provide funding for home purchase assistance for Veterans.
- This bill declares that, if it is approved, it must take effect immediately as an emergency statute.

SB 3 (Beall) – Proposition 1

■ SUPPORTED by:

- *League of California Cities*
- *SCAG*
- *40 Cities (including Duarte)*
- *Over 150 entities/organizations*

■ OPPOSED by:

- *Howard Jarvis Taxpayers Association*
- *National Federation of Independent Business*
- *Valley Industry and Commerce Association*

AB 1827 (Assembly Committee on Budget) – Proposition 2



- The Mental Health Service Act (MHSA), which was passed as Prop. 63 in November 2004, imposes a 1% tax on that portion of a taxpayer's taxable income that exceeds \$1 million.
- Revenue from the MHSA tax is allocated to the Mental Health Services Fund to provide money for county mental health programs across California.
- Additionally, the existing No Place Like Home Program establishes the No Place Like Home Fund, which finances capital costs for permanent supportive housing for those who suffer from mental health issues.

AB 1827 (Assembly Committee on Budget) – Proposition 2



- This bill would enact the No Place Like Home Act of 2018.
- If passed, the bill would authorize the Legislature to appropriate money from the Mental Health Services Fund to the Supportive Housing Program Subaccount, and then appropriate those particular funds to the No Place Like Home Fund.
- In summary, the bill amends the Mental Health Service Act to fund the No Place Like Home Program.
- Enables State to spend \$140 million per year of county mental health funds to repay up to \$2 billion in bonds
- **League of California Cities** supports this legislation.

SB 918 (Wiener)

- Homeless Youth Act of 2018
- The main purpose of this legislation is to better serve the state's homeless youth population
- Requires the existing Homeless Coordinating and Financing Council (Council) to take on additional responsibilities and tasks that are meant to address and consider the needs of homeless children.
- The council would also be required to coordinate with young people experiencing homelessness and provide technical assistance for existing service providers.

SB 918 (Wiener)

- SUPPORTED by:
 - *LA County Office of Education*
 - *4 Cities*
 - *About 75-80 entities/organizations*
- OPPOSED by:
 - *None received*

AB 2162 (Chiu & Daly)

- Streamlines affordable housing developments that include a percentage of supportive housing units and onsite services.
- Requires supportive housing to be a use-by-right in zones where multi-family and mixed-use developments are zoned for, including in non-residential zones which permit multi-family uses, if the proposed housing development satisfies 8 main requirements.
- The bill stipulates that in a City where the population is under 200,000 and the homeless population is less than 1,500, then the “by right” requirement applies to developments of 50 units or less.
- Contains other non-substantive changes to city general plan requirements, as well as other related provisions.

AB 2162 (Chiu & Daly)

- Purpose of the bill: To prohibit local governments from applying a conditional use permit or other discretionary review to the approval of 100% affordable developments that include a percentage of supportive housing units (around 25%) on sites/parcels which are already zoned for residential use.
- SUPPORTED by:
 - *About 25-30 entities/organizations*
- OPPOSED by:
 - *3 cities*

AB 2161 (Chiu)

- Died in the Senate Committee on Appropriations on August 16, 2018 (did not come up for a vote)
- This legislation would have directed the Department of Housing and Community Development to create a state homeless integrated data warehouse, in coordination with the Homeless Coordinating and Financing Council, to develop a composite portrayal of the homeless population in the state and the services provided to this population or to those at risk of becoming homeless.

AB 3171 (Ting)

- “Homeless Persons Service Block Grant”
- Died in the Assembly Committee on Housing and Community Development on April 25, 2018.
- This piece of legislation would have established the Local Homelessness Solutions Program and simultaneously created the Local Homelessness Solutions Account for the purpose of providing funding to cities in order to create problem-solving and creative solutions to the issues created by homelessness.
- This LHSA would have received funding from the State’s General Fund.
- Shelter diversion, Rapid re-housing, and Permanent Supportive housing projects would have been funded.

AB 1971 (Santiago)

- Mental health services: involuntary detention: gravely disabled.
- Bill was ordered to “inactive file” by Sen. Stern on August 31, 2018
- AB 1971 would have, until January 1, 2024, expanded the definition of “gravely disabled,” as implemented in LA County, to also include a condition in which a person, as a result of a mental health disorder, is unable to provide for his or her basic personal needs for medical treatment, if the failure to receive medical treatment, as defined, results in a deteriorating physical condition that a medical professional, in his or her best medical judgment, attests in writing, will more likely than not, lead to death within 6 months, as specified.

AB 1971 (Santiago)

■ SUPPORTED by:

- 24 organizations, including
 - *San Gabriel Valley Council of Governments*
 - *4 Cities (including **Monrovia** & **West Covina**)*
 - *LA County Mental Health Commission*
 - *LA & Orange County Boards of Supervisors*

■ OPPOSED by:

- 22 organizations, including:
 - *American Civil Liberties Union*
 - *Mental health advocacy groups*
 - *California Hospital Association*
 - *Homelessness advocacy and coalition groups*
 - *Western Center on Law and Poverty*

UNFINISHED BUSINESS

Bill No: SB 3
Author: Beall (D), et al.
Amended: 8/29/17
Vote: 27 - Urgency

SENATE TRANS. & HOUSING COMMITTEE: 10-2, 2/28/17
AYES: Beall, Cannella, Allen, Atkins, McGuire, Mendoza, Roth, Skinner,
Wieckowski, Wiener
NOES: Gaines, Morrell
NO VOTE RECORDED: Bates

SENATE GOVERNANCE & FIN. COMMITTEE: 5-2, 3/22/17
AYES: McGuire, Beall, Hernandez, Hertzberg, Lara
NOES: Nguyen, Moorlach

SENATE APPROPRIATIONS COMMITTEE: 5-2, 5/25/17
AYES: Lara, Beall, Bradford, Hill, Wiener
NOES: Bates, Nielsen

SENATE FLOOR: 30-9, 6/1/17
AYES: Allen, Atkins, Beall, Bradford, Cannella, De León, Dodd, Galgiani,
Glazer, Hernandez, Hertzberg, Hill, Hueso, Jackson, Lara, Leyva, McGuire,
Mendoza, Mitchell, Monning, Newman, Nguyen, Pan, Portantino, Roth,
Skinner, Stern, Wieckowski, Wiener, Wilk
NOES: Anderson, Bates, Berryhill, Fuller, Gaines, Moorlach, Morrell, Nielsen,
Stone
NO VOTE RECORDED: Vidak

ASSEMBLY FLOOR: 56-21, 9/14/17 - See last page for vote

SUBJECT: Veterans and Affordable Housing Bond Act of 2018

SOURCE: Author

DIGEST: This bill enacts the Veterans and Affordable Housing Bond Act of 2018 and authorizes the issuance of \$4 billion in general obligation (GO) bonds for affordable housing programs and a veteran's home ownership program, subject to approval by the voters in the November 6, 2018 election.

Assembly Amendments:

- 1) Increase the bond authorization by \$1 billion for the Department of Veteran Affairs (CalVet) Home Loan Program, for a total bond authorization of \$4 billion.
- 2) Shift \$100 million from the BEGIN Program to California Housing Finance Agency (CalHFA) to be used for home purchase assistance.
- 3) Shift \$50 million from Transit Oriented Development to CalHFA .
- 4) Permit funds that are not encumbered by November 6, 2028 to revert to the Multifamily Housing Program.

ANALYSIS: Existing law establishes a number of housing assistance programs for affordable housing.

This bill authorizes the issuance of \$4 billion in GO Bonds, subject to approval by the voters in the November 6, 2018 general election, for the following affordable housing purposes:

- 1) Multi-family Rental Housing —\$1.5 billion to the existing Multifamily Housing Program.
- 2) Transit Oriented Development Rental Housing—\$0.15 billion to the existing Transit-Oriented Development Implementation Program
- 3) Infill Incentive Grant Program -- \$0.3 billion.
- 4) Joe Serna, Jr. Farmworker Housing Grant Fund —\$0.3 billion
- 5) Local Housing Trust Fund Matching Grant Program -- \$0.3 billion.
- 6) CalHome Program —\$0.3 billion
- 7) Self-Help Housing Fund -- \$0.15 billion.

8) CalVet Home Loan Program -- \$1.0 billion

Comments

- 1) *California's Housing Crisis*. California's housing crisis is illustrated in many ways. In March 2015, the Legislative Analyst's Office reported that an average California home costs \$440,000, almost two-and-a-half times the national average. California's average monthly rent is 50% higher than the rest of the country. It is therefore unfortunately not surprising that the majority of California renters pay more than 30% of their income towards rent, and more than 1.5 million households pay more than half of their incomes towards rent.¹ A recent analysis by the McKinsey Global Institute estimates that California's housing shortage costs California's economy hundreds of billions of dollars in economic activity every year, with high housing costs crowding out other consumption, lost opportunities in the construction industry, and increasing homelessness.²

State funding for housing is down significantly in recent years. Proposition 46 of 2002 provided \$2.1 billion for a variety of affordable housing programs, and Proposition 1C of 2006 provided an additional \$2.85 billion. Both Proposition 46 and Proposition 1C provided roughly four to five years of funding, and the state's Department of Housing and Community Development (HCD) has awarded just about all of these funds. California also recently lost tax increment as a funding stream for affordable housing with the dissolution of redevelopment agencies. With the loss of redevelopment and expenditure of the last voter-approved housing bonds, \$1.5 billion of annual state investment dedicated to housing has been eliminated.

A recent report by HCD highlights the depths of the resulting housing shortage, showing that statewide for very low-, and extremely low- households, California is short about 1.5 million rental units.³ That same report showed that for above moderate-income levels, there was a sufficient number of rental housing, at least on a statewide average basis, indicating that the focus should be on the poorest households. In a March 2016 informational hearing, the

¹ California's Housing Future: Challenges and Opportunities (Public Draft) – California Department of Housing and Community Development, January 2017.

² A Tool Kit to Close California's Housing Gap: 3.5 Million Homes by 2025 – McKinsey Global Institute, October 2016.

³ California's Housing Future: Challenges and Opportunities (Public Draft) – op cit. Extremely low income households earn less than 30% of the area median income (AMI); very low income households earn between 30% - 50% of AMI.

Senate Transportation and Housing Committee heard that California's 2.2 million extremely low-income and very low-income renter households are competing for only 664,000 affordable rental units.

- 2) *Program Descriptions.* This bill proposes new funding for several existing programs, which are described below along with the funding proposed in this bill.
- a) **Multifamily Housing Program (\$1.5 billion)** — The Multifamily Housing Program assists the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households through loans to local governments and non- and for-profit developers. Funds are for incomes up to 60% of area median income.
 - b) **Transit-Oriented Development Implementation Program (\$0.15 billion)** — Provides low-interest loans as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. Grants to cities, counties, and transit agencies are for the provision of the infrastructure necessary for the development of higher density uses within close proximity to a transit station and loans for the planning and development of affordable housing within one-quarter mile of a transit station.
 - c) **Infill Infrastructure Financing Grants (\$0.3 billion)** — Assists in the new construction and rehabilitation of infrastructure that supports higher density affordable and mixed-income housing in locations designated as infill, such as water and sewer extensions.
 - d) **Joe Serna, Jr. Farmworker Housing Grant Program (\$0.3 billion)** — Finances the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households.
 - e) **Local Housing Trust Matching Grant Program (\$0.3 billion)** — Provides matching grants to local governments and non-profits that raise money for affordable housing.
 - f) **CalHome (\$0.3 billion)** — Provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. The funds would provide direct, forgivable loans to assist

development projects involving multiple ownership units, including single-family subdivisions. This money would also be available to self-help mortgage assistance programs and manufactured homes.

- g) Self-Help Housing Fund (\$0.15 billion) —Provides down payment assistance for first-time low- and moderate-income homebuyers where project affordability has been improved through regulatory incentives.
- h) CalVet Home Loan Program (\$1.0 billion) – Assists veterans in purchasing homes and farms.

3) *Leverage.* According to the author, investing in affordable housing will save Californians money. Citing a study performed by the research department of the Northern California Carpenters Regional Council in collaboration with the California Housing Partnership, the author notes that for every \$.70 of state investment, California can leverage \$3 in federal tax credits and bonds. Taken together with an additional \$10.5 billion in leveraged federal funding, this bond bill will result in nearly 50,000 new and refurbished housing units, 137,000 jobs, more than \$8.5 billion in labor income, \$23.4 billion in economic activity, and more than \$1.0 billion in additional local and state taxes and fee revenue. (This calculation was based on the prior version of the bill, which was a \$3 billion bond. The current version of this bill is a \$4 billion bond.)

4) *CalVet Loan Program.* This program is funded primarily by veterans' bonds, a type of tax-exempt GO bond. However, the program is fully self-supporting and does not impose any cost to the General Fund. Further, the bonds backing the program are more like revenue bonds in that they are repaid by CalVet loan holders through the payment of principal and interest on their loans.

Since 1921, California voters have approved 23 bonds for the program, and more than 423,000 veterans have been provided loans since the program's inception. CalVet offers at or below market interest rate loans, with low- or no-down payment requirements. There are also no lender fees other than a one-percent origination fee. Loans are reviewed by underwriters who approve loans that make sense for applicants. CalVet loans carry unparalleled fire, flood, earthquake and hazard insurance, for low deductibles. CalVet loans are serviced by the department, not by bank loan officers.

The use of CalVet loans declined sharply during the Great Recession, largely attributable to the decline in overall home sales. In addition, pressure from the Federal Reserve to keep private-sector interest rates low made CalVet loans less

competitive. Due to CalVet's restructured debt, interest rates are now at or below market rates for 30 year fixed rate loans and their use is increasing. However, existing bond authority is running out. The most recent bond, 2008's Proposition 12, authorized \$900 million in bonding authority. At the current rate of lending, CalVet will exhaust the remaining bond authority by the fall of 2018.

- 5) *Making Choices*. As with all GO bonds, the bond repayment comes from the general fund. Therefore, approving this bond means there will be less general fund monies available for other state purposes.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: No

Unknown with latest amendments.

SUPPORT: (Verified 9/14/17)

Affordable Housing Network of Santa Clara County
Affordable Housing NOW- Santa Cruz County
Alameda County Board of Supervisors
Alameda County Transportation Commission
American G.I. Forum of California
American Legion-Department of California
American Planning Association – California Chapter
AMVETS – Department of California
Aspiranet
Association of Bay Area Governments
Association of Regional Center Agencies
Bay Area Council
Big Pine Paiute Tribe of the Owens Valley
Bridge Housing
California Alliance for Retired Americans
California Apartment Association
California Association for Coordinated Transportation
California Association of Council of Governments
California Association of County Veterans Service Officers
California Bicycle Coalition
California Building Industry Association
California Catholic Conference
California Coalition for Rural Housing
California Coalition for Youth

California Collaborative for Long Term Services and Supports
California Commission on Aging
California Federation of Teachers
California Housing Consortium
California Housing Partnership Corporation
California League of Conservation Voters
California PACE Association
California Rice Commission
California Rural Legal Assistance Foundation
California School Employees Association
California State Association of Counties
California State Commanders Veterans Council
Center for Sustainable Neighborhoods
Central City Association of Los Angeles
Cher-Ae Heights Indian Community of the Trinidad Rancheria
Cities Association of Santa Clara County
City and County of San Francisco
City of Alameda
City of American Canyon
City of Belmont
City of Berkeley
City of Carpinteria
City of Concord
City of Cupertino
City of Daly City
City of Duarte
City of East Palo Alto
City of Fort Bragg
City of Fremont
City of Glendale
City of Goleta
City of Hayward
City of Indio
City of Lake Elsinore
City of Lakeport
City of Lakewood
City of Los Angeles
City of Merced
City of Mill Valley
City of Moorpark

City of Mountain View
City of Napa
City of Petaluma
City of Sacramento
City of Salinas
City of San Jose
City of San Mateo
City of San Rafael
City of Santa Monica
City of Santa Rosa
City of Sunnyvale
City of Thousand Oaks
City of Tustin
City of Union City
City of Vallejo
City of Walnut Creek
City of West Hollywood
Common Sense Kids Action
Community Economics Inc.
Community Housing Partnership
Corporation for Supportive Housing
Council of Community Housing Organizations
Council of Infill Builders
Devine and Gong, Inc.
Disability Rights California
EAH Housing
East Bay Developmental Disabilities Legislative Coalition
East Bay Local Asian Development Corporation
Eden Housing
ElderFocus
Enterprise Community Partners
Facebook
First Community Housing
Greater Coachella Valley Chamber of Commerce
Greenbelt Alliance
Habitat for Humanity
Homeless Veterans Emergency Housing Facility
Housing Authority of the County of Santa Clara
Housing California
Jewish Public Affairs Committee of California

Leading Age California
League of California Cities
League of Women Voters of California
Local Government Commission
Los Angeles County Division of the League of California Cities
Marin County Council of Mayors and Councilmembers
Mayor Edwin M Lee, City and County of San Francisco
Mayor Eric Garcetti, City of Los Angeles
Mayor Libby Schaaf, City of Oakland
Mayor Miguel Pulido, City of Santa Ana
Mayor Robert Garcia, City of Long Beach
Mayor Sam T. Liccardo, City of San Jose
Mental Health of America of California
Mercy Housing
Metropolitan Transportation Commission
Military Officers Association of America – California Council of Chapters
National Association of Social Workers – California Chapter
Natural Resources Defense Council
Nevada California Indian Housing Association
NextGen California
Non-Profit Housing Association of Northern California
North Bay Leadership Council
Northern Circle Indian Housing Authority
Planning and Conservation League
Promise Energy
Public Advocates
Redwood Valley Little River Band of Pomo Indians
Resources for Community Development
Richmond Neighborhood Housing Services
Rise Together
Sacramento Council of Governments
Sacramento Housing Alliance
San Diego Housing Federation
San Francisco Bay Area Rapid Transit District
San Francisco Chamber of Commerce
San Francisco Housing Action Coalition
San Joaquin Valley Housing Collaborative
San Mateo County Board of Supervisors
San Pasqual Band of Mission Indians
Santa Clara County Board of Supervisors

Santa Clara County Valley Water District
Santa Clara Open Space Authority
Satellite Affordable Housing Associates
Seifel Consulting
Self Help Enterprises
Sierra Business Council
Silicon Valley Leadership Group
Small Business for Affordable Housing in Petaluma
Sonoma County Board of Supervisors
Southern California Association of Governments
Southern California Association of Nonprofit Housing
SPUR
State Building and Construction Trades Council, AFL-CIO
SV@Home
Tenants Together
The Arc and United Cerebral Palsy Collaboration
The John Stewart Company
The Pacific Companies
Town of Danville
Town of Mammoth Lakes
TransForm
Tule River Indian Housing Authority
United Ag
United Ways of California
Ventura Council of Governments
Vietnam Veterans of America – California State Council
Western Center on Law and Poverty
Western Manufactured Housing Communities Association
YIMBY Action

OPPOSITION: (Verified 9/14/17)

Howard Jarvis Taxpayers Association
National Federation of Independent Business
Valley Industry and Commerce Association

ASSEMBLY FLOOR: 56-21, 9/14/17

AYES: Aguiar-Curry, Arambula, Baker, Berman, Bloom, Bocanegra, Bonta, Burke, Caballero, Calderon, Cervantes, Chau, Chiu, Chu, Cooley, Cooper, Dababneh, Daly, Eggman, Frazier, Friedman, Cristina Garcia, Eduardo Garcia,

Gipson, Gloria, Gonzalez Fletcher, Gray, Grayson, Holden, Irwin, Jones-Sawyer, Kalra, Levine, Limón, Low, Maienschein, McCarty, Medina, Mullin, Muratsuchi, Nazarian, O'Donnell, Quirk, Quirk-Silva, Reyes, Ridley-Thomas, Rodriguez, Rubio, Salas, Santiago, Mark Stone, Thurmond, Ting, Weber, Wood, Rendon

NOES: Travis Allen, Bigelow, Brough, Chávez, Chen, Choi, Cunningham, Dahle, Fong, Gallagher, Harper, Kiley, Lackey, Mathis, Mayes, Melendez, Obernolte, Patterson, Steinorth, Voepel, Waldron

NO VOTE RECORDED: Acosta, Flora

Prepared by: Randy Chinn / T. & H. / (916) 651-4121

9/15/17 9:42:52***** **END** *****

Proposition 1
SB 3 (Chapter 365, Statutes of 2017), Beall.
Veterans and Affordable Housing Bond Act of 2018.

