

HOMEBASE SUMMARY OF LOCAL PLANNING DOCUMENTS: HOUSING

HomeBase synthesized local needs and strategies articulated in local planning documents relevant to development of California's Ten-Year Chronic Homelessness Action Plan. Local planning documents included in synthesis include 2005 or 2006 HUD Exhibit Ones, Ten Year Plans and State approved County MHSA Plans.

Emergency Shelter

- Allow funding for enriched shelter with housing focus and no time limit.
- Provide grants to create 3000 units of Safe Haven-style housing.
- Fund Interim Housing.
 - Add interim housing to underserved geographic areas for special needs populations
 - Set standards for service provision in Interim Housing.
- Fund respite care for homeless people discharged from hospitals, to fully recover off the streets
- Fund Housing Support Centers.
- Allow state “shelter” funding to support the conversion of shelters to service-enriched Interim Housing.

Transitional Housing

- Fund a “bridge subsidy” program to provide housing for those at-risk of homelessness between losing housing (including exits from custodial care) and entering a Section 8 or other permanently affordable unit.

Permanent Supportive Housing

- Ensure that services are closely connected to housing for the long-term through 3+ year funding commitments, and streamlining process for combining multiple housing and services funding streams.
- Preserve and enhance the quality of licensed Board and Care homes by enhancing the reimbursement rate for homes, refocusing services around principles of wellness and recovery, and assist residents to transition to more independent housing.
- Advocate for flexibility to move between Section 8, Shelter Plus Care, and similar programs as service needs of clients change over time.
- Provide financial support for Safe Haven PSH.
- Fund supportive housing options available to chronically homeless persons with criminal records.
- Create additional 3000 units for chronically homeless by 2010.
- Develop capacity building program to promote the development of high quality supportive housing.
- Seek increase in federal resources to sustain CA investment in PSH.
- Support federal Samaritan Initiative.
- Provide longer-term support services revenue stream that align with the financing covenants on affordable housing.
- Combat opposition to the placement of permanent supportive housing in communities.

Permanent Affordable Housing

- Sustain, and increase, resources to develop, operate, and preserve appropriate and affordable housing options for single adults, youth, and families whose incomes are at or below 30% of area median.
- Encourage housing development that exceeds minimum requirements for physical accessibility, to accommodate the higher than average rate of physical disability and chronic illness among the homeless population, who are also aging.
- Advocate for rental assistance for people with substance use issues and felony conviction history
- Establish a CA housing trust fund, including development and operating funds for at or below 30% AMI.
- Tax Break Program to encourage market-rate developments to set aside units.
- Fund county Housing Trust Funds.
- Housing subsidy for TANF families transitioning to work.
- Create incentives for for-profit developers to set aside units in market rate development for ELI through tax breaks, density bonuses.
- Support land trusts to ensure affordable units remain affordable without reverting to market rate
- Preserve existing units from converting to market rate; provide financing to maintain as affordable housing.
- Change state and federal formula allocations to take into account high cost urban housing markets.
- Fully fund housing and homeless programs at the level of need, in state and federal budgets.
- Protect the 20% Redevelopment fund set-aside.
- Support a state and national housing trust fund; national to build and preserve 1.5 million units of rental housing over 10 yrs for ELI.
- Expand housing options for mentally ill. Include housing retention strategies for those seeking episodic treatment.
- Invest in creating and maintaining units.
- Support housing choice voucher program high funding levels.
- Support national housing trust fund as a permanent revenue source.
- Support the Millennial Housing Commission 2002 report for creating additional units.
- Increase by 25000 units for chronic homeless.
- Create a housing development pipeline with enough units under production to end homelessness in 10 years.
- Provide rental subsidies both shallow and deep to support access to housing.
- LA needs 50,000 new units of affordable housing today for homeless people.
- Substantially increase funding available for site acquisition, and development or rehabilitation of existing units.
- Significantly expand resources devoted to vouchers or other subsidies for homeless people to access existing units.
- Simplify and streamline the approval process for new affordable housing for homeless people
- Foster the creation of zoning overlay types with associated approvals targeted for development of affordable and supportive housing.
- Provide incentives to cities that meet their affordable housing targets. Enforce the housing element of the General Plan.
- Develop incentives and administrative mechanisms to respond to NIMBY.