Yes/No Statement

A **YES** vote on this measure means: Allows the state to sell \$4 billion in general obligation bonds to fund veterans and affordable housing.

A **NO** vote on this measure means: The state could not sell \$4 billion in general obligation bonds to fund veterans and affordable housing.

Summary of Legislative Analyst's Estimate of Net State and Local Government Fiscal Impact

- Increased state costs to repay bonds averaging about \$170 million annually over the next 35 years. These bond funds would be used to provide affordable housing.

State Bond Cost Estimate	
Authorized new borrowing	\$4 billion
Average annual cost to pay off bond	\$170 million
Likely repayment period	35 years
Source of repayment	General tax revenue

Ballot Label

Fiscal Impact: Increased state costs to repay bonds averaging about \$170 million annually over the next 35 years.

BACKGROUND

Housing Is Expensive in California. Housing in California has long been more expensive than most of the rest of the country. While many factors have a role in driving California's high housing costs, the most important is the significant shortage of housing, particularly within coastal communities. A shortage of housing means households wishing to live in the state compete for limited housing. This competition increases home prices and rents. Today, an

average California home costs 2.5 times the national average. California's average monthly rent is about 50 percent higher than the rest of the country.

State Housing Programs Fund Some Home Building. In most years, about 100,000 houses and apartments are built in California. Most of these housing units are built entirely with private dollars. Some, however, receive financial help from federal, state, or local governments. In these cases, the state provides local governments, nonprofits, and private developers with grants or low-cost loans to fund a portion of the housing units' construction costs. Typically, housing built with these funds must be sold or rented to Californians with low incomes. A portion of housing units built with state funds is set aside for homeless Californians. While the state historically has not provided ongoing funding for these housing programs, California receives approximately \$2 billion annually from the federal government to support these projects.

Home Loan Program for Veterans. The state's veteran home loan program provides home loans to eligible veterans, including veterans who may not otherwise qualify for a home loan. Under the program, the state sells general obligation bonds to investors and uses the funds to provide loans to eligible veterans to purchase homes. Participating veterans repay the state for these home loans. These funds are then used to repay the bonds.

PROPOSAL

New General Obligation Bonds for Housing. This measure allows the state to sell \$4 billion in new general obligation bonds for various housing programs. (For more information on the state's use of bonds, see "Overview of State Bond Debt" later in this guide.)

Use of Funds

As shown in Figure 1, the measure provides bond funding for various housing programs, which are described below in more detail.

Figure 1**Proposed Uses of Bond Funds***(In Millions)*

Category	Amount
State Housing Programs	
Affordable multifamily housing programs	\$1,800
Infrastructure programs	450
Homeownership programs	450
Farmworker housing program	300
Subtotal	(\$3,000)
Veterans Housing Program	
Veteran home loans	\$1,000
Total	\$4,000

State Housing Programs. The measure provides \$3 billion for various state housing programs. Proceeds from the bond sale would be awarded to program applicants—local governments, nonprofit organizations, and private developers—through a competitive process administered by the state.

- ***Affordable Multifamily Housing Programs.*** The measure provides \$1.8 billion to build or renovate rental housing projects, such as apartment buildings. These programs generally provide local governments, nonprofit organizations, and private developers with low-interest loans to fund part of the construction cost. In exchange, projects must reserve units for low-income households for a period of 55 years.
- ***Infrastructure Programs.*** The measure provides \$450 million to programs that build housing in existing urban areas and near public transportation. The funds also would provide loans and grants for a wide variety of projects that support this housing—such as parks and water, sewage, and transportation infrastructure.
- ***Homeownership Programs.*** The measure provides \$450 million to encourage homeownership for low- and moderate-income homebuyers. Most of the funds would

be used to provide down payment assistance to first-time homebuyers through low-interest loans or grants. Additionally, the measure provides funds to assist low- and moderate-income families to build their own homes.

- ***Farmworker Housing Program.*** This measure provides \$300 million in loans and grants to build housing for farmworkers. Program funds would be used for both rental and owner-occupied housing.

Veterans Housing Program. This measure also provides \$1 billion for home loan assistance to veterans. Veterans generally use these loans to purchase single-family residences, condominiums, farms, and mobile homes.

FISCAL EFFECTS

Bond Cost for State Housing Programs. This measure would allow the state to borrow up to \$3 billion by selling general obligation bonds to investors, who would be repaid with interest from the state's General Fund. The cost of these bonds would depend on various factors—such as the interest rates in effect at the time they are sold, the timing of the bond sales, and the time period over which they are repaid. We estimate that the cost to taxpayers to repay the bonds would average **about \$170 million annually for 35 years**—totaling \$5.9 billion to pay off both the principal (\$3 billion) and interest (\$2.9 billion). This amount is about one-tenth of 1 percent of the state's current General Fund budget.

Bond Cost for Veterans Housing Program. This measure would allow the state to borrow up to \$1 billion by selling general obligation bonds to investors. Veterans participating in the home loan program would make monthly payments to the state, allowing the state to repay the bonds. These payments have always covered the amount owed on the bonds, meaning the program has always operated at no direct cost to the state.

How Many People Could the Measure Help? The funds from this measure typically would be used together with other government monies to provide housing assistance. In many cases, the measure would allow the state to receive additional federal funding for affordable housing. In total, the bond funds would provide annual subsidies for up to 30,000 multifamily and 7,500 farmworker households. The funds also would provide down payment assistance to about 15,000 homebuyers and home loans to about 3,000 veterans. In some cases, such as for the down payment assistant programs, Californians could quickly begin to benefit from the bond funding. In other cases, such as for the construction of new affordable multifamily housing, it could take several years for Californians to benefit from the measure.

THIRD READING

Bill No: AB 1827
Author: Committee on Budget
Amended: 6/20/18 in Senate
Vote: 27 - Urgency

SENATE BUDGET & FISCAL REVIEW COMMITTEE: 15-0, 6/25/18
AYES: Mitchell, Nielsen, Beall, Glazer, Jackson, McGuire, Monning, Moorlach,
Pan, Portantino, Roth, Skinner, Stern, Wieckowski, Wilk
NO VOTE RECORDED: Anderson, Stone

ASSEMBLY FLOOR: Not relevant

SUBJECT: No Place Like Home Act of 2018

SOURCE: Author

DIGEST: This bill establishes the No Place Like Home (NPLH) Act of 2018, which amends provisions previously enacted as part of the NPLH program. Amends the Mental Health Services Act (MHSA) to, among other things, permit the Legislature to appropriate funds from the Mental Health Services Fund, as specified, and provides an opportunity for voter approval in the November 6, 2018 statewide general election.

ANALYSIS:

This bill provides the following:

- 1) *November 6, 2018 Statewide General Election.* Establishes the NPLH Act of 2018, which is to be submitted to voters in the November 6, 2018 election as a single measure, and provides for the Act to become operative upon adoption by voters. It provides for voter ratification and approval of AB 1618, AB 1628, technical amendments made by AB 1516 (Cunningham, Chapter 561, Statutes of 2017), and other amendments made by this bill.

- 2) *Voter pamphlets.* Requires the Secretary of State to include in mailed ballot pamphlets information regarding the NPLH Act of 2018. If that inclusion is not possible, the Secretary of State shall publish a supplemental ballot pamphlet.
- 3) *Supportive Housing Program Subaccount.* Provides that the State Controller must, before any transfer or expenditure from the fund for any other purpose for the month following any transfer from the fund, transfer moneys appropriated from the Mental Health Services Fund to the subaccount in equal amounts over the following 12-month period, beginning no later than 90 days after the effective date of the appropriation by the Legislature. If in any month the amounts in the Mental Health Services Fund are insufficient to fully transfer to the subaccount or the amounts in the subaccount, are insufficient to fully pay the amount appropriated for transfer pursuant to this paragraph, the shortfall shall be carried over to the next month.
- 4) *Amendments.* Allows the Legislature to amend the NPLH Act of 2018 by a two-thirds vote, so long as such amendments are consistent with and further the intent of the act. This aligns the NPLH Act with the MHSA of 2004, which also requires a two-thirds vote to amend.

Background

In 2004, California voters approved and established the MHSA, which imposes a one percent income tax on individual who earn more than \$1 million annually, and deposits the specified revenue in the Mental Health Services Fund.

AB 1618 (Committee on Budget, Chapter 43, Statutes of 2016) created the NPLH Program. AB 1618 requires the Department of Housing and Community Development (HCD) to award \$2 billion to counties for permanent supportive housing for the homeless, establishes the framework for financing the NPLH program through the counties, requires counties to annually report to HCD on program status, addresses the process for validation of the financing, and addresses other matters regarding the NPLH program. AB 1628 (Committee on Budget, Chapter 322, Statutes of 2016) authorized the issuance of bonds by the California Health Facilities Financing Authority (CHFFA) for purposes of financing a grant program for counties to develop and administer permanent supportive housing for individuals who are homeless, chronically homeless, and at risk of chronic homelessness *that was* enacted by AB 1618. That measure established a framework for the provision of housing through authorized service contract, addressed loans to be made by CHFFA for supportive housing, specified the use

for funds for projects across the state, and provided administrative structure for the program.

FISCAL EFFECT: Appropriation: Yes Fiscal Com.: Yes Local: No

According to the Senate Budget & Fiscal Review Committee, this bill provides for the following appropriations:

- 1) Specifies details regarding allowable transfers from the Mental Health Services Fund to the Supportive Housing Program Subaccount, up to an amount of \$140 million per year prior to the issuance of revenue bonds. Any amount appropriated for transfer and deposited in the NPLH Fund shall reduce the authorized but unissued amount of bonds that the CHFFA may issue pursuant to Section 15463 of the Government Code by a corresponding amount.
- 2) Provides that all moneys in the subaccount that were transferred as specified are reserved and continuously appropriated, without regard to fiscal years, for transfer to the NPLH Fund.
- 3) Provides for the issuance by the CHFFA of bonds in an amount not to exceed \$2 billion for the purposes of financing permanent supportive housing pursuant to the NPLH Program. In addition, the fiscal estimate assumes a 30-year debt service at a rate of 4.2 percent for approximately \$120 million annually.
- 4) Results in one-time General Fund costs to the Secretary of State in the range of \$438,000 to \$584,000, likely in 2018-19, for printing and mailing costs to place the measure on the ballot in a statewide election. Actual costs may be higher or lower, depending on the length of required elements and the overall size of the ballot.

SUPPORT: (Verified 6/21/18)

None received

OPPOSITION: (Verified 6/21/18)

None received

Prepared by: James Hacker / B. & F.R. /
6/25/18 15:13:29

**** END ****

Proposition 2
AB 1827 (Chapter 41 , Statutes of 2018). Committee on Budget.
No Place Like Home Act of 2018.

Yes/No Statement

A **YES** vote on this measure means: The state could use existing county mental health funds to pay for housing for those with mental illness who are homeless.

A **NO** vote on this measure means: The state's ability to use existing county mental health funds to pay for housing for those with mental illness who are homeless would depend on future court decisions.

Summary of Legislative Analyst's Estimate of Net State and Local Government Fiscal Impact

- Allows the state to use up to \$140 million per year of county mental health funds to repay up to \$2 billion in bonds. These bonds would fund housing for those with mental illness who are homeless.

Ballot Label

Fiscal Impact: Allows the state to use up to \$140 million per year of county mental health funds to repay up to \$2 billion in bonds. These bonds would fund housing for those with mental illness who are homeless.

BACKGROUND

Counties Provide Mental Health Services. Counties are primarily responsible for providing mental health care for persons who lack private coverage. Counties provide psychiatric treatment, counseling, hospitalization, and other mental health services. Some counties also arrange other types of help for those with mental illness—such as housing, substance abuse treatment, and employment services.

Mental Health Services Act. In 2004, California voters approved Proposition 63, also known as the Mental Health Services Act. The act provides funding for various county mental health services by increasing the income tax paid by those with income above \$1 million. This income tax increase raises \$1.5 billion to \$2.5 billion per year.

No Place Like Home Program. In 2016, the Legislature created the No Place Like Home program to build and rehabilitate housing for those with mental illness who are homeless or at-risk of becoming homeless. The state plans to pay for this housing by borrowing up to \$2 billion. The state would borrow this money by selling bonds, which would be repaid with interest over about 30 years using revenues from the Mental Health Services Act. This means less funding would be available for other county mental health services. No more than \$140 million of Mental Health Services Act funds could be used for No Place Like Home in any year. The bond payments would be around \$120 million in a typical year.

Court Approval Needed for No Place Like Home. Before these bonds can be sold, the state must ask the courts to approve the state's plan to pay for No Place Like Home. The courts must decide two main issues:

- Whether using Mental Health Services Act dollars to pay for No Place Like Home goes along with what the voters wanted when they approved the Mental Health Services Act.
- Whether voters need to approve the No Place Like Home bonds. (The State Constitution requires voters to approve certain kinds of state borrowing.)

This court decision is pending.

PROPOSAL

The measure allows the state to carry out No Place Like Home. In particular, the measure:

- ***Approves the Use of Mental Health Services Act Funds for No Place Like Home.***

The measure says that Mental Health Services Act funds can be used for No Place Like Home. No more than \$140 million of Mental Health Services Act funds could be used for No Place Like Home in any year.

- ***Authorizes \$2 Billion in Borrowing.*** The measure allows the state to sell up to \$2 billion in bonds to pay for No Place Like Home. The bonds would be repaid over many years with Mental Health Services Act funds.

With this measure, the state would no longer need court approval on the issues discussed above to carry out No Place Like Home.

FISCAL EFFECTS

Fiscal Effect Depends on the Court Decision. The fiscal effect of the measure depends on whether or not the courts would have approved the state's plan to pay for No Place Like Home. If the courts would have approved the state's plan, the measure would have little effect. This is because the state would have gone forward with No Place Like Home in any case. If the courts would have rejected the state's plan, the state would not have been able to move forward with No Place Like Home. This measure would allow the state to do so.

UNFINISHED BUSINESS

Bill No: SB 918
Author: Wiener (D), et al.
Amended: 8/21/18
Vote: 21

SENATE HUMAN SERVICES COMMITTEE: 4-0, 4/10/18

AYES: Wiener, Glazer, Leyva, Portantino

NO VOTE RECORDED: Berryhill, McGuire, Nguyen

SENATE TRANS. & HOUSING COMMITTEE: 10-0, 4/24/18

AYES: Beall, Cannella, Allen, Dodd, Gaines, Galgiani, Roth, Skinner, Vidak,
Wiener

NO VOTE RECORDED: McGuire, Morrell, Wieckowski

SENATE APPROPRIATIONS COMMITTEE: 6-1, 5/25/18

AYES: Lara, Bates, Beall, Bradford, Hill, Wiener

NOES: Nielsen

SENATE FLOOR: 37-0, 5/30/18

AYES: Allen, Anderson, Atkins, Bates, Beall, Berryhill, Bradford, Cannella,
Dodd, Fuller, Gaines, Galgiani, Glazer, Hernandez, Hertzberg, Hill, Hueso,
Jackson, Lara, Leyva, McGuire, Mitchell, Monning, Moorlach, Newman,
Nguyen, Nielsen, Pan, Portantino, Roth, Skinner, Stern, Stone, Vidak,
Wieckowski, Wiener, Wilk

NO VOTE RECORDED: De León, Morrell

ASSEMBLY FLOOR: 80-0, 8/30/18 - See last page for vote

SUBJECT: Homeless Youth Act of 2018

SOURCE: California Coalition for Youth
Corporation for Supportive Housing
Equality California
Housing California
John Burton Advocates for Youth

Tipping Point

DIGEST: This bill establishes the Homeless Youth Act of 2018 to better serve the state's homeless youth population and requires the Homeless Coordinating and Financing Council (Council) to take on additional related responsibilities that are focused on addressing the needs of youth experiencing homelessness

Assembly Amendments remove a grant program that would have been focused on youth experiencing homelessness and administered by the Council.

ANALYSIS:

Existing law:

- 1) Defines a continuum of care as the group organized to carry out the responsibilities specified by federal law related to coordinating housing and services funding of homeless individuals and families, as provided. (*24 Code of Federal Regulations Section 578.3*)
- 2) Establishes a state advisory group in order to identify existing programs dealing with runaway and homeless youth, develop a directory of service providers, and compile statistics on runaway and homeless youth, among other duties and responsibilities. (*WIC 1785 and 1786, 42 USC 5601 et seq.*)
- 3) Establishes the Council to oversee and coordinate the implementation of the Housing First guidelines and regulations in California, and identify resources and services that can be accessed to prevent and end homelessness in California, as specified. (*WIC 8257*)
- 4) Requires the Council to collaborate with agencies and departments administering state programs created on or after July 1, 2017, to adopt guidelines and regulations to incorporate core components of Housing First. (*WIC 8256(a)*)

This bill:

- 1) Includes among the existing goals of the Council, the following:
 - a) Setting goals to prevent and end homelessness among California's youth;
 - b) Working to improve the safety, health, and welfare of young people experiencing homelessness in the state;

- c) Increasing system integration and coordinating efforts to prevent homelessness among youth who are currently or formerly involved in the child welfare services or the juvenile justice systems;
 - d) Leading efforts to coordinate a spectrum of funding, policy, and practice efforts related to young people experiencing homelessness; and
 - e) Identifying best practices to ensure homeless minors who may have experienced maltreatment, as defined in current law, are appropriately referred to, or have the ability to self-refer to, the child welfare system.
- 2) Defines specified terms as they pertain to provision of the bill.
- 3) Tasks the council with setting and measuring progress towards goals to prevent and end homelessness among youth in California by setting specific, measurable goals aimed at preventing and ending homelessness among youth in the state, as specified, and defining outcome measures and gathering data related to those goals, as specified.
- 4) Instructs the council, in order to coordinate a spectrum of funding, policy, and practice efforts related to young people experiencing homeless, to do the following:
- a) Coordinate with young people experiencing homelessness, the California Department of Social Services (CDSS), appropriate state and county agencies and departments, the state advisory group established pursuant to current law related to runaway and homeless youth, and relevant stakeholders, in order to inform policy, practices, and programs; and
 - b) Provide technical assistance and program development support, to the extent that funding is made available, in order to increase capacity among new and existing service providers to best meet statewide needs, particularly in areas where services to youth experiencing homelessness have not yet been established, and provide support to service providers in making evidence-informed and data-driven decisions.

Background

According to the author, "Youth homelessness is a crisis in California, and we have a moral duty to take care of our young people before they fall into chronic homelessness. The increasing number of homeless youth sets off alarm bells across the state. The overrepresentation of youth of color, those with prior involvement within the child welfare system, and youth who identify as LGBT is especially alarming. [This bill] will help us get young people off the streets and

into housing and services, which is how we will save lives and reduce chronic homelessness in the long-term."

Youth Homelessness. A homeless youth is defined by the federal government as a minor younger than 18 or a young adult between 18 and 24 years of age who is living individually without shelter. In January 2017, the point in time (PIT) count conducted by the United States (U.S.) Department of Housing and Urban Development (HUD) determined that there were 15,548 homeless youth under the age of 25 living without shelter in California. This accounts for 38 percent of the nation's homeless youth population, an increase of 37.8 percent since 2016. The 2016 PIT count determined that there were approximately 11,222 homeless youth living in California, which was a 32 percent increase since 2015.

Youth who identified as the following experience disproportionate levels of homelessness: lesbian, gay, bisexual, transgender, and queer (LGBTQ), current or former foster youth, involved in the juvenile justice system, or minorities. Between five and 10 percent of the general youth population identify as LGBTQ. However, LGBTQ youth comprise between 20 - 40 percent of the homeless youth population, with larger numbers of LGBTQ youth residing in areas that offer LGBTQ-specific supports, such as Los Angeles and San Francisco. Studies demonstrate that between 31 and 46 percent of former foster youth had reported being homeless at least once by age 26.

Additionally, studies by the U.S. Administration on Children, Youth, and Families found that nearly 78 percent of homeless youth had at least one prior interaction with law enforcement, 62 percent of homeless youth had been arrested at least once, and nearly 44 percent had been in a juvenile detention center. The 2017 PIT count also determined that, nationwide, 33.9 percent of all unaccompanied youth are African American, and 25.2 percent are Hispanic, and approximately 61.6 percent of homeless youth are male.

Effects of Youth Homelessness. Youth who experience homelessness are also at a greater risk for poorer health outcomes, such as hepatitis, sexually transmitted infections, diabetes, and dental problems. Due to increased stress levels resulting from life on the streets, homeless youth also experience mental health issues such as post-traumatic stress, depression, anxiety, and psychosis. Studies demonstrate that the presence of psychiatric disorders is twice as high among homeless youth as it is among youth who are stably housed. Research also indicates that alcohol consumption and drug use among homeless youth is prevalent with studies indicating that between 70 - 90 percent of homeless youth engage in substance use.

Youth who are experiencing homelessness are also more vulnerable to violence and exploitation, and there is a significant overlap between homelessness and commercial sexual exploitation. The term "survival sex" refers to trading sexual activity in exchange for shelter and food, and studies indicate that nearly 1 in 5 homeless youth have participated in survival sex activities.

Housing options are limited for youth, with reports of months-long wait lists for shelter or other housing. Providers of services and shelter say youth tend to avoid adult homeless shelters because they are often victimized there, instead believing they are safer in youth encampments, living with relatives or strangers, or in other situations until they can access shelter care.

Experts say it is critical to develop and fund youth homeless services that are developmentally appropriate for young, maturing adults. Services that have proven successful for youth include those that are trauma-informed, teach life skills, and offer educational degrees and job training. A report by Los Angeles Homeless Services Authority found that half of chronically homeless adults were homeless during the ages of 18 to 24. Experts say that this transitional age is a critical window for targeted intervention to help youth become self-sufficient and prevent chronic homelessness.

Joint Informational Hearing. In October 2017, the Assembly and Senate Committees on Human Services conducted a joint informational hearing on the topic of youth homelessness in California. The hearing focused on the increased rates of youth homelessness in California, the unique nature of the population, and the ways in which the federal, state and local governments work to address the needs of youth experiencing homelessness. What emerged from the hearing was an understanding that the issue of youth homelessness does not rest on any one government entity and instead crosses multiple public policy areas. For example, while California's Department of Housing and Community Development, Office of Emergency Services, Department of Social Services, counties, and cities all work to combat high rates of homelessness, none of these entities is charged with specifically addressing the homeless youth epidemic.

Homeless Coordinating and Financing Council. SB 1380 (Mitchell, Chapter 847, Statutes of 2016) established the Council to serve as a statewide facilitator and coordinator of services for homelessness. SB 1380 directed the council to oversee the implementation of Housing First – which is the practice of quickly moving individuals experiencing homelessness into independent and permanent housing – guidelines and regulations to identify resources, benefits, and services to prevent and end homelessness in California.

This bill tasks the Council with focusing on youth homelessness and the unique needs of this population. Under SB 918, the Council will be required to set specific, measurable goals aimed at preventing and ending youth homelessness. It also tasks the Council with coordinating funding, policy, and practice efforts related to youth homelessness and engaging stakeholder input while developing policy, practices, and programs. Additionally, to the extent that funding is made available, the Council would be charged with providing technical assistance and program development support to increase capacity among new and existing service providers. Per SB 918, the Council would be required to pay particular attention to areas where services to youth experiencing homelessness have not yet been established, and provide support to service providers in making evidence-informed and data-driven decisions.

Related/Prior Legislation

SB 850 (Budget and Fiscal Review Committee, Chapter 48, Statutes of 2018), the Housing trailer bill, among other things, established the Homeless Emergency Aid Program for the purpose of providing localities with one-time flexible block grant funds to address their immediate homeless challenges, and provided that an administrative entity use no less than 5 percent of its total allocation to establish or expand services meeting the needs of homeless youth or youth at risk of homelessness.

SB 1380 (Mitchell, Chapter 847, Statutes of 2016) established the Council to serve as a statewide facilitator, coordinator, and policy development resource on ending homelessness.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: No

According to the Assembly Appropriations Committee on August 8, 2018, the Business, Consumer Services, and Housing Agency (BCSH), which houses the Council, anticipates ongoing costs, likely in the low hundreds of thousands of dollars (General Fund) to carry out the requirements of the bill.

SUPPORT:(Verified 8/30/18)

California Coalition for Youth (co-source)
Corporation for Supportive Housing (co-source)
Equality California (co-source)
Housing California (co-source)
John Burton Advocates for Youth (co-source)
Tipping Point (co-source)

Aldea Children and Family Services
All saints Church Foster Care Project
America Academy of Pediatrics
American Planning Association California
Antelope Valley College
Arcata Family Resource Center
Aspiranet
Aspiranet Foster Family Agency
Barnabas Charity Outreach, Inc.
Bay Area Youth Center
Beyond Emancipation
Bill Wilson Center
Black Sisters Sharing
Butte/Glenn Community College
California Academy of Child and Adolescent Psychiatry
California Alliance of Child and Family Services
California State Association of Counties
California Apartment Association
California Medical Association
Casa de Amparo,
Children's Hospital Los Angeles
Children's Law Center of California
City and County of San Francisco
City of Long Beach
City of Santa Monica
City of West Hollywood
College of the Desert, EOPS
County Behavioral Health Directors Association
County Health Executives Association of California
County Welfare Directors Association
David & Margaret Youth and Family Services
Disability Rights California
EA Family Services
Encompass Community Services
Episcopal Community Services
First Place for Youth
Foster Care Counts
Fred Finch Youth Center
Fresno State Renaissance Scholars Program
Hamilton Families

Haven of Hope
Hillsides
Holly Place
Home Start, Inc.
Imperial Valley LGBT Resource Center
Imperial Valley Regional Occupational Program Project ACE
Jovenes, Inc.
Junior League of California State Public Affairs Committee
Kamali'i Foster Family Agency
Larkin Street Youth Services
Law Foundation of Silicon Valley
Learning Rights Law Center
Lincoln
Los Angeles City College
Los Angeles County Office of Education
Los Angeles Homeless Services Authority
LSS of Northern California
Mercy Housing
National Center for Youth Law
National Foster Youth Institute
National Safe Place Network
New Alternatives, Inc.
Non-Profit Housing Association of Northern California
Oxnard College
Pacific Clinics
PATH Scholars at California State University, Chico
Persistence Plus
Public Counsel
Redwood Community Action Agency Youth Services Bureau
Riverside City College
Sacramento City College, EOPS
Sacramento LGBT Center
Safe Place for Youth
San Diego LGBT Community Center
San Diego Youth Services
San Francisco Lesbian Gay Bisexual Transgender Community Center
San Francisco Unified School District
Sierra College
Skyline College Guardian Scholars Program
Social Advocates for Youth

South Bay Community Services
South County Cal-SOAP
St Anne's Transitional Housing Program
StarVista
Sunny Hills Services
Tahoe Youth and Family Services
Taking it to the Streets
The California State University, Bakersfield
The Children's Partnership
The Community College Foundation
The GFWC California Federation of Women's Clubs
TLC Child and Family Services
Trinity County Office of Education
United Friends of the Children
Unity Care Group
University of San Diego
Uplift Family Services
Urban Counties of California
Youth Policy Institute
3 individuals

OPPOSITION: (Verified 8/30/18)

None received

ASSEMBLY FLOOR: 80-0, 8/30/18

AYES: Acosta, Aguiar-Curry, Travis Allen, Arambula, Baker, Berman, Bigelow, Bloom, Bonta, Brough, Burke, Caballero, Calderon, Carrillo, Cervantes, Chau, Chávez, Chen, Chiu, Choi, Chu, Cooley, Cooper, Cunningham, Dahle, Daly, Eggman, Flora, Fong, Frazier, Friedman, Gabriel, Gallagher, Cristina Garcia, Eduardo Garcia, Gipson, Gloria, Gonzalez Fletcher, Gray, Grayson, Harper, Holden, Irwin, Jones-Sawyer, Kalra, Kamlager-Dove, Kiley, Lackey, Levine, Limón, Low, Maienschein, Mathis, Mayes, McCarty, Medina, Melendez, Mullin, Muratsuchi, Nazarian, Obernolte, O'Donnell, Patterson, Quirk, Quirk-

Silva, Reyes, Rivas, Rodriguez, Rubio, Salas, Santiago, Steinorth, Mark Stone,
Thurmond, Ting, Voepel, Waldron, Weber, Wood, Rendon

Prepared by: Taryn Smith / HUMAN S. /
8/30/18 20:21:26

****** END ******

CONCURRENCE IN SENATE AMENDMENTS

AB 2162 (Chiu and Daly)

As Amended August 24, 2018

Majority vote

ASSEMBLY: 52-22 (May 29, 2018)

SENATE: 26-11 (August 29, 2018)

Original Committee Reference: **H. & C.D.**

SUMMARY: Streamlines affordable housing developments that include a percentage of supportive housing units and onsite services. Specifically, **this bill:**

- 1) Requires supportive housing to be a use by right in zones where multifamily and mixed uses are permitted, including in non-residential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:
 - a) Units within the development are subject to a recorded affordability restriction for 55 years;
 - b) One hundred percent of the units, excluding manager's units, within the development are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
 - c) At least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing. Requires, if the development consists of fewer than 15 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing;
 - d) The developer provides the planning agency with the information required in 4), below;
 - e) Nonresidential floor area shall be used for onsite supportive services in the following amounts:
 - i) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services;
 - ii) For a development with more than 20 units, at least three percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens;
 - f) The developer replaces any dwelling units on the site of the supportive housing development, as provided; and,
 - g) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
- 2) Provides that in a city or the unincorporated area of the county where the population is 200,000 or less and the homeless population based on the annual point-in-time count (PIT) is

1,500 or less, by right applies to developments of 50 units or less. A city or county meeting this description may adopt a policy to approve developments by right above 50 units.

- 3) Allows a local government to require a supportive housing development to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.
- 4) Requires the local government to, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:
 - a) The owner demonstrates that it has made good faith efforts to find other sources of financial support;
 - b) Any change in the number of supportive units is restricted to the minimum necessary to maintain project's financial feasibility; and,
 - c) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.
- 5) Requires a developer of supportive housing to provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, and describing those services, which shall include the following:
 - a) The name of the proposed entity or entities that will provide supportive services;
 - b) The proposed funding source or sources for the provided onsite supportive services; and,
 - c) Proposed staffing levels.
- 6) Requires the local government to approve a supportive housing development that complies with the requirements of this bill.
- 7) Requires the local government to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing. Requires the local government to complete its review of the application within 60 days after the application is complete, for a project with 50 or fewer units, or within 120 days after the application is complete, for a project with more than 50 units.
- 8) Prohibits the local government from imposing any minimum parking requirements for the units occupied by supportive housing residents, if the supportive housing development is located within 0.5 miles of a public transit stop.
- 9) States that the bill's provisions shall not be construed to do either of the following:
 - a) Preclude or limit the ability of a developer to seek a density bonus from the local government; or,

- b) Expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.
- 10) Adds provisions to housing element law to specify that supportive housing, as defined in this bill, shall be a use by right in all zones where multifamily and mixed uses are permitted.
- 11) Finds and declares that the provisions of adequate supportive housing to help alleviate the severe shortage of housing opportunities for people experiencing homelessness in this state is a matter of statewide concern and is not a municipal affair, thereby applying the bill's provisions to all cities, including charter cities.
- 12) States that no reimbursement is required by this act because a local agency has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act.
- 13) Defines the following terms:
 - a) "Target population" to mean persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by Government Code Section 11139.3(e)(2).
 - b) "Supportive housing" to mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
 - c) "Supportive services" to include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.
 - d) "Use by right" to mean the local government's review of the owner-occupied or multifamily residential use that may 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 the California Environmental Quality Act (CEQA), as specified.

The Senate amendment:

- 1) Provides that in a city or the unincorporated area of the county where the population is 200,000 or less and the homeless population based on the annual point-in-time count (PIT) is 1,500 or less, by right applies to developments of 50 units or less. A city or county meeting this description may adopt a policy to approve developments by right above 50 units.
- 2) Add a definition of "target population."
- 3) Make technical changes.
- 4) Add language to avoid chaptering issues with AB 686 (Santiago) of the current legislative session.

FISCAL EFFECT: According to the Assembly Appropriations Committee: Unknown state mandated local costs. These costs are covered by local fees and are not reimbursable by the state.

COMMENTS:

Purpose of this bill: This bill would prohibit local governments from applying a conditional use permit or other discretionary review to the approval of 100% affordable developments that include a percentage of supportive housing units, either 25% or 12 units whichever is greater, on sites that are zoned for residential use. Developers would be required to include facilities and onsite services for residents of the supportive housing units. In addition, developers must provide the local government the name of the service provider, staffing levels, and funding sources for the services. Local governments can apply objective and quantifiable design standards to a development and would need to notify a developer within 30 days if the project application is complete and within 60 days if the project met the requirements for streamlining.

Background: California is facing a homelessness crisis. Our state is home to 25% of our nation's homeless population and 42% of our nation's chronically homeless. Already home to the largest homeless population in the country, from 2016 to 2017 California experienced the largest increase in the number of residents experiencing homelessness – over 16,000 individuals. Virtually every community in the state has been impacted. San Diego and Los Angeles have experienced deadly Hepatitis A outbreaks and the American River has been contaminated with E. coli. Wildfires across the state have exacerbated homelessness.

Despite growing local, state, and federal recognition of supportive housing as an evidence-based intervention for homeless residents, planners and local policymakers face opposition to supportive housing projects. Under the current approval process, supportive housing projects can take up to three or more years to develop.

The state and local communities have made significant investments to increase the supply of affordable housing and housing for those who are homeless. In 2016 the Legislature passed No Place Like Home, creating \$2 billion in new funding for construction of supportive housing units. On the November 2018 ballot, voters will consider approving a \$4 billion bond to fund affordable housing that includes \$1.5 billion for affordable housing developments. SB 2 (Atkins), Chapter 364, Statutes of 2017, will generate ongoing funding for affordable housing including significant funding in the first year to address homelessness.

Housing First model: In 2015, SB 1380 (Mitchell), Chapter 847, required state agencies and departments that administer programs that provide housing-based services to people experiencing homelessness or at risk of homelessness to adopt a Housing First model. Housing First refers to the 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 that do not make housing contingent on participation in services. Further, Housing First includes time-limited rental or services assistance, so long as the housing and service provider assists the recipient in accessing permanent housing and in securing longer-term rental assistance, income assistance, or employment. Decades of research show that supportive housing with a Housing First requirement – a stable, affordable place to live with no limit on that stay, along with services that promote housing stability – ends homelessness among people who experience chronic homelessness. Supportive housing lowers public health costs, reduces blight and improves property values, and decreases recidivism in our local jails and state prisons. For

these reasons, the state has invested millions of dollars in leveraging federal and local dollars to create more supportive housing.

Use by right: Some local governments permit housing as a "use by right" which allows city and county planners to approve a housing development through an administrative process without a public hearing. However, this practice is uncommon and does not typically include supportive housing developments. By right approval does not allow for a conditional use permit, planned unit development permit, or other discretionary local government review or CEQA review which triggers public hearings and potential opposition to a housing development.

Existing streamlining requirements: SB 2 (Cedillo) Chapter 663, Statutes of 2008 required counties to accommodate their need for emergency shelters on sites where the use is allowed without a conditional use permit, and requires cities and counties to treat transitional and supportive housing projects as a residential use of property. Local governments must treat supportive housing the same as other multi-family residential housing for zoning purposes and may only apply the same restrictions as multi-family housing in the same zone to supportive housing.

In 2017, SB 35 (Wiener), Chapter 336, required local jurisdictions that have not met their above moderate income (120% of AMI or above) or their lower income (80% of AMI or below) regional housing needs assessment (RHNA) to streamline certain housing developments. Jurisdictions that are not meeting their lower income RNHA numbers are required to streamline developments that restrict at least 50% of the units in a development to households earning 80% of AMI or below. SB 35 is also limited to urban, infill sites and has limited application on sites where rental housing existed within the last 10 years. Unlike SB 35, this bill would apply to all areas of the state, urban and rural, and would apply regardless if a local government has met the RNHA.

THIRD READING

Bill No: AB 2162
Author: Chiu (D) and Daly (D), et al.
Amended: 8/24/18 in Senate
Vote: 21

SENATE TRANS. & HOUSING COMMITTEE: 8-2, 6/19/18
AYES: Beall, Cannella, Allen, Dodd, Galgiani, Roth, Skinner, Wiener
NOES: Morrell, Vidak
NO VOTE RECORDED: Gaines, McGuire, Wieckowski

SENATE GOVERNANCE & FIN. COMMITTEE: 6-0, 6/27/18
AYES: McGuire, Beall, Hernandez, Hertzberg, Lara, Moorlach
NO VOTE RECORDED: Nguyen

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

ASSEMBLY FLOOR: 52-22, 5/29/18 - See last page for vote

SUBJECT: Planning and zoning: housing development: supportive housing

SOURCE: Corporation for Supportive Housing
Housing California

DIGEST: This bill streamlines affordable housing projects that include supportive housing units and onsite supportive services.

Senate Floor Amendments of 8/24/18 address chaptering issues with other legislation; add clarifying language; and change the percentage of supportive housing required to qualify for by-right from 35% to 25% in order to align with existing programs.

ANALYSIS:

Existing law:

- 1) Requires a local jurisdiction to give public notice of a hearing whenever a person applies for a zoning variance, special use permit, conditional use permit, zoning ordinance amendment, or general or specific plan amendment.
- 2) Requires the board of zoning adjustment or zoning administrator to hear and decide applications for conditional uses or other permits when the zoning ordinance provides therefor and establishes criteria for determining those matters, and applications for variances from the terms of the zoning ordinance.
- 3) Requires cities and counties, to prepare and adopt a general plan, including a housing element, to guide the future growth of a community. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policy objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.
- 4) Requires the housing element to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community.
- 5) Requires, pursuant to SB 35 (Wiener, Chapter 366, Statutes of 2017), local jurisdictions that have not met their above moderate income (at or above 120% area median income, or AMI) or lower income (at or below 80% AMI) regional housing needs assessment obligation, to streamline developments that restrict at least 50% of units to households at or below 80% AMI.

This bill:

- 1) Provides that supportive housing shall be a use by right in all zones where multifamily and mixed uses are allowed.
- 2) Provides that supportive housing shall be a use by right in zones where multifamily and mixed uses are allowed, including non-residential zones, if the proposed housing development satisfies all of the following requirements:
 - a) Units within the development are subject to 55 year affordability restriction.

- b) 100% of units are dedicated to low-income households (up to 80% AMI) and are receiving public funding to ensure affordability.
 - c) At least 25% of units, or 15 units, whichever is greater, are restricted to residents in supportive housing. If the development consists of less than 15 units, 100% of the units, excluding managers' units, shall be restricted to residents in supportive housing.
 - d) The developer provides the planning agency with a plan for providing supportive services, including the name of the proposed entity or entities that will provide supportive services, the proposed funding source or sources for the provided onsite supportive services, and proposed staffing levels.
 - e) Non-residential floor area shall be used for onsite supportive services in the following amounts:
 - i) For a development with 20 or fewer units, at least 90 square feet shall be provided for onsite supportive services.
 - ii) For a development with more than 20 units, at least 3% of the total non-residential floor area shall be provided for onsite supportive services that are limited to tenant use, including but not limited to community rooms, case management offices, computer rooms, and community kitchens.
 - f) The developer shall replace any dwelling units on the site of the supportive housing development consistent with state density bonus law.
 - g) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facility.
- 3) Provides that in a city with a population below 200,000 or an unincorporated area of a county with a population below 200,000 that a supportive housing development is a use by right only if it is 50 units or fewer.
- 4) Allows a local government to require a supportive housing development to comply with objective, written development standards and policies provided

that the local government applies the least restrictive zoning standards or requirements applicable to the jurisdiction.

- 5) Requires a local government, at the request of the project owner, to reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, if the following conditions are met:
 - a) The owner demonstrates a good faith effort to find other sources of financial support.
 - b) Any change in the number of supportive service units is restricted to the minimum necessary to maintain the project's financial feasibility.
 - c) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.
- 6) Requires a local government to notify the developer whether the application for streamlining supportive housing is complete within 30 days and issue a final approval within 60 days for a project of up to 50 units or 120 days for a project of more than 50 units.
- 7) Prohibits a local government from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.
- 8) Provides that this bill shall not preclude or limit a developer's ability to seek a density bonus.
- 9) Provides that this bill shall not expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.
- 10) Declares that this bill applies to all cities, including charter cities.

Background

Cities and counties enact zoning ordinances to implement their general plans. Zoning determines the type of housing that can be built. 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 meeting 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. Most housing projects that require discretionary review and approval are subject to review under the California Environmental Quality Act (CEQA), while projects permitted ministerially generally are not.

Comments

- 1) *Purpose.* The author states that our state is facing a homelessness crisis. Already home to the largest homeless population in the country, from 2016 to 2017 California experienced the largest increase in residents experiencing homelessness. Virtually every community in the state has been impacted, with devastating effects on public health. San Diego and Los Angeles have experienced deadly Hepatitis A outbreaks and the American River in Sacramento has been contaminated with E coli. Wildfires across the state have exacerbated homelessness. Decades of research show that supportive housing — a stable, affordable place to live with no limit on that stay, along with services that promote housing stability — ends homelessness for people who experience chronic homelessness. Supportive housing lowers public health costs, reduces blight, improves property values, and decreases recidivism in our local jails and state prisons. This bill responds to our homeless crisis by expediting the delivery of supportive housing around the state, by requiring developments that are 100% affordable and include a percentage of affordable housing units to be approved through a ministerial process.
- 2) *Existing streamlining requirements.* SB 2 (Cedillo, Chapter 633, Statutes of 2007) required counties to accommodate their need for emergency shelters on sites where the use is allowed without a conditional use permit, and required cities and counties to treat transitional and supportive housing projects as a residential use of property. Local governments must treat supportive housing

the same as other multifamily residential housing for zoning purposes, and may only apply the same restrictions as multifamily housing in the same zone to supportive housing.

In addition, SB 35 required local jurisdictions that have not met their above moderate income or lower income regional housing needs assessment (RHNA) to streamline certain developments. Jurisdictions that are not meeting their lower income RHNA numbers must streamline developments that restrict at least 50% of the units in a development to households earning up to 80% AMI. However, SB 35 is limited to urban infill sites and has limited application where rental housing existed within the last 10 years. Unlike SB 35, this bill would apply to all areas of the state, urban and rural, and would apply regardless of whether a local government has met its RHNA.

- 3) *Los Angeles' Permanent Supportive Housing (PSH) Ordinance.* The City of Los Angeles adopted an ordinance earlier this year to establish a set of standardized criteria and definitions for PSH and remove regulatory barriers that impair the construction of new supportive housing. Eligible projects must be 100% affordable and at least half the units must be dedicated to homeless individuals. PSH projects must be linked to onsite or offsite supportive services. Requirements such as parking and lot area per dwelling unit are relaxed. The approval process is intended to significantly reduce the average time it takes for a developer to begin construction. Projects must be located in high quality transit areas and must adhere to a set of design standards. This ordinance is intended to help ensure that housing built with voter-approved is built in a timely manner.

Related/Prior Legislation

SB 35 (Wiener, Chapter 366, Statutes of 2017) created a streamlined, ministerial approval process for infill developments in localities that have failed to meet their regional housing needs assessment (RHNA) numbers.

SB 2 (Cedillo, Chapter 633, Statutes of 2007) required cities and counties to accommodate their need for emergency shelters on sites where the use is allowed without a conditional use permit, and required cities and counties to treat transitional and supportive housing projects as a residential use of property.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

SUPPORT: (Verified 8/24/18)

Corporation for Supportive Housing (co-source)
Housing California (co-source)
Abode Services
A Community of Friends
American Institute of Architects, Los Angeles Chapter
American Planning Association, California Chapter
Bay Area Council
California Apartment Association
California Food Policy Advocates
California Housing Consortium
California Housing Partnership Corporation
City of Emeryville
Destination: Home
Disability Rights California
EAH Housing
Los Angeles Homeless Services Authority
National Association of Social Workers, California Chapter
New Directions for Veterans
Non-Profit Housing Association of Northern California
office42 architecture
PATH Adventures
San Diego Housing Federation
San Francisco Bay Area Rapid Transit
Santa Clara County
Shelter Partnership
Southern California Association of Nonprofit Housing
Supportive Housing Alliance
Venice Community Housing
Weingart Center Association
1 individual

OPPOSITION: (Verified 8/24/18)

City of Camarillo
City of Chula Vista
City of Huntington Beach

ARGUMENTS IN SUPPORT: The Corporation for Supportive Housing and Housing California state that this bill will streamline development of supportive

housing to further the efforts of state and local governments to reduce homelessness, expedite construction of supportive housing developments, lower development costs, and ensure that projects can be sited statewide.

ARGUMENTS IN OPPOSITION: Opponents state that this bill does not provide a dedicated and sustainable source of funding for affordable housing, dismisses the concerns of local residents who should be included in the housing development process, significantly localities' ability to control their planning and review processes, requires onerous plan review timelines, and further restricts parking requirements.

ASSEMBLY FLOOR: 52-22, 5/29/18

AYES: Aguiar-Curry, Arambula, Berman, Bloom, Bonta, Burke, Caballero, Calderon, Carrillo, Cervantes, Chau, Chiu, Chu, Cooley, Cooper, Daly, Eggman, Frazier, Friedman, Cristina Garcia, Eduardo Garcia, Gipson, Gloria, Gonzalez Fletcher, Gray, Grayson, Holden, Irwin, Jones-Sawyer, Kalra, Kamlager-Dove, Levine, Limón, Low, McCarty, Medina, Mullin, Muratsuchi, Nazarian, Quirk, Quirk-Silva, Reyes, Rodriguez, Rubio, Salas, Santiago, Mark Stone, Thurmond, Ting, Weber, Wood, Rendon

NOES: Acosta, Travis Allen, Baker, Bigelow, Brough, Chávez, Chen, Choi, Cunningham, Dahle, Flora, Gallagher, Harper, Lackey, Maienschein, Mathis, Melendez, Obernolte, O'Donnell, Patterson, Voepel, Waldron

NO VOTE RECORDED: Fong, Kiley, Mayes, Steinorth

Prepared by: Erin Riches / T. & H. / (916) 651-4121
8/27/18 12:31:28

**** **END** ****

Senate Bill No. 3

CHAPTER 365

An act to add Part 16 (commencing with Section 54000) to Division 31 of the Health and Safety Code, and to add Article 5z (commencing with Section 998.600) to Chapter 6 of Division 4 of the Military and Veterans Code, relating to housing, by providing the funds necessary therefor through an election for the issuance and sale of bonds of the State of California and for the handling and disposition of those funds, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor September 29, 2017. Filed with
Secretary of State September 29, 2017.]

legislative counsel's digest

SB 3, Beall. Veterans and Affordable Housing Bond Act of 2018.

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. Existing law, the Veterans' Bond Act of 2008, authorized, for purposes of financing a specified program for farm, home, and mobilehome purchase assistance for veterans, the issuance, pursuant to the State General Obligation Bond Law, of bonds in the amount of \$900,000,000.

This bill would enact the Veterans and Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$4,000,000,000 pursuant to the State General Obligation Bond Law. Of the proceeds from the sale of these bonds, \$3,000,000,000 would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as provided, and \$1,000,000,000 would be used to provide additional funding for the above-described program for farm, home, and mobilehome purchase assistance for veterans, as provided.

This bill would provide for submission of the bond act to the voters at the November 6, 2018, statewide general election in accordance with specified law.

This bill would declare that it is to take effect immediately as an urgency statute.

The people of the State of California do enact as follows:

SECTION 1. This act shall be known, and may be cited, as the Veterans and Affordable Housing Bond Act of 2018.

SEC. 2. The Legislature finds and declares all of the following:

(a) California is experiencing an extreme housing shortage with 2.2 million extremely low income and very low income renter households competing for only 664,000 affordable rental homes. This leaves more than 1.54 million of California's lowest income households without access to affordable housing.

(b) While homelessness across the United States is in an overall decline, homelessness in California is rising. In 2015, California had 115,738 homeless people, which accounted for 21 percent of the nation's homeless population. This is an increase of 1.6 percent from the prior year. California also had the highest rate of unsheltered people, at 64 percent or 73,699 people; the largest numbers of unaccompanied homeless children and youth, at 10,416 people or 28 percent of the national total; the largest number of veterans experiencing homelessness, at 11,311 or 24 percent of the national homeless veteran population; and the second largest number of people in families with chronic patterns of homelessness, at 22,582 or 11 percent of the state's homeless family population.

(c) It is essential to continue funding, which is soon to expire, for housing programs that are necessary to address the housing needs of the large number of veterans and their families living in California.

(d) California is home to 21 of the 30 most expensive rental housing markets in the country, which has had a disproportionate impact on the middle class and the working poor. California requires the third highest wage in the country to afford housing, behind Hawaii and Washington, D.C. The fair market rent, which indicates the amount of money that a given property would require if it were open for leasing, for a two-bedroom apartment is \$1,386. To afford this level of rent and utilities, without paying more than 30 percent of income on housing, a household must earn an hourly "housing wage" of \$26.65 per hour. This means that a person earning minimum wage must work an average of three jobs to pay the rent for a two-bedroom unit. In some areas of the state, these numbers are even higher.

(e) Low-income families are forced to spend more and more of their income on rent, which leaves little else for other basic necessities. Many renters must postpone or forgo home ownership, live in more crowded housing, commute further to work, or, in some cases, choose to live and work elsewhere.

(f) California has seen a significant reduction of state funding in recent years. The funds from Proposition 46 of 2002 and Proposition 1C of 2006, totaling nearly \$5 billion for a variety of affordable housing programs, have been expended. Combined with the loss of redevelopment funds, \$1.5 billion of annual state investment dedicated to housing has been lost, leaving several critical housing programs unfunded.

(g) High housing costs and the shortage of housing stock in California directly affect the future health of California’s economy and, given the staggering numbers indicated above, bold action is necessary. Investment in existing and successful housing programs to expand the state’s housing stock should benefit California’s homeless and low-income earners, as well as some of the state’s most vulnerable populations, including foster and at-risk youth, persons with developmental and physical disabilities, farmworkers, the elderly, single parents with children, and survivors of domestic violence. Investments should also be made in housing for Medi-Cal recipients served through a county’s Section 1115 Waiver Whole Person Care Pilot program and family day care providers.

(h) Investment in housing creates jobs and provides local benefits. The estimated one-year impacts of building 100 rental apartments in a typical local area include \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 local jobs or 1.62 jobs per apartment. The additional annually recurring impacts of building 100 rental apartments in a typical local area include \$2.6 million in local income, \$503,000 in taxes and other revenue for local governments, and 44 local jobs or .44 jobs per apartment.

(i) California has 109 federally recognized tribes and 723,000 residents with Native American ancestry, the largest number of tribes and residents in the United States. Due to historic dislocation and lack of housing choices, most do not live on tribal lands and those who do live in severely substandard, overcrowded homes lacking quality water and sewer services at rates greater than the general population.

SEC. 3. Part 16 (commencing with Section 54000) is added to Division 31 of the Health and Safety Code, to read:

PART 16. VETERANS AND AFFORDABLE HOUSING BOND ACT OF 2018

Chapter 1. General Provisions

54000. Together with Article 5z (commencing with Section 998.600) of Chapter 6 of Division 4 of the Military and Veterans Code, this part shall be known, and may be cited, as the Veterans and Affordable Housing Bond Act of 2018.

54002. As used in this part, the following terms have the following meanings:

(a) “Board” means the Department of Housing and Community Development for programs administered by the department, and the California Housing Finance Agency for programs administered by the agency.

(b) “Committee” means the Housing Finance Committee created pursuant to Section 53524 and continued in existence pursuant to Sections 53548 and 54014.

(c) “Fund” means the Affordable Housing Bond Act Trust Fund of 2018 created pursuant to Section 54006.

54004. This part shall only become operative upon adoption by the voters at the November 6, 2018, statewide general election.

Chapter 2. Affordable Housing Bond Act Trust Fund of 2018 and Program

54006. The Affordable Housing Bond Act Trust Fund of 2018 is hereby created within the State Treasury. It is the intent of the Legislature that the proceeds of bonds (exclusive of refunding bonds issued pursuant to Section 54026) be deposited in the fund and used to fund the housing-related programs described in this chapter. The proceeds of bonds issued and sold pursuant to this part for the purposes specified in this chapter shall be allocated in the following manner:

(a) One billion five hundred million dollars (\$1,500,000,000) to be deposited in the Housing Rehabilitation Loan Fund established pursuant to Section 50661. The moneys in the fund shall be used for the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, to be expended to assist in the new construction, rehabilitation, and preservation of permanent and transitional rental housing for persons with incomes of up to 60 percent of the area median income (AMI). These funds may also be used to provide technical assistance pursuant to Section 54007.

(b) One hundred fifty million dollars (\$150,000,000) to be deposited into the Transit-Oriented Development Implementation Fund, established pursuant to Section 53561, for expenditure, upon appropriation by the Legislature, pursuant to the Transit-Oriented Development Implementation Program authorized by Part 13 (commencing with Section 53560) to provide local assistance to cities, counties, cities and counties, transit agencies, and developers for the purpose of developing or facilitating the development of higher density uses within close proximity to transit stations that will increase public transit ridership. These funds may also be expended for any authorized purpose of this program and for state incentive programs, including loans and grants, within the department. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

(c) Three hundred million dollars (\$300,000,000) to be deposited in the Regional Planning, Housing, and Infill Incentive Account, which is hereby created within the fund. Moneys in the account shall be available, upon appropriation by the Legislature, pursuant to the Infill Incentive Grant Program of 2007 established by Section 53545.13 for infill incentive grants to assist in the new construction and rehabilitation of infrastructure that

supports high-density affordable and mixed-income housing in locations designated as infill, including, but not limited to, any of the following:

- (1) Park creation, development, or rehabilitation to encourage infill development.
- (2) Water, sewer, or other public infrastructure costs associated with infill development.
- (3) Transportation improvements related to infill development projects.
- (4) Traffic mitigation.

These funds may also be expended for any authorized purpose of this program. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

(d) One hundred fifty million dollars (\$150,000,000) to be transferred to the Self-Help Housing Fund established pursuant to Section 50697.1. Notwithstanding Section 13340 of the Government Code and Section 50697.1, these funds are hereby continuously appropriated to the Department of Housing and Community Development without regard to fiscal years, which funds shall be transferred by the department to the California Housing Finance Agency for purposes of the home purchase assistance program established pursuant to Chapter 6.8 (commencing with Section 51341) of Part 3.

(e) Three hundred million dollars (\$300,000,000) to be deposited in the Joe Serna, Jr. Farmworker Housing Grant Fund, established pursuant to Section 50517.5, to fund grants or loans, or both, for local public entities, nonprofit corporations, limited liability companies, and limited partnerships, for the construction or rehabilitation of housing for agricultural employees and their families or for the acquisition of manufactured housing as part of a program to address and remedy the impacts of current and potential displacement of farmworker families from existing labor camps, mobilehome parks, or other housing. These funds may also be expended for any authorized purpose of this program. These funds may also be used to provide technical assistance pursuant to Section 54007. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

(f) Three hundred million dollars (\$300,000,000) to be deposited in the Affordable Housing Innovation Fund established pursuant to subparagraph (F) of paragraph (1) of subdivision (a) of Section 53545. Moneys in the fund shall be available, upon appropriation by the Legislature, pursuant to the Local Housing Trust Fund Matching Grant Program established by Section 50842.2 to fund competitive grants or loans to local housing trust funds that develop, own, lend, or invest in affordable housing and used to create pilot programs to demonstrate innovative, cost-saving approaches to

creating or preserving affordable housing. Local housing trust funds shall be derived on an ongoing basis from private contribution or governmental sources that are not otherwise restricted in use for housing programs. These funds may also be expended for any authorized purpose of this program. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

(g) Three hundred million dollars (\$300,000,000) to be deposited in the Self-Help Housing Fund established pursuant to Section 50697.1. The moneys in the fund shall be available for the CalHome Program authorized by Chapter 6 (commencing with Section 50650) of Part 2, to provide direct, forgivable loans to assist development projects involving multiple home ownership units, including single-family subdivisions, for self-help mortgage assistance programs, and for manufactured homes. These funds may also be expended for any authorized purpose of this program. At least thirty million dollars (\$30,000,000) of the amount deposited in the Self-Help Housing Fund shall be used to provide grants or forgivable loans to assist in the rehabilitation or replacement, or both, of existing mobilehomes located in a mobilehome or manufactured home community. These funds may also be used to provide technical assistance pursuant to Section 54007. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

54007. (a) (1) Notwithstanding any other provision of this part, the Department of Housing and Community Development may provide technical assistance to eligible counties and eligible cities, or developers of affordable housing within eligible counties and eligible cities, to facilitate the construction of housing for the target populations for the following programs funded pursuant to this part:

(A) The Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2).

(B) The Joe Serna, Jr. Farmworker Housing Grant Program (Chapter 3.2 (commencing with Section 50515.2) of Part 2).

(C) The CalHome Program (Chapter 6 (commencing with Section 50650) of Part 2).

(2) Technical assistance pursuant to this section shall be provided using the bond proceeds allocated pursuant to Section 54006 to the program for which the technical assistance is provided.

(3) The Department of Housing and Community Development shall not provide more than three hundred sixty thousand dollars (\$360,000) total in technical assistance pursuant to this section, and an eligible county or eligible city shall not receive more than thirty thousand dollars (\$30,000) in technical assistance annually.

(b) For purposes of this section, the following definitions shall apply:

(1) “Eligible city” means a city that is located within a county with a population of 150,000 residents or fewer.

(2) “Eligible county” means a county with a population of 150,000 residents or fewer.

(3) “Technical assistance” includes engineering assistance and environmental review related to an affordable housing project and reimbursement of administrative costs related to developing a grant proposal.

54008. (a) The Legislature may, from time to time, amend any law related to programs to which funds are, or have been, allocated pursuant to this chapter for the purposes of improving the efficiency and effectiveness of those programs or to further the goals of those programs.

(b) The Legislature may amend this chapter to reallocate the proceeds of bonds issued and sold pursuant to this part among the programs to which funds are to be allocated pursuant to this chapter as necessary to effectively promote the development of affordable housing in this state.

54009. Programs funded with bond proceeds shall, when allocating financial support, give preference to projects that are “public works” for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code and other projects on which all construction workers will be paid at least the general prevailing rate of per diem wages as determined by the Director of Industrial Relations.

Chapter 3. Fiscal Provisions

54010. Bonds in the total amount of three billion dollars (\$3,000,000,000), exclusive of refunding bonds issued pursuant to Section 54026, or so much thereof as is necessary as determined by the committee, are hereby authorized to be issued and sold for carrying out the purposes expressed in this part and to reimburse the General Obligation Bond Expense Revolving Fund pursuant to Section 16724.5 of the Government Code. All bonds herein authorized which have been duly issued, sold, and delivered as provided herein shall constitute valid and binding general obligations of the state, and the full faith and credit of the state is hereby pledged for the punctual payment of both principal of and interest on those bonds when due.

54012. The bonds authorized by this part shall be prepared, executed, issued, sold, paid, and redeemed as provided in the State General Obligation Bond Law (Chapter 4 (commencing with Section 16720) of Part 3 of Division 4 of Title 2 of the Government Code), except subdivisions (a) and (b) of Section 16727 of the Government Code, and all of the provisions of that law as amended from time to time apply to the bonds and to this part, except as provided in Section 54028, and are hereby incorporated in this part as though set forth in full in this part.

54014. (a) Solely for the purpose of authorizing the issuance and sale, pursuant to the State General Obligation Bond Law, of the bonds authorized

by this part, the committee is continued in existence. For the purposes of this part, the Housing Finance Committee is “the committee” as that term is used in the State General Obligation Bond Law.

(b) The Department of Housing and Community Development may adopt guidelines establishing requirements for administration of its financing programs. The guidelines shall not constitute rules, regulations, orders, or standards of general application and are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(c) For the purposes of the State General Obligation Bond Law, the Department of Housing and Community Development is designated the “board” for programs administered by the department, and the California Housing Finance Agency is the “board” for programs administered by the agency.

54016. Upon request of the board stating that funds are needed for purposes of this part, the committee shall determine whether or not it is necessary or desirable to issue bonds, and, if so, the amount of bonds to be issued and sold. Successive issues of bonds may be authorized and sold to carry out those actions progressively, and are not required to be sold at any one time. Bonds may bear interest subject to federal income tax.

54018. There shall be collected annually, in the same manner and at the same time as other state revenue is collected, a sum of money in addition to the ordinary revenues of the state, sufficient to pay the principal of, and interest on, the bonds each year. It is the duty of all officers charged by law with any duty in regard to the collections of state revenues to do or perform each and every act which is necessary to collect that additional sum.

54020. Notwithstanding Section 13340 of the Government Code, there is hereby appropriated from the General Fund in the State Treasury, for the purposes of this part, an amount that will equal the total of both of the following:

(a) The sum annually necessary to pay the principal of, and interest on, bonds issued and sold pursuant to this part, as the principal and interest become due and payable.

(b) The sum which is necessary to carry out Section 54024, appropriated without regard to fiscal years.

54022. The board may request the Pooled Money Investment Board to make a loan from the Pooled Money Investment Account, in accordance with Section 16312 of the Government Code, for purposes of this part. The amount of the request shall not exceed the amount of the unsold bonds that the committee has, by resolution, authorized to be sold, excluding any refunding bonds authorized pursuant to Section 54026, for purposes of this part, less any amount loaned pursuant to this section and not yet repaid and any amount withdrawn from the General Fund pursuant to Section 54024 and not yet returned to the General Fund. The board shall execute any documents as required by the Pooled Money Investment Board to obtain and repay the loan. Any amount loaned shall be deposited in the fund to be allocated in accordance with this part.

54024. For purposes of carrying out this part, the Director of Finance may, by executive order, authorize the withdrawal from the General Fund of any amount or amounts not to exceed the amount of the unsold bonds that the committee has, by resolution, authorized to be sold, excluding any refunding bonds authorized pursuant to Section 54026, for purposes of this part, less any amount loaned pursuant to Section 54022 and not yet repaid and any amount withdrawn from the General Fund pursuant to this section and not yet returned to the General Fund. Any amounts withdrawn shall be deposited in the fund to be allocated in accordance with this part. Any moneys made available under this section shall be returned to the General Fund, plus the interest that the amounts would have earned in the Pooled Money Investment Account, from moneys received from the sale of bonds which would otherwise be deposited in that fund.

54026. The bonds may be refunded in accordance with Article 6 (commencing with Section 16780) of Chapter 4 of Part 3 of Division 4 of Title 2 of the Government Code. Approval by the electors of this act shall constitute approval of any refunding bonds issued to refund bonds issued pursuant to this part, including any prior issued refunding bonds. Any bond refunded with the proceeds of a refunding bond as authorized by this section may be legally defeased to the extent permitted by law in the manner and to the extent set forth in the resolution, as amended from time to time, authorizing that refunded bond.

54028. Notwithstanding any provisions in the State General Obligation Bond Law, the maturity date of any bonds authorized by this part shall not be later than 35 years from the date of each such bond. The maturity of each series shall be calculated from the date of issuance of each bond.

54030. The Legislature hereby finds and declares that, inasmuch as the proceeds from the sale of bonds authorized by this part are not “proceeds of taxes” as that term is used in Article XIII B of the California Constitution, the disbursement of these proceeds is not subject to the limitations imposed by that article.

54032. Notwithstanding any provision of the State General Obligation Bond Law with regard to the proceeds from the sale of bonds authorized by this part that are subject to investment under Article 4 (commencing with Section 16470) of Chapter 3 of Part 2 of Division 4 of Title 2 of the Government Code, the Treasurer may maintain a separate account for investment earnings, may order the payment of those earnings to comply with any rebate requirement applicable under federal law, and may otherwise direct the use and investment of those proceeds so as to maintain the tax-exempt status of tax-exempt bonds and to obtain any other advantage under federal law on behalf of the funds of this state.

54034. All moneys derived from premiums and accrued interest on bonds sold pursuant to this part shall be transferred to the General Fund as a credit to expenditures for bond interest; provided, however, that amounts derived from premiums may be reserved and used to pay the costs of bond issuance prior to transfer to the General Fund.

SEC. 4. Article 5z (commencing with Section 998.600) is added to Chapter 6 of Division 4 of the Military and Veterans Code, to read:

Article 5z. The Veterans and Affordable Housing Bond Act of 2018

998.600. Together with Part 16 (commencing with Section 54000) of Division 31 of the Health and Safety Code, this article shall be known and may be cited as the Veterans and Affordable Housing Bond Act of 2018.

(a) The State General Obligation Bond Law (Chapter 4 (commencing with Section 16720) of Part 3 of Division 4 of Title 2 of the Government Code), as amended from time to time, except as otherwise provided herein, is adopted for the purpose of the issuance, sale, and repayment of, and otherwise providing with respect to, the bonds authorized to be issued by this article, and the provisions of that law are included in this article as though set out in full in this article. All references in this article to “herein” refer both to this article and that law.

(b) For purposes of the State General Obligation Bond Law, the Department of Veterans Affairs is designated the board.

As used herein, the following terms have the following meanings:

(a) “Board” means the Department of Veterans Affairs.

(b) “Bond” means a veterans’ bond, a state general obligation bond, issued pursuant to this article adopting the provisions of the State General Obligation Bond Law.

(c) “Bond act” means this article authorizing the issuance of state general obligation bonds and adopting the State General Obligation Bond Law by reference.

(d) “Committee” means the Veterans Finance Committee of 1943, established by Section 991.

(e) “Fund” means the Veterans’ Farm and Home Building Fund of 1943, established by Section 988.

(f) “Payment Fund” means the Veterans’ Bonds Payment Fund established by Section 988.6.

For the purpose of creating a fund to provide farm and home aid for veterans in accordance with the Veterans’ Farm and Home Purchase Act of 1974 (Article 3.1 (commencing with Section 987.50)), and of all acts amendatory thereof and supplemental thereto, the committee may create a debt or debts, liability or liabilities, of the State of California, in the aggregate amount of not more than one billion dollars (\$1,000,000,000), exclusive of refunding bonds, in the manner provided herein.

(a) All bonds authorized by this article, when duly sold and delivered as provided herein, constitute valid and legally binding general obligations of the State of California, and the full faith and credit of the State of California is hereby pledged for the punctual payment of both principal and interest thereof.

(b) There shall be collected annually, in the same manner and at the same time as other state revenue is collected, a sum of money, in addition to the ordinary revenues of the state, sufficient to pay the principal of, and interest on, these bonds as provided herein, and all officers required by law to perform any duty in regard to the collection of state revenues shall collect this additional sum.

(c) On the dates on which funds are to be remitted pursuant to Section 16676 of the Government Code for the payment of debt service on the bonds in each fiscal year, there shall be transferred to the Payment Fund to pay the debt service all of the money in the fund, not in excess of the amount of debt service then due and payable. If the money transferred on the remittance dates is less than debt service then due and payable, the balance remaining unpaid shall be transferred to the General Fund out of the fund as soon as it shall become available, together with interest thereon from the remittance date until paid, at the same rate of interest as borne by the bonds, compounded semiannually. Notwithstanding any other provision of law to the contrary, this subdivision shall apply to all veterans' farm and home purchase bond acts pursuant to this chapter. This subdivision does not grant any lien on the fund, the Payment Fund, or the moneys therein to the holders of any bonds issued under this article. For the purposes of this subdivision, "debt service" means the principal (whether due at maturity, by redemption, or acceleration), premium, if any, or interest payable on any date with respect to any series of bonds. This subdivision shall not apply, however, in the case of any debt service that is payable from the proceeds of any refunding bonds.

There is hereby appropriated from the General Fund, for purposes of this article, a sum of money that will equal both of the following:

(a) That sum annually necessary to pay the principal of, and the interest on, the bonds issued and sold as provided herein, as that principal and interest become due and payable.

(b) That sum necessary to carry out Section 998.606, appropriated without regard to fiscal years.

For the purposes of this article, the Director of Finance may, by executive order, authorize the withdrawal from the General Fund of a sum of money not to exceed the amount of the unsold bonds which have been authorized by the committee to be sold pursuant to this article. Any sums withdrawn shall be deposited in the fund. All moneys made available under this section to the board shall be returned by the board to the General Fund, plus the interest that the amounts would have earned in the Pooled Money Investment Account, from the sale of bonds for the purpose of carrying out this article.

The board may request the Pooled Money Investment Board to make a loan from the Pooled Money Investment Account, in accordance with Section 16312 of the Government Code, for the purposes of carrying out this article. The amount of the request shall not exceed the amount of unsold bonds which the committee has, by resolution, authorized to be sold for the purpose of carrying out this article. The board shall execute whatever

documents are required by the Pooled Money Investment Board to obtain and repay the loan. Any amounts loaned shall be deposited in the fund to be allocated by the board in accordance with this article.

Upon request of the board, supported by a statement of its plans and projects approved by the Governor, the committee shall determine whether to issue any bonds authorized under this article in order to carry out the board's plans and projects, and, if so, the amount of bonds to be issued and sold. Successive issues of bonds may be authorized and sold to carry out these plans and projects progressively, and it is not necessary that all of the bonds be issued or sold at any one time.

(a) As long as any bonds authorized under this article are outstanding, the Secretary of Veterans Affairs shall, at the close of each fiscal year, require a survey of the financial condition of the Division of Farm and Home Purchases, together with a projection of the division's operations, to be made by an independent public accountant of recognized standing. The results of each survey and projection shall be reported in writing by the public accountant to the Secretary of Veterans Affairs, the California Veterans Board, the appropriate policy committees dealing with veterans affairs in the Senate and the Assembly, and the committee.

(b) The Division of Farm and Home Purchases shall reimburse the public accountant for these services out of any money that the division may have available on deposit with the Treasurer.

(a) The committee may authorize the Treasurer to sell all or any part of the bonds authorized by this article at the time or times established by the Treasurer.

(b) Whenever the committee deems it necessary for an effective sale of the bonds, the committee may authorize the Treasurer to sell any issue of bonds at less than their par value, notwithstanding Section 16754 of the Government Code. However, the discount on the bonds shall not exceed 3 percent of the par value thereof.

Out of the first money realized from the sale of bonds as provided herein, there shall be redeposited in the General Obligation Bond Expense Revolving Fund, established by Section 16724.5 of the Government Code, the amount of all expenditures made for the purposes specified in that section, and this money may be used for the same purpose and repaid in the same manner whenever additional bond sales are made.

Any bonds issued and sold pursuant to this article may be refunded in accordance with Article 6 (commencing with Section 16780) of Chapter 4 of Part 3 of Division 4 of Title 2 of the Government Code. The approval of the voters for the issuance of bonds under this article includes approval for the issuance of bonds issued to refund bonds originally issued or any previously issued refunding bonds.

Notwithstanding any provision of the bond act, if the Treasurer sells bonds under this article for which bond counsel has issued an opinion to the effect that the interest on the bonds is excludable from gross income for purposes of federal income tax, subject to any conditions which may be designated, the Treasurer may establish separate accounts for the investment

of bond proceeds and for the earnings on those proceeds, and may use those proceeds or earnings to pay any rebate, penalty, or other payment required by federal law or take any other action with respect to the investment and use of bond proceeds required or permitted under federal law necessary to maintain the tax-exempt status of the bonds or to obtain any other advantage under federal law on behalf of the funds of this state.

The Legislature hereby finds and declares that, inasmuch as the proceeds from the sale of bonds authorized by this article are not “proceeds of taxes” as that term is used in Article XIII B of the California Constitution, the disbursement of these proceeds is not subject to the limitations imposed by Article XIII B.

SEC. 5. Sections 3 and 4 of this act shall become operative upon the adoption by the voters of the Veterans and Affordable Housing Bond Act of 2018.

SEC. 6. Sections 3 and 4 of this act shall be submitted by the Secretary of State to the voters as a single measure, the Veterans and Affordable Housing Bond Act of 2018, at the November 6, 2018, statewide general election.

SEC. 7. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to maximize the time available for the analysis and preparation of the proposed issuance of bonds pursuant to Sections 3 and 4 of this act, it is necessary that this act take effect immediately.

Assembly Bill No. 1827

CHAPTER 41

An act to amend Sections 5849.35, 5849.4, and 5890 of, and to add Section 5849.15 to, the Welfare and Institutions Code, relating to housing, and making an appropriation therefor, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor June 27, 2018. Filed with Secretary of State June 27, 2018.]

legislative counsel's digest

AB 1827, Committee on Budget. No Place Like Home Act of 2018.

(1) The Mental Health Services Act (MHSA), an initiative measure enacted by the voters as Proposition 63 at the November 2, 2004, statewide general election, imposes a 1% tax on that portion of a taxpayer's taxable income that exceeds \$1,000,000 and requires that the revenue from that tax be deposited in the Mental Health Services Fund to fund various county mental health programs.

Existing law, known as the No Place Like Home Program, requires the Department of Housing and Community Development to award \$2,000,000,000 among counties to finance capital costs, including, but not limited to, acquisition, design, construction, rehabilitation, or preservation, and to capitalize operating reserves, of permanent supportive housing for the target population, as specified. Existing law establishes the No Place Like Home Fund, requires specified moneys to be deposited in the fund, and continuously appropriates moneys in the fund for these purposes. Existing law authorizes the California Health Facilities Financing Authority and the department to enter into service contracts pursuant to the program related to permanent supportive housing, and further authorizes the authority to issue taxable or tax-exempt revenue bonds in an amount not to exceed \$2,000,000,000 and to make secured or unsecured loans to the department in connection with financing permanent supportive housing pursuant to the department. Existing law establishes and continuously appropriates the Supportive Housing Program Subaccount in the Mental Health Services Fund and requires the Controller to transfer from that fund to the subaccount an amount necessary to cover the costs the authority is required to pay to the department pursuant to a service contract with the department, as provided.

This bill would enact the No Place Like Home Act of 2018 and provide for submission of that act to the voters at the November 6, 2018, statewide general election. The bill would specify that the service contracts between the authority and the department may be single-year or multiyear contracts and provide for payments to the department from amounts on deposit in the

Supportive Housing Program Subaccount. The bill would include any appropriation or transfer to the No Place Like Home Fund from the General Fund or other funds as moneys required to be paid into the No Place Like Home Fund. The bill would declare that the voters ratify as being consistent with and in furtherance of the MHSA, and approve for purposes of specified provisions of the California Constitution relating to debt, specified statutes related to the No Place Like Home Program and related financial provisions. The bill would also authorize the Legislature to appropriate for transfer moneys in the Mental Health Services Fund to the Supportive Housing Program Subaccount, subject to specified conditions, and continuously appropriate those moneys for further transfer to the No Place Like Home Fund to be used for purposes of the No Place Like Home Program. The bill would provide that any amount appropriated and deposited in the No Place Like Home Fund pursuant to these provisions would reduce the amount of authorized but unissued bonds that the California Health Facilities Financing Authority may issue, as described above, by a corresponding amount. The bill would authorize the Legislature to amend the No Place Like Home Act of 2018 by a $\frac{2}{3}$ vote, so long as the amendment is consistent with and furthers the intent of the act.

(2) Existing law contains provisions related to elections and voting, including a requirement that a measure submitted to the people by the Legislature appear on the ballot of the first statewide election occurring at least 131 days after the adoption of the proposal by the Legislature and that the Secretary of State mail state voter information guides to voters.

This bill would require the Secretary of State, notwithstanding specified provisions of existing law relating to elections and voting, to submit the No Place Like Home Act of 2018 to the voters for their approval at the November 6, 2018, statewide general election.

(3) This bill would declare that it is to take effect immediately as an urgency statute.

Appropriation: yes.

The people of the State of California do enact as follows:

SECTION 1. The voters hereby find and declare that housing is a key factor for stabilization and recovery from mental illness and results in improved outcomes for individuals living with a mental illness. The Mental Health Services Act, an initiative measure enacted by the voters as Proposition 63 at the November 2, 2004, statewide general election, must therefore be amended to provide for the expenditure of funds from the Mental Health Services Fund to the No Place Like Home Program established pursuant to Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code, which finances the acquisition, design, construction, rehabilitation, or preservation of permanent supportive housing for individuals living with a severe mental illness who are homeless or at risk of chronic homelessness.

SEC. 2. Section 1, this section, and Sections 3 to 7, inclusive, shall be known, and may be cited, as the No Place Like Home Act of 2018.

SEC. 3. Section 5849.35 of the Welfare and Institutions Code is amended to read:

5849.35. (a) The authority may do all of the following:

(1) Consult with the commission and the State Department of Health Care Services concerning the implementation of the No Place Like Home Program, including the review of annual reports provided to the authority by the department pursuant to Section 5849.11.

(2) Enter into one or more single-year or multiyear contracts with the department for the department to provide, and the authority to pay the department for providing, services described in Sections 5849.7, 5849.8, and 5849.9, related to permanent supportive housing for the target population and to provide for payments to the department from amounts on deposit in the Supportive Housing Program Subaccount created within the Mental Health Services Fund pursuant to paragraph (1) of subdivision (f) of Section 5890. Before entering into any contract pursuant to this paragraph, the executive director of the authority shall transmit to the commission a copy of the contract in substantially final form. The contract shall be deemed approved by the commission unless it acts within 10 days to disapprove the contract.

(3) On or before June 15 and December 15 of each year, the authority shall certify to the Controller the amounts the authority is required to pay as provided in Section 5890 for the following six-month period to the department pursuant to any service contract entered into pursuant to paragraph (2).

(b) The department may do all of the following:

(1) Enter into one or more single-year or multiyear contracts with the authority to provide services described in Sections 5849.7, 5849.8, and 5849.9, related to permanent supportive housing for the target population and to receive payments from amounts on deposit in the Supportive Housing Program Subaccount pursuant to paragraph (1) of subdivision (f) of Section 5890. Payments received by the department under any service contract authorized by this paragraph shall be used, before any other allocation or distribution, to repay loans from the authority pursuant to Section 15463 of the Government Code.

(2) Enter into one or more loan agreements with the authority as security for the repayment of the revenue bonds issued by the authority pursuant to Section 15463 of the Government Code. The department shall deposit the proceeds of these loans, excluding any refinancing loans to redeem, refund, or retire bonds, into the fund. The department's obligations to make payments under these loan agreements shall be limited obligations payable solely from amounts received pursuant to its service contracts with the authority.

(3) The department may pledge and assign its right to receive all or a portion of the payments under the service contracts entered into pursuant to paragraph (1) directly to the authority or its bond trustee for the payment

of principal, premiums, if any, and interest under any loan agreement authorized by paragraph (2).

(c) The Legislature hereby finds and declares both of the following:

(1) The consideration to be paid by the authority to the department for the services provided pursuant to the contracts authorized by paragraph (2) of subdivision (a) and paragraph (1) of subdivision (b) is fair and reasonable and in the public interest.

(2) The service contracts and payments made by the authority to the department pursuant to a service contract authorized by paragraph (2) of subdivision (a) and paragraph (1) of subdivision (b) and the loan agreements and loan repayments made by the department to the authority pursuant to a loan agreement authorized by paragraph (2) of subdivision (b) shall not constitute a debt or liability, or a pledge of the faith and credit, of the state or any political subdivision, except as approved by the voters at the November 6, 2018, statewide general election.

(d) The state hereby covenants with the holders from time to time of any bonds issued by the authority pursuant to Section 15463 of the Government Code that it will not alter, amend, or restrict the provisions of this section, paragraph (1) of subdivision (f) of Section 5890, or subdivision (b) of Section 5891 in any manner adverse to the interests of those bondholders so long as any of those bonds remain outstanding. The authority may include this covenant in the resolution, indenture, or other documents governing the bonds.

(e) Agreements under this section are not subject to, and need not comply with, the requirements of any other law applicable to the execution of those agreements, including, but not limited to, the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) Chapter 2 (commencing with Section 10290) of Part 2 of Division 2 of the Public Contract Code shall not apply to any contract entered into between the authority and the department under this section.

SEC. 4. Section 5849.4 of the Welfare and Institutions Code is amended to read:

5849.4. (a) The No Place Like Home Fund is hereby created within the State Treasury and, notwithstanding Section 13340 of the Government Code, continuously appropriated to the department, the authority, and the Treasurer for the purposes of this part. Accounts and subaccounts may be created within the fund as needed. Up to 5 percent of the amount deposited in the fund may be used for administrative expenses in implementing this part.

(b) There shall be paid into the fund the following:

(1) Any moneys from the receipt of loan proceeds by the department derived from the issuance of bonds by the authority under subdivision (b) of Section 15463 of the Government Code.

(2) Any appropriation or transfer to the fund from the General Fund or other funds.

(3) Any other federal or state grant, or from any private donation or grant, for the purposes of this part.

(4) Any interest payment, loan repayments, or other return of funds.

SEC. 5. Section 5849.15 is added to the Welfare and Institutions Code, to read:

5849.15. The voters ratify all of the following provisions as being consistent with and in furtherance of Proposition 63, enacted by the voters at the November 2, 2004, statewide general election, and approve all of the following provisions for purposes of Section 1 of Article XVI of the California Constitution:

(a) Chapter 43 of the Statutes of 2016, which amended Sections 5830, 5845, 5847, 5848, 5897, and 5899 and added this part.

(b) Chapter 322 of the Statutes of 2016, which added Section 15463 to the Government Code, and amended Sections 5849.1, 5849.2, 5849.3, 5849.4, 5849.5, 5849.7, 5849.8, 5849.9, 5849.11, 5849.14, 5890, and 5891 of, added Section 5849.35 to, and repealed and added Section 5849.13 of, this code.

(c) Those provisions of Chapter 561 of the Statutes of 2017 that amended any of the provisions referenced in subdivisions (a) and (b).

(d) The amendments to Section 5849.35, 5849.4, and 5890 made by the act adding this section.

(e) The issuance by the California Health Facilities Financing Authority of bonds in an amount not to exceed two billion dollars (\$2,000,000,000) for the purposes of financing permanent supportive housing pursuant to the No Place Like Home Program and related purposes as set forth in subdivision (b) of Section 15463 of the Government Code, the issuance of bonds for the purpose of redeeming, refunding, or retiring bonds as set forth in subdivision (c) of Section 15463 of the Government Code, and the process by which those bonds are issued, secured, and repaid, as set forth in the provisions referenced in subdivisions (a) to (d), inclusive.

SEC. 6. Section 5890 of the Welfare and Institutions Code is amended to read:

5890. (a) The Mental Health Services Fund is hereby created in the State Treasury. The fund shall be administered by the state. Notwithstanding Section 13340 of the Government Code, all moneys in the fund are, except as provided in subdivision (d) of Section 5892, continuously appropriated, without regard to fiscal years, for the purpose of funding the following programs and other related activities as designated by other provisions of this division:

(1) Part 3 (commencing with Section 5800), the Adult and Older Adult Mental Health System of Care Act.

(2) Part 3.2 (commencing with Section 5830), Innovative Programs.

(3) Part 3.6 (commencing with Section 5840), Prevention and Early Intervention Programs.

(4) Part 3.9 (commencing with Section 5849.1), No Place Like Home Program.

(5) Part 4 (commencing with Section 5850), the Children's Mental Health Services Act.

(b) The establishment of this fund and any other provisions of the act establishing it or the programs funded shall not be construed to modify the obligation of health care service plans and disability insurance policies to provide coverage for mental health services, including those services required under Section 1374.72 of the Health and Safety Code and Section 10144.5 of the Insurance Code, related to mental health parity. This act shall not be construed to modify the oversight duties of the Department of Managed Health Care or the duties of the Department of Insurance with respect to enforcing these obligations of plans and insurance policies.

(c) This act shall not be construed to modify or reduce the existing authority or responsibility of the State Department of Health Care Services.

(d) The State Department of Health Care Services shall seek approval of all applicable federal Medicaid approvals to maximize the availability of federal funds and eligibility of participating children, adults, and seniors for medically necessary care.

(e) Share of costs for services pursuant to Part 3 (commencing with Section 5800) and Part 4 (commencing with Section 5850) of this division, shall be determined in accordance with the Uniform Method of Determining Ability to Pay applicable to other publicly funded mental health services, unless this Uniform Method is replaced by another method of determining copayments, in which case the new method applicable to other mental health services shall be applicable to services pursuant to Part 3 (commencing with Section 5800) and Part 4 (commencing with Section 5850) of this division.

(f) (1) The Supportive Housing Program Subaccount is hereby created in the Mental Health Services Fund. Notwithstanding Section 13340 of the Government Code, all moneys in the subaccount are reserved and continuously appropriated, without regard to fiscal years, to the California Health Facilities Financing Authority to provide funds to meet its financial obligations pursuant to any service contracts entered into pursuant to Section 5849.35. Notwithstanding any other law, including any other provision of this section, no later than the last day of each month, the Controller shall, before any transfer or expenditure from the fund for any other purpose for the following month, transfer from the Mental Health Services Fund to the Supportive Housing Program Subaccount an amount that has been certified by the California Health Facilities Financing Authority pursuant to paragraph (3) of subdivision (a) of Section 5849.35, but not to exceed an aggregate amount of one hundred forty million dollars (\$140,000,000) per year. If in any month the amounts in the Mental Health Services Fund are insufficient to fully transfer to the subaccount or the amounts in the subaccount are insufficient to fully pay the amount certified by the California Health Facilities Financing Authority, the shortfall shall be carried over to the next month, to be transferred by the Controller with any transfer required by the preceding sentence. Moneys in the Supportive Housing Program Subaccount shall not be loaned to the General Fund pursuant to Section 16310 or 16381 of the Government Code.

(2) Prior to the issuance of any bonds pursuant to Section 15463 of the Government Code, the Legislature may appropriate for transfer funds in the

Mental Health Services Fund to the Supportive Housing Program Subaccount in an amount up to one hundred forty million dollars (\$140,000,000) per year. Any amount appropriated for transfer pursuant to this paragraph and deposited in the No Place Like Home Fund shall reduce the authorized but unissued amount of bonds that the California Health Facilities Financing Authority may issue pursuant to Section 15463 of the Government Code by a corresponding amount. Notwithstanding Section 13340 of the Government Code, all moneys in the subaccount transferred pursuant to this paragraph are reserved and continuously appropriated, without regard to fiscal years, for transfer to the No Place Like Home Fund, to be used for purposes of Part 3.9 (commencing with Section 5849.1). The Controller shall, before any transfer or expenditure from the fund for any other purpose for the following month but after any transfer from the fund for purposes of paragraph (1), transfer moneys appropriated from the Mental Health Services Fund to the subaccount pursuant to this paragraph in equal amounts over the following 12-month period, beginning no later than 90 days after the effective date of the appropriation by the Legislature. If in any month the amounts in the Mental Health Services Fund are insufficient to fully transfer to the subaccount or the amounts in the subaccount are insufficient to fully pay the amount appropriated for transfer pursuant to this paragraph, the shortfall shall be carried over to the next month.

(3) The sum of any transfers described in paragraphs (1) and (2) shall not exceed an aggregate of one hundred forty million dollars (\$140,000,000) per year.

(4) Paragraph (2) shall become inoperative once any bonds authorized pursuant to Section 15463 of the Government Code are issued.

SEC. 7. The provisions of this act may be amended by a two-thirds vote of the Legislature so long as such amendments are consistent with and further the intent of this act.

SEC. 8. Sections 1 to 7, inclusive, of this act shall become operative upon the adoption by the voters of the No Place Like Home Act of 2018.

SEC. 9. (a) (1) Notwithstanding Sections 9040, 9043, 9044, 9061, and 9082 of the Elections Code, or any other law, Sections 1 to 7, inclusive, of this act shall be submitted by the Secretary of State to the voters as a single measure, the No Place Like Home Act of 2018, at the November 6, 2018, statewide general election.

(2) The requirement of Section 9040 of the Elections Code that a measure submitted to the people by the Legislature appear on the ballot of the first statewide election occurring at least 131 days after the adoption of the proposal by the Legislature shall not apply to the No Place Like Home Act of 2018.

(b) The Secretary of State shall include in the ballot pamphlets mailed pursuant to Section 9094 of the Elections Code the information specified in Section 9084 of the Elections Code regarding the No Place Like Home Act of 2018. If that inclusion is not possible, the Secretary of State shall publish a supplemental ballot pamphlet regarding the No Place Like Home Act of 2018 to be mailed with the ballot pamphlet. If the supplemental ballot

pamphlet cannot be mailed with the ballot pamphlet, the supplemental ballot pamphlet shall be mailed separately.

(c) Notwithstanding Section 9054 of the Elections Code or any other law, the translations of the ballot title and the condensed statement of the ballot title required pursuant to Section 9054 of the Elections Code for the No Place Like Home Act of 2018 may be made available for public examination at a later date than the start of the public examination period for the ballot pamphlet.

SEC. 10. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the California Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to expeditiously provide necessary funding for the No Place Like Home Program, so as to ensure the efficient and timely development of supportive housing, it is necessary that this act take effect immediately.

Senate Bill No. 918

Passed the Senate August 31, 2018

Secretary of the Senate

Passed the Assembly August 30, 2018

Chief Clerk of the Assembly

This bill was received by the Governor this _____ day
of _____, 2018, at _____ o'clock ____M.

Private Secretary of the Governor

CHAPTER _____

An act to amend Section 8257 of, and to add Chapter 7 (commencing with Section 8259) to Division 8 of, the Welfare and Institutions Code, relating to homeless youth.

LEGISLATIVE COUNSEL'S DIGEST

SB 918, Wiener. Homeless Youth Act of 2018.

Existing law establishes various programs, including, among others, the Emergency Housing and Assistance Program, homeless youth emergency service pilot projects, and Housing First and the Homeless Coordinating and Financing Council, to provide assistance to homeless persons. Existing law establishes the council to oversee the implementation of the Housing First guidelines and regulations, and, among other things, identify resources, benefits, and services that can be accessed to prevent and end homelessness in California.

This bill would require the council to assume additional responsibilities, including setting specific, measurable goals aimed at preventing and ending homelessness among youth in the state and defining outcome measures and gathering data related to those goals. The bill would also require the council, in order to coordinate a spectrum of funding, policy, and practice efforts related to young people experiencing homelessness, to coordinate with certain stakeholders and, to the extent that funding is made available, provide technical assistance and program development support.

The people of the State of California do enact as follows:

SECTION 1. This act shall be known, and may be cited, as the Homeless Youth Act of 2018.

SEC. 2. Section 8257 of the Welfare and Institutions Code is amended to read:

8257. (a) Within 180 days of the effective date of the measure adding this chapter, the Governor shall create a Homeless Coordinating and Financing Council.

(b) The council shall have the following goals:

(1) To oversee implementation of this chapter.

(2) To identify mainstream resources, benefits, and services that can be accessed to prevent and end homelessness in California.

(3) To create partnerships among state agencies and departments, local government agencies, participants in the United States Department of Housing and Urban Development's Continuum of Care Program, federal agencies, the United States Interagency Council on Homelessness, nonprofit entities working to end homelessness, homeless services providers, and the private sector, for the purpose of arriving at specific strategies to end homelessness.

(4) To promote systems integration to increase efficiency and effectiveness while focusing on designing systems to address the needs of people experiencing homelessness, including unaccompanied youth under 25 years of age.

(5) To coordinate existing funding and applications for competitive funding. Any action taken pursuant to this paragraph shall not restructure or change any existing allocations or allocation formulas.

(6) To make policy and procedural recommendations to legislators and other governmental entities.

(7) To identify and seek funding opportunities for state entities that have programs to end homelessness, including, but not limited to, federal and philanthropic funding opportunities, and to facilitate and coordinate those state entities' efforts to obtain that funding.

(8) To broker agreements between state agencies and departments and between state agencies and departments and local jurisdictions to align and coordinate resources, reduce administrative burdens of accessing existing resources, and foster common applications for services, operating, and capital funding.

(9) To serve as a statewide facilitator, coordinator, and policy development resource on ending homelessness in California.

(10) To report to the Governor, federal Cabinet members, and the Legislature on homelessness and work to reduce homelessness.

(11) To ensure accountability and results in meeting the strategies and goals of the council.

(12) To identify and implement strategies to fight homelessness in small communities and rural areas.

(13) To create a statewide data system or warehouse that collects local data through Homeless Management Information Systems, with the ultimate goal of matching data on homelessness to

programs impacting homeless recipients of state programs, such as Medi-Cal (Chapter 7 (commencing with Section 14000) of Part 3 of Division 9 of the Welfare and Institutions Code) and CalWORKs (Chapter 2 (commencing with Section 11200) of Part 3 of Division 9 of the Welfare and Institutions Code).

(14) Setting goals to prevent and end homelessness among California's youth.

(15) Working to improve the safety, health, and welfare of young people experiencing homelessness in the state.

(16) Increasing system integration and coordinating efforts to prevent homelessness among youth who are currently or formerly involved in the child welfare system or the juvenile justice system.

(17) Leading efforts to coordinate a spectrum of funding, policy, and practice efforts related to young people experiencing homelessness.

(18) Identifying best practices to ensure homeless minors who may have experienced maltreatment, as described in Section 300, are appropriately referred to, or have the ability to self-refer to, the child welfare system.

(c) (1) The Governor shall appoint up to 17 members of the council as follows:

(A) The Secretary of Business, Consumer Services, and Housing, or his or her designee who shall serve as chair of the council.

(B) A representative from the Department of Transportation.

(C) A representative from the Department of Housing and Community Development.

(D) A representative of the State Department of Social Services.

(E) A representative of the California Housing Finance Agency.

(F) A representative of the State Department of Health Care Services.

(G) A representative of the Department of Veterans Affairs.

(H) A representative of the Department of Corrections and Rehabilitation.

(I) A representative from the California Tax Credit Allocation Committee in the Treasurer's office.

(J) A representative of the Victim Services Program within the Division of Grants Management within the Office of Emergency Services.

(K) A formerly homeless person who lives in California.

(L) A formerly homeless youth who lives in California.

(M) Two representatives of local agencies or organizations that participate in the United States Department of Housing and Urban Development's Continuum of Care Program.

(N) State advocates or other members of the public or state agencies, according to the Governor's discretion.

(2) The Senate Committee on Rules and the Speaker of the Assembly shall each appoint one representative of the council from two different stakeholder organizations.

(3) The council may, at its discretion, invite stakeholders, individuals who have experienced homelessness, members of philanthropic communities, and experts to participate in meetings or provide information to the council.

(d) The council shall hold public meetings at least once every quarter.

(e) The members of the council shall serve at the pleasure of the appointing authority.

(f) Within existing funding, the council may establish working groups, task forces, or other structures from within its membership or with outside members to assist it in its work. Working groups, task forces, or other structures established by the council shall determine their own meeting schedules.

(g) The members of the council shall serve without compensation, except that members of the council who are, or have been, homeless may receive reimbursement for travel, per diem, or other expenses.

(h) The Business, Consumer Services, and Housing Agency shall provide staff for the council.

(i) The members of the council may enter into memoranda of understanding with other members of the council to achieve the goals set forth in this chapter, as necessary, in order to facilitate communication and cooperation between the entities the members of the council represent.

(j) There shall be an executive director of the council under the direction of the Secretary of Business, Consumer Services, and Housing.

(k) The council shall be under the direction of the executive director and staffed by employees of the Business, Consumer Services, and Housing Agency.

SEC. 3. Chapter 7 (commencing with Section 8259) is added to Division 8 of the Welfare and Institutions Code, to read:

CHAPTER 7. HOMELESS YOUTH ACT OF 2018

8259. The Legislature finds and declares as follows:

(a) Runaway and homeless youth are young people 12 to 24 years of age, inclusive, who have the least access to essential opportunities and supports.

(b) The prevalence of runaways and homelessness among youth is staggering. Studies suggest that between 1.6 and 2.8 million youth up to 24 years of age in the United States experience homelessness every year. A disproportionate number of young people experiencing homelessness are youth of color, gay, lesbian, bisexual, or transgender.

(c) California has the second highest rate of unsheltered young people experiencing homelessness in the nation, and the number is growing.

(d) Thirty-one percent of all young people experiencing homelessness in the United States live in California, yet two-thirds of the state's counties lack basic services for young people experiencing homelessness, including shelter, mental and behavioral services, family maintenance and strengthening, and substance abuse treatment programs.

(e) Research indicates that young people experiencing homelessness are more likely to have used or to begin using drugs and alcohol due to their experiences of trauma and abuse prior to becoming homeless or as a result of homelessness, including commercial sexual exploitation.

(f) With the adoption by the voters of Proposition 64, the Adult Use of Marijuana Act, there is an opportunity for new funding to support various programs and services for young people experiencing homelessness, including those with substance use disorders.

(g) In furthering the goal to prevent youth homelessness, the Legislature has created the Homeless Youth Act of 2018 to improve prevention and early intervention support services, low barrier and diverse housing opportunities, and posthousing and followup services for young people experiencing homelessness, including those with substance use disorders.

8260. The following definitions apply for purposes of this chapter:

(a) “Act” means the Homeless Youth Act of 2018 enacted by this chapter.

(b) “Continuum of care” has the same meaning as defined in Section 578.3 of Title 24 of the Code of Federal Regulations.

(c) “Council” means the Homeless Coordinating and Financing Council as described in Section 8257.

(d) “Homeless youth” means an unaccompanied youth between 12 and 24 years of age, inclusive, who is experiencing homelessness, as defined in subsection (2) of Section 725 of the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11434a(2)). “Homeless youth” includes unaccompanied youth who are pregnant or parenting.

8261. (a) The council shall set and measure progress towards goals to prevent and end homelessness among youth in California by doing both of the following:

(1) Setting specific, measurable goals aimed at preventing and ending homelessness among youth in the state. These goals shall include, but not be limited to, the following:

(A) Measurably decreasing the number of young people experiencing homelessness in the state.

(B) Measurably increasing permanency rates among young people experiencing homelessness by decreasing the length and occurrences of young people experiencing homelessness caused by a youth’s separation from family or a legal guardian.

(C) Decreasing the duration and frequency of experiences of homelessness among California’s youth.

(D) Decreasing barriers to services through promoting cross-systems partnerships to expedite access to services, including social services, child welfare services, regional center services, and mental health services.

(2) Defining outcome measures and gathering data related to the goals.

(A) The council shall develop and collect data on county-level and statewide measures, including, but not limited to, the number of young people experiencing homelessness in California and their dependency status, delinquency status, family reunification status, housing status, program participation, and runaway status.

(B) Data collection and sharing among state and county agencies and service providers shall be a condition upon the receipt of any state funding for programs related to youth homelessness and its prevention. All recipients shall be required to share with the council any relevant data from their Homeless Management Information Systems. Data collection and sharing pursuant to this chapter shall be conducted and maintained in accordance with all applicable state and federal privacy and confidentiality laws and regulations.

(C) The council shall seek data from any and all relevant sources, including the Homeless Management Information System (HMIS), if available, in order to meet the requirements of this section.

(D) Providers of data shall do either of the following:

(i) Redact the names, dates of birth, and addresses of victims of domestic violence, as defined in Section 6211 of the Family Code, prior to reporting data to the council.

(ii) Obtain informed consent from a victim of domestic violence, as defined in Section 6211 of the Family Code and in accordance with all applicable state and federal confidentiality laws, before disclosing confidential information about that individual pursuant to this section.

(b) In order to coordinate a spectrum of funding, policy, and practice efforts related to young people experiencing homelessness, the council shall do both of the following:

(1) Coordinate with young people experiencing homelessness, the State Department of Social Services, other appropriate state and county agencies and departments, the state advisory group established pursuant to Section 1785, and other stakeholders to inform policy, practices, and programs.

(2) To the extent that funding is made available, provide technical assistance and program development support to increase capacity among new and existing service providers to best meet statewide needs, particularly in areas where services for young people experiencing homelessness have not been established, and provide support to service providers in making evidence-informed and data-driven decisions.

Approved _____, 2018

Governor

Assembly Bill No. 2162

Passed the Assembly August 30, 2018

Chief Clerk of the Assembly

Passed the Senate August 29, 2018

Secretary of the Senate

This bill was received by the Governor this _____ day
of _____, 2018, at _____ o'clock ____M.

Private Secretary of the Governor

CHAPTER _____

An act to amend Section 65583 of, and to add Article 11 (commencing with Section 65650) to Chapter 3 of Division 1 of Title 7 of, the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

AB 2162, Chiu. Planning and zoning: housing development: supportive housing.

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, among other mandatory elements, a housing element. That law requires the housing element to contain, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs and a program that sets forth a schedule of actions during the planning period, each with a timeline for implementation. That law specifies that transitional housing and supportive housing are a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

This bill would make a nonsubstantive change to this requirement.

The Planning and Zoning Law requires the rezoning of sites identified in the inventory of sites by specific deadlines where the inventory does not identify adequate sites to accommodate the need for groups of all household income levels. That law further requires this rezoning to accommodate 100% of the need for housing for very low and low-income households, as specified, on sites zoned to permit owner-occupied and rental multifamily residential use by right during the planning period and defines the term “use by right” for these purposes.

This bill would require that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, and would require a local government to approve, within specified periods, a supportive housing development that complies with these

requirements. The bill would require that a developer of supportive housing provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services, as provided. The bill would prohibit the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The bill would specify that its provisions do not (1) preclude or limit the ability of a developer to seek a density bonus from the local government or (2) expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

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.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA does not apply to the ministerial approval of projects.

This bill, by authorizing supportive housing as a use by right under certain circumstances, would expand the exemption for the ministerial approval of projects under CEQA.

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

This bill would incorporate additional changes to Section 65583 of the Government Code proposed by AB 686 to be operative only if this bill and AB 686 are enacted and this bill is enacted last.

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.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares the following:

(a) California's homeless population increased by over 16,000 from 2016 to 2017, to 134,278 Californians experiencing homelessness at any point in time. Two to three times this number experienced homelessness during the course of last year. Twenty-five percent of the nation's total homeless population and almost half of the nation's unsheltered population reside in California. California now has one of the highest rates of homelessness per resident, twice as high as the national average.

(b) Addressing homelessness is urgent, as communities across the state face public health emergencies, including widespread Hepatitis A infection among residents experiencing homelessness in several major cities, higher mortality among homeless people with HIV and AIDS, and early mortality among people experiencing chronic homelessness.

(c) Chronic patterns of homelessness—homelessness lasting at least a year or repeatedly over three years—are on the rise in California, whereas decreasing elsewhere. As of 2017, 42 percent of those experiencing chronic homelessness nationwide live in California. The vast majority of these individuals and families have lived in California since well before becoming homeless.

(d) Evidence shows supportive housing—an affordable rental with intensive services promoting housing stability—works to reduce chronic homelessness. As a result, the Legislature has invested in supportive housing, including the No Place Like Home Program, which will generate \$2 billion in revenue bonds to build supportive housing for homeless Californians with serious mental illness.

(e) Studies reveal supportive housing benefits communities by reducing homelessness locally, addressing blight, and increasing property values. Yet one of the barriers to creating supportive housing has been local delays or denials of applications to build supportive housing, based on subjective local planning standards. Delays or denials of building applications add to the costs and timeline of development, affecting the effectiveness of state dollars.

(f) Given the urgent need to provide supportive housing to Californians experiencing chronic homelessness, streamlining and expediting the process of approving supportive housing

applications will offer housing opportunities in communities with few or no opportunities to exit chronic homelessness. Further, it will promote progress in addressing the growing crisis of homelessness the Legislature intended through recent initiatives.

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 where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. 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 only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

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

(iv) The provision of onsite management.

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

(vi) The length of stay.

(vii) Lighting.

(viii) 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.

(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 which 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 which 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 which have not been legally obligated for other purposes and which 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 which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which 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 housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

(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.

(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. 2.5. 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 where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. 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 only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- (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) The size and location of exterior and interior onsite waiting and client intake areas.
- (iv) The provision of onsite management.
- (v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- (vi) The length of stay.
- (vii) Lighting.
- (viii) 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.

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

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a

locality's share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.

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

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

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

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

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

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

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

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

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The

quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

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

(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions

with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

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

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

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

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered

a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).

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

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

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

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

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

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

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

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

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

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

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

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

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

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of

subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

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

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

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

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

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

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

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

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

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

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

based upon substantial evidence, that any of the following circumstances exist:

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

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

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

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

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

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

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

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

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

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

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

SEC. 3. Article 11 (commencing with Section 65650) is added to Chapter 3 of Division 1 of Title 7 of the Government Code, to read:

Article 11. Supportive Housing

65650. For purposes of this article, the following definitions shall apply:

(a) “Supportive housing” shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.

(b) “Supportive services” shall have the same meaning as defined in Section 65582.

(c) “Target population” shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.

(d) “Use by right” shall have the same meaning as defined in subdivision (i) of Section 65583.2.

65651. (a) Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:

(1) Units within the development are subject to a recorded affordability restriction for 55 years.

(2) One hundred percent of the units, excluding managers’ units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, “lower income households” has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

(3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers’ units, in the development shall be restricted to residents in supportive housing.

(4) The developer provides the planning agency with the information required by Section 65652.

(5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:

(A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.

(B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but

not limited to, community rooms, case management offices, computer rooms, and community kitchens.

(6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.

(7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

(b) The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

(c) Notwithstanding any other provision of this section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

(1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.

(2) Any change in the number of supportive service units is restricted to the minimum necessary to maintain project's financial feasibility.

(3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

(d) If the proposed housing development is located within a city with a population of fewer than 200,000 or the unincorporated area of a county with a population of fewer than 200,000, and the city or the unincorporated area of the county has a population of persons experiencing homelessness of 1,500 or fewer, according to the most recently published homeless point-in-time-count, the development, in addition to the requirements of subdivision (a), shall consist of 50 units or fewer to be a use by right pursuant to this article. A city or county described in this subdivision may

develop a policy to approve as a use by right proposed housing developments with a limit higher than 50 units.

65652. A developer of supportive housing subject to this article shall provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, as required by Section 65651, and describing those services, which shall include all of the following:

(a) The name of the proposed entity or entities that will provide supportive services.

(b) The proposed funding source or sources for the provided onsite supportive services.

(c) Proposed staffing levels.

65653. (a) The local government shall approve a supportive housing development that complies with the applicable requirements of this article.

(b) The local government shall notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing in accordance with this article. The local government shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units.

65654. If the supportive housing development is located within one-half mile of a public transit stop, the local government shall not impose any minimum parking requirements for the units occupied by supportive housing residents.

65655. This article shall not be construed to do either of the following:

(a) Preclude or limit the ability of a developer to seek a density bonus from the local government pursuant to Section 65915.

(b) Expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

65656. The Legislature finds and declares that the provision of adequate supportive housing to help alleviate the severe shortage of housing opportunities for people experiencing homelessness in this state and of necessary services to the target population described in Section 50675.14 of the Health and Safety Code is a

matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article applies to all cities, including charter cities.

SEC. 4. Section 2.5 of this bill incorporates amendments to Section 65583 of the Government Code proposed by both this bill and Assembly Bill 686. That section of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2019, (2) each bill amends Section 65583 of the Government Code, and (3) this bill is enacted after Assembly Bill 686, in which case Section 2 of this bill shall not become operative.

SEC. 5. 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.

Approved _____, 2018

Governor

REPORT

DATE: October 3, 2018

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **LA HOP Outreach Request Tool**

RECOMMENDED ACTION

For information and discussion only.

BACKGROUND:

LA HOP is a County-wide, web-based portal was designed by the Los Angeles Homeless Services Authority (LAHSA). The acronym stands for the Los Angeles County Homeless Outreach Portal. It is a tool designed to assist people experiencing homelessness in Los Angeles County with outreach services. LA HOP serves three core purposes; 1) it allows constituents to easily submit requests for homeless outreach (2) education is provided about what outreach teams can and can't do and (3) support for the unique needs of outreach teams to respond requests is facilitated. The tool makes it easy for members of the public to request outreach services for people experiencing homelessness. Many of those requests allow the outreach teams to make contact with people they wouldn't have noticed otherwise.

The website is funded by Measure H, which raised the countywide sales tax to pay for programs aimed at alleviating homelessness. A soft launch of LA-HOP and training of Outreach Coordinators and Outreach Teams began in early February 2018. The Portal was released for use by the public on July 18, 2018. The website serves as a command center deploying roughly 500 outreach workers throughout the county.

As a new tool to get services to vulnerable residents living on the street, it is one component of the larger coordinated system. It makes it easier and more efficient for the public to request help and have it dispatched to connect homeless persons with outreach workers. The portal is designed to seamlessly route requests and track responses. An outreach coordinator in each region serves processes all requests and deploys the most appropriate outreach team, with the goal of reducing response times to those in need.

LAHSA's outreach manager and Union Stations' SPA 3 outreach coordinator are presenting the information on the tool functionality which is presented for the Committee members' information.

Prepared by:



Jan Cicco
Regional Homelessness Coordinator

REPORT

Approved by: Marisa Creter
Marisa Creter
Executive Director

ATTACHMENTS:

Attachment A – LA HOP PowerPoint Presentation
Attachment 2 – LA HOP Information Sheet

Los Angeles County Homeless Outreach Portal (LA-HOP)

Los Angeles County
la❤️**hop.org**
homeless outreach portal



Outreach 101

- Where?
 - Streets, riverbeds, railroad tracks, underpasses, encampments, parks, remote areas, urban areas, beaches, etc.
- When?
 - Usually during daylight hours due to safety and ability to connect to housing and services
- Who (types of outreach)?
 - Generalists
 - Some have a special population focus (e.g., Youth, Veterans)
 - Some work with law enforcement (e.g., HOPE teams)
 - Mental Health-focused
 - SB-82, MITs
 - Multi-disciplinary teams
 - Health, mental health, substance abuse, case management, peer

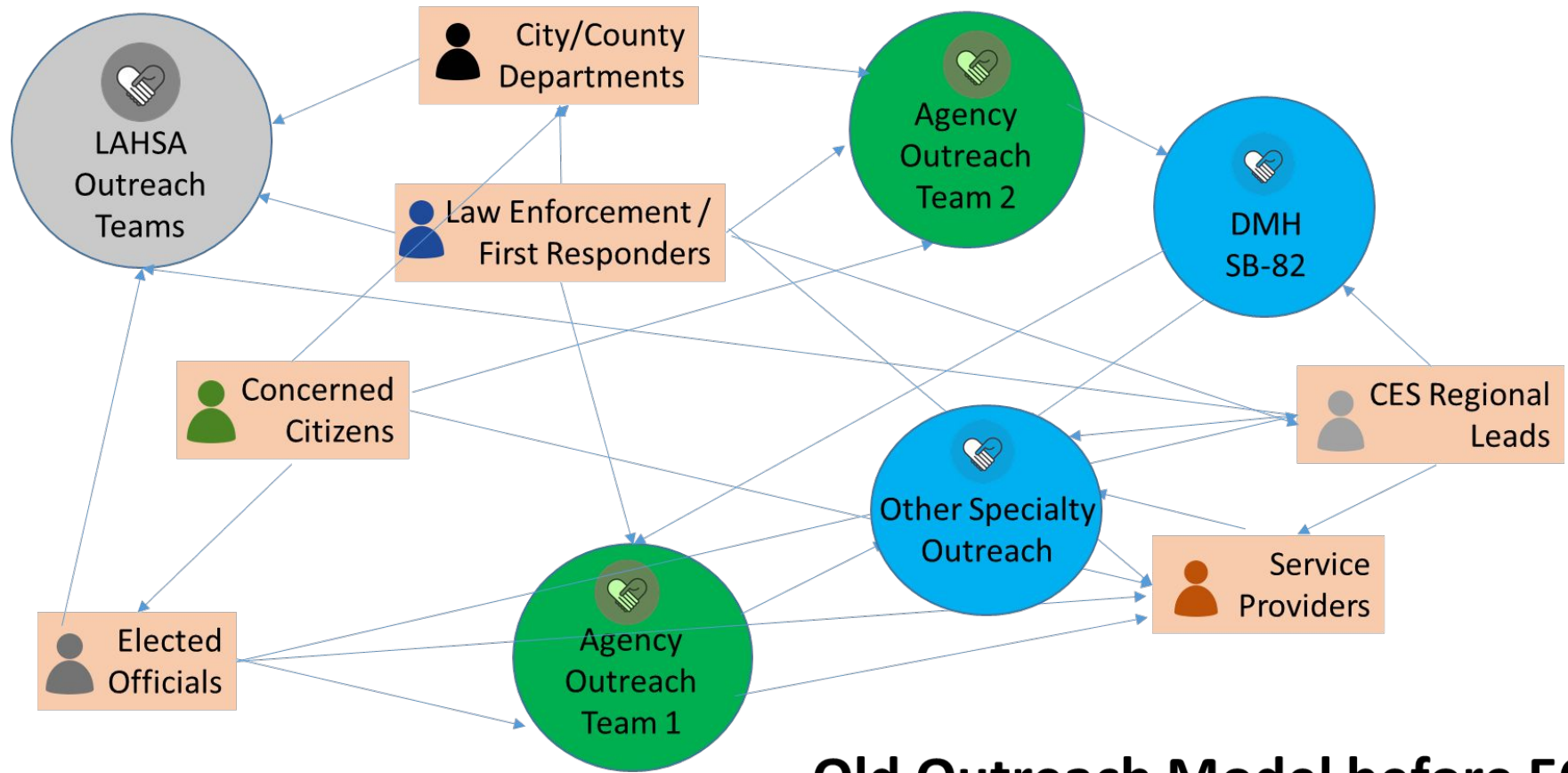
What outreach teams can't do

- Fight crime
 - Teams are not equipped to enforce laws
 - If a crime is being committed, it's a job for law enforcement
- Provide primary health care
 - Most teams are generalists and do not have medical backgrounds
 - Even the teams with medical personnel are limited in scope and they are not equipped for medical emergencies
- Respond immediately
- Provide immediate results
 - The process of working to get people off the streets can be a long, fluid and complex process
 - Often it takes multiple engagement sessions to build a trusting relationship

Types of Outreach Modalities

- **Proactive Outreach:** Provides regular outreach services in a pre-determined area in accordance with an outreach strategy or plan
 - **Pro:** More effective in linking people to services and interim and permanent housing
 - **Con:** May serve less people
- **Reactive Outreach:** Responds to a request for outreach services
 - **Pro:** Can reach individuals who might not come to anyone's attention otherwise
 - **Con:** Minimizes the amount of time that can be spent on proactive outreach which builds trust over time. This results in less linkages to services, interim, permanent housing.

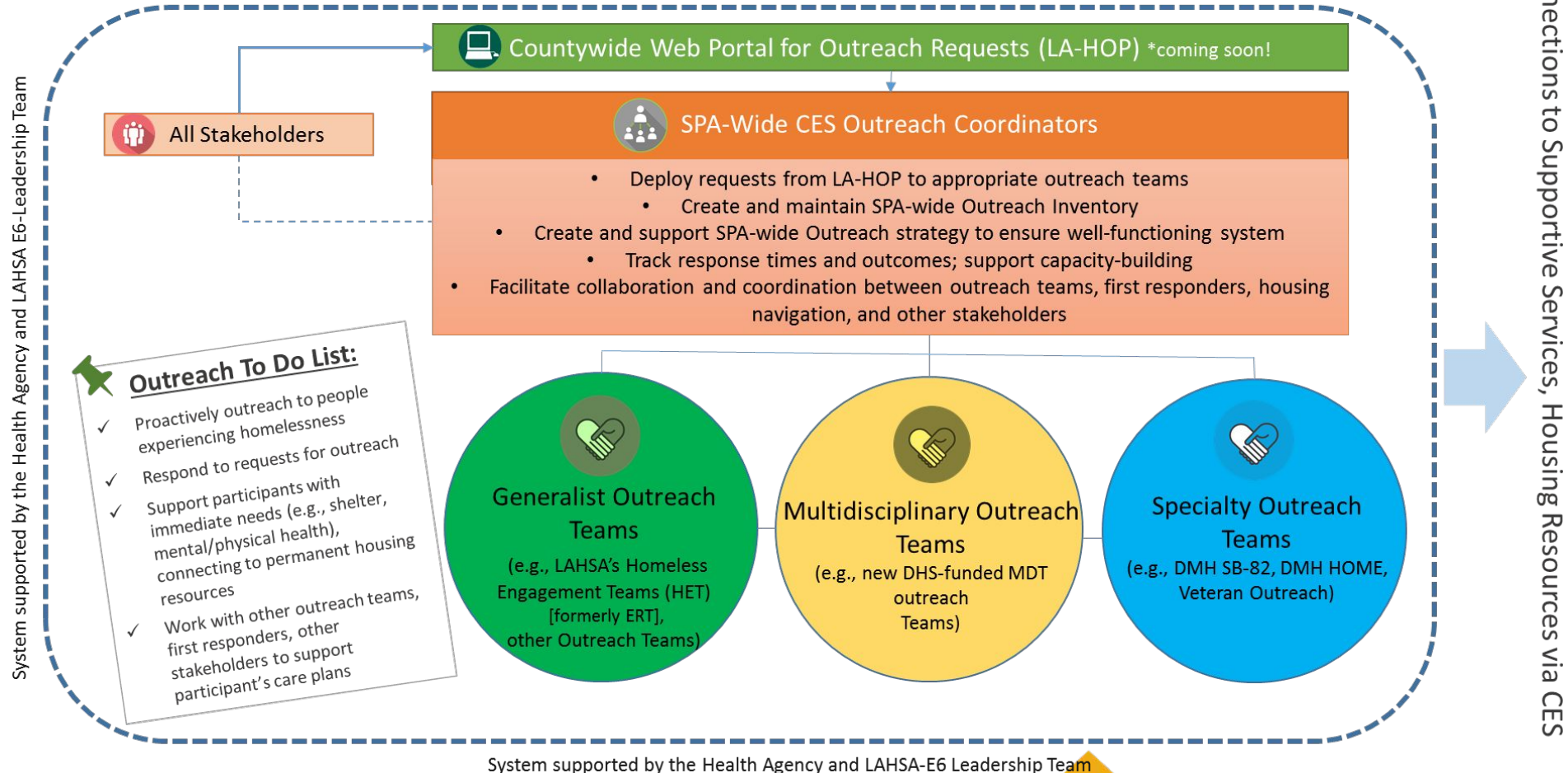
Before...



Old Outreach Model before E6

The New Model

New Coordinated Outreach Model under E6 Strategy



Los Angeles
HOMELESS SERVICES AUTHORITY
Working Together to End Homelessness in Los Angeles



Supported by funding from
L.A. COUNTY MEASURE H
REAL HELP. LASTING CHANGE.

What is LA-HOP?

- A County-wide, web-based portal designed by the Los Angeles Homeless Services Authority (LAHSA) in close collaboration with the Los Angeles County Health Agency, the Los Angeles County Homeless Initiative, and our broader outreach family to
 1. Ensure constituents can easily submit request for homeless outreach
 2. Educate our community about what outreach teams can and cant do
 3. Support the unique needs of outreach teams to respond to these requests

How does it work?



Los Angeles County
la♥hop.org

homeless outreach portal

Make a request



Supported by funding from
L.A. COUNTY MEASURE H
REAL HELP. LASTING CHANGE.



[Learn More](#)[Make a Request](#)

Want to make an outreach request?

Please read first...

 LA-HOP is designed to assist people experiencing homelessness in Los Angeles County with outreach services. We'll use this information to dispatch a homeless services outreach team to the area.



For medical or mental health emergencies, please call 911.



For crime or illegal activity, please contact your local law enforcement agency.



For services like bulky item pickup, illegal dumping or graffiti removal, please contact your municipality for more information.



LA-HOP does not replace homeless encampment reporting protocols. Please contact your municipality for more information.

© 2018 - Los Angeles Homeless Services Authority

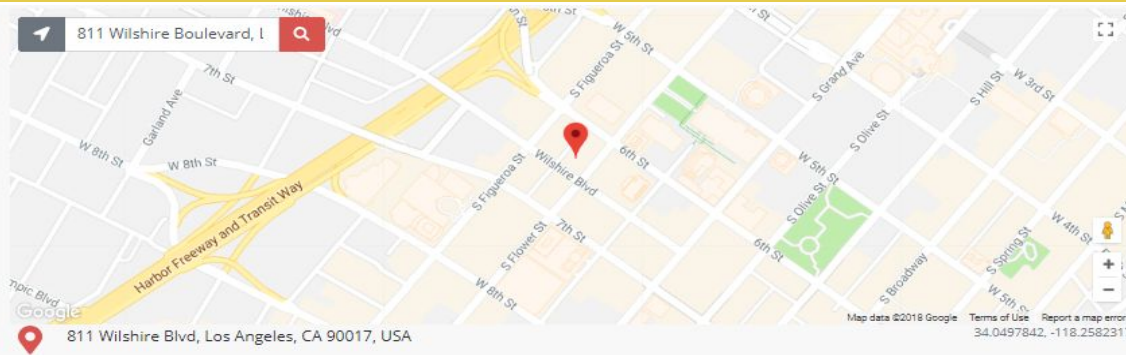
 Select Language | ▼



Los Angeles
HOMELESS SERVICES AUTHORITY
Working Together to End Homelessness in Los Angeles



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Step 2: Tell us more about the person/people in need

i The more **detail** you can provide, the **better!**

* Required fields

Description of location

Alley, behind a shopping center, etc.

Date last seen *

07/18/2018 01:15 PM

Number of people *

1

Name of person/people requiring outreach

John Doe

Physical description of person/people *

Green jacket, red hat, etc.

Description of person/people's needs *

Please provide as much detail as possible



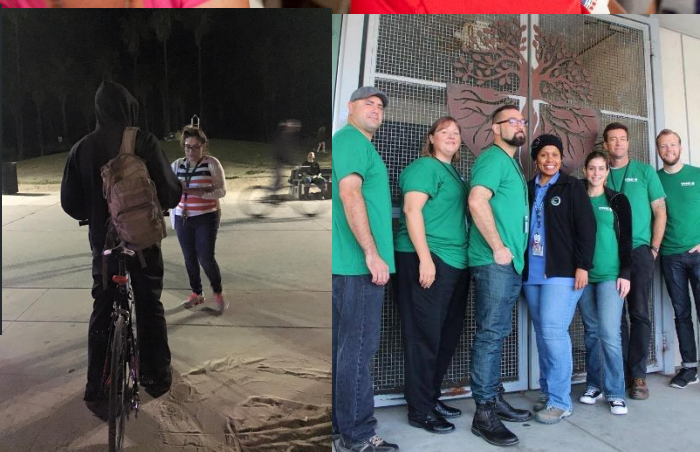
Los Angeles
HOMELESS SERVICES AUTHORITY
Working Together to End Homelessness in Los Angeles



Supported by funding from
L.A. COUNTY MEASURE H
REAL HELP. LASTING CHANGE.







WHATEVER IT TAKES



Want to make a Homeless outreach request?

...please read below first

LA-HOP is designed to assist people experiencing homelessness in Los Angeles County with outreach services. We'll use this information to dispatch a homeless services outreach team to the area.

			
For medical or mental health emergencies, please call 911.	For crime or illegal activity, please contact your local law enforcement agency.	For services like bulky item pickup, illegal dumping or graffiti removal, please contact your municipality for more information.	LA-HOP does not replace homeless encampment reporting protocols. Please contact your municipality for more information.

When should I fill out an outreach request?

Did you see someone experiencing homelessness who needs help? Notice a homeless neighbor who seems to be struggling with their physical and/or mental health? Then you can help them by filling out an outreach request and alert us as to any specific concerns you may have regarding the person's well-being. As outreach capacity is limited, requests for those with more serious medical and/or mental health needs may be prioritized.

What do outreach workers do?

Outreach workers have many different skills including homeless services navigation, mental health first aid, motivational interviewing, and trauma informed care, among others. Some teams even have physical health, mental health and substance use professionals. Outreach teams start by building a trusting relationship with and determining the needs of people living on the streets. Their efforts can be as simple as helping someone experiencing homelessness get an ID card or as complex as helping to meet medical and mental health needs. But the ultimate goal of outreach services? To help people who are homeless move from the streets into a permanent home.

What do you mean by "homeless"?

While there are different types of homelessness, street-based outreach teams serve those who the U.S. Department of Housing and Urban Development considers "literally homeless." This is defined as, "an individual that has a primary nighttime residence that is a public or private place not meant for human habitation."

How long does it take a team to respond?

Due to high demand, it may take a few days for an outreach team to be deployed and we may need to prioritize those individuals who are most vulnerable. With nearly 40,000 people living on the streets of LA County, the need for outreach services is great.

How else can I help my homeless neighbors?

Volunteering and donating to organizations serving people experiencing homelessness is a great way to help the cause. Please go to [Volunteer Opportunities](#), [Everyone In](#), or [VolunteerLA](#) or contact your local homeless organization for further information on volunteering and/or donating towards ending homelessness.

When should I NOT fill out an outreach request?

If you come across a family with minor children experiencing homelessness, have them call 211 and ask to be connected to the Coordinated Entry System for Families. If you are concerned about illegal activity, contact your local law enforcement agency. For medical and mental health emergencies, call 911. Unfortunately, outreach teams are not able to serve individuals who are couch surfing, temporarily living with friends or family, at risk of homelessness, or already staying in a homeless shelter.

How long does it take to help someone?

Some people may require significant time to build trust. Others may be more readily open to help. Regardless, everything we do is in partnership with those we serve, and is done in a way that fosters dignity and self-determination. Until there's more shelter and affordable permanent housing, the process to get people indoors is slower than we would like. But through the investments of capital development funding via Proposition HHH, No Place Like Home, and Measure H, there will be an increase in shelter beds and permanent housing over time. The commitment of our outreach teams, combined with expanded housing opportunities, will make a huge difference.

When do outreach workers work?

They usually work during daylight hours due to safety and because this allows outreach workers to connect individuals that are homeless to resources and other critical services like health and mental health services, job training programs, and those offered by the Department of Motor Vehicles and Department of Public Social Services.

Can I get an update on what happened?

We will send an email letting you know we received your request. We are required by law to protect the privacy of those we serve...therefore we are unable to share updates (unless the client allows us to). However, if you agree to be contacted, we may reach out to you to ask additional questions that will help us locate and connect with the person referred.

What is Measure H and Proposition HHH?

Measure H is a County of Los Angeles special sales tax increase passed by the voters in 2017 that specifically funds services, shelter, and permanent rental subsidies for people experiencing homelessness. Proposition HHH is a City of Los Angeles bond passed by the voters in 2016 that directly funds the building of new affordable permanent housing for people experiencing homelessness.



LA-HOP.org

1

Enter address of person/people in need

Acceptable address formats:

- 811 Wilshire Blvd, Los Angeles 90017
- Wilshire Blvd and Figueroa St, Los Angeles
- Wilshire Blvd at Figueroa St, Los Angeles
- Wilshire Blvd & Figueroa St, Los Angeles

1415 Santa Anita Ave., south el monte 91733

2

Tell us more about the person/people in need

The more detail you can provide, the better!

* Required fields

Description of location

Alley, behind a shopping center, etc.

Date last seen *

07/31/2018 07:15 AM

Number of people *

1

Name of person/people requiring outreach

John Doe

Physical description of person/people *

Green jacket, red hat, etc.

Description of person/people's needs *

Please provide as much detail as possible

3

Tell us more about you

Your name

Jane Doe

Company/organization

ACME inc

How would you describe yourself?

*** Select one ***

Email

jdoe@email.org

Phone

2135550000

☐ I have read and understand the [Learn More](#) section.

SEND REQUEST

© 2018 - LAHSA

Select Language

REPORT

DATE: October 3, 2018

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: 2019-2010 Measure H Allocation Community Input

RECOMMENDED ACTION

For information and discussion only.

BACKGROUND:

Through a grant provided by the County of Los Angeles, 19 SGVCOG member cities recently developed homeless plans. In order to support the implementation of these plans, this month, the LA County Board of Supervisors approved that specific funds be allocated to the cities to implement homeless strategies. The Supervisors' awards included \$6,000,000 for cities to address housing services and \$3,000,000 for other homeless service activities. The Board also directed the Los Angeles Homeless Services Authority (LAHSA) to allocate \$3,000,000 in State of California Homeless Emergency Aid Program (HEAP) funds to implement cities homeless plans.

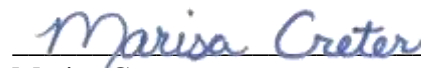
On September 15th, 2018, the United Way released a joint RFP for cities for Measure H and Funders Collaborative (private) funds. Cities are in the process of drafting proposals in response to the referenced RFP at this time. On October 2nd, the Homeless Initiative office conducted a webinar to obtain community input on Measure H funding allocations for Fiscal Year 2019-2020.

SGVCOG staff will provide information for the Committee on Measure H 2019-2020 funding input opportunities.

Prepared by:


Jan Cicco
Regional Homelessness Coordinator

Approved by:


Marisa Creter
Executive Director

ATTACHMENTS:

Attachment A – Listening Session Flyer

2019-20 Measure H Funding Recommendations

Community Listening Sessions

The Los Angeles County Homeless Initiative is a collaborative and inclusive movement to prevent and combat homelessness. Each phase of the Homeless Initiative process - strategy creation, design, implementation, budget recommendations, and oversight - has been participatory and reflective of input from a broad group of stakeholders.

As directed by the Board of Supervisors on September 11, 2018, we are launching the process to develop Measure H funding recommendations, including proposed changes to tentatively approved budget allocations, for FY 2019-20 (Year 3).

The funding recommendations process will be launched with a **webinar on October 2, 2018 from 9AM-10:30AM** and all listening session attendees are encouraged to register for the webinar using the following link: <https://attendee.gotowebinar.com/register/5875883990874071299>. The webinar will be followed by the community listening sessions listed below. Please **RSVP** to the listening sessions using the Eventbrite link below! We look forward to seeing and hearing from you!

SPA / REGION	VENUE / ADDRESS	DATE	TIME
SPA 1 - Antelope Valley	Antelope Valley College, Student Services Bldg., Room 151 3041 W Ave K, Lancaster, CA 93536	Nov. 14, 2018	5PM-7PM
SPA 2 - San Fernando	LAFH Winn Community Room 7860 Simpson Ave., Los Angeles, CA 91605	Nov. 28, 2018	5PM-7PM
SPA 3 - San Gabriel	West Covina Library 1601 West Covina Pkwy, West Covina, CA 91790	Oct. 9, 2018	4PM-6PM
SPA 4 - Metro	LA River Center & Gardens 570 W Ave 26 #100, Los Angeles, CA 90065	Nov. 20, 2018	4PM-6PM
SPA 5 - West	Culver City Presbyterian Church 11269 Washington Blvd., Culver City, CA 90230	Oct. 10, 2018	4PM-6PM
SPA 6 - South	HOPICS 5849 Crocker St., Los Angeles, CA 90003	Oct. 17, 2018	5PM-7PM
SPA 7 - East	Norwalk Sports Complex 13200 Clarkdale Ave., Norwalk, CA 90650	Nov. 7, 2018	5PM-7PM
SPA 8 - South Bay/Harbor	Torrance Memorial Conf. Room 3330 Lomita Blvd, Torrance, CA 90505	Oct. 23, 2018	4PM-6PM



The Los Angeles County
HOMELESS INITIATIVE
REAL HELP. LASTING CHANGE.

RSVP TODAY!
<https://bit.ly/2OwNmqh>

Eventbrite

LEGISLATURE

How the state's major housing package is working out

By CALmatters

One year ago this month, Gov. Jerry Brown signed 15 bills aimed at easing the state's crippling housing crisis. While state lawmakers repeatedly cautioned not to expect rents or home prices to drop overnight, the package was heralded as the state's most ambitious attempt in decades to alleviate housing woes.

Key provisions of the package have been in effect for about nine months now. That's far too soon for a definitive judgement, but long enough to discern some early trends.

Here's what we know so far.

New housing numbers

But that's not really the right metric to judge

this—yet.

Experts agree that California has not built enough housing to keep up with its population growth, which is part of why rents and home prices are so high. After a recent uptick, the state is on pace to greenlight more than 130,000 new housing units this year.

That's still 50,000 short of where experts say we need to be to keep prices from getting worse, and way less than what either candidate for governor says we need.

In the long run, the best metrics of judging the housing package will be the most intuitive ones: Is California building more housing, especially for low-income Californians? Are prices declining or at least sta-

bilizing?

Because of the way housing construction and affordable housing finance work, housing takes awhile to develop even in ideal circumstances, so it's too soon for state officials to be able to point to any new homes built as a direct result of last year's legislation. The impact now is more in the revenue pouring into state coffers for publicly subsidized housing, and in new programs to reduce regulatory barriers to development.

"Absolutely, yes working," Ben Metcalf, director of the state's Housing and Community Development Department, told CALmatters' Gimme Shelter podcast. "But can you go find that house that the housing package

built and go kick the tires today? Maybe not."

Cities finally comply with state law

For decades, many local governments basically ignored state requirements to report how much housing they're producing. Without those numbers, the state can't hold local governments accountable for not meeting legally-required housing production goals.

The housing package put some teeth, at last, into those requirements. Cities and counties that fail to provide accurate and timely housing data now face myriad penalties, including the loss of control over local housing approvals. Metcalf says that upwards of 70

percent of localities are now reporting their data, and that the data's quality has improved markedly. That's not just a success for housing wonks—it's instrumental to making sure cities and counties are building their fair share of market-rate and low-income housing.

Money is being raised, but not spent yet

Among the 15 bills in last year's housing package, the toughest political lifts were bills that required California to pour more money into affordable housing. These were also the bills that advocates for the homeless and low-income housing were most excited about after years

of watching state funding wither.

Lawmakers placed a \$4 billion bond on the ballot this fall, \$3 billion of which will go toward the financing of below-market-rate housing and other forms of housing assistance for low-income Californians (the other \$1 billion will go towards home loans for veterans). Californians will have a chance to vote on Prop. 1 in November. There is no organized opposition to the bond.

Affordable housing advocates are also eagerly awaiting new funding from SB 2, which imposed a \$75 fee on some real estate transactions to create the state's first ongoing source of affordable housing revenue in years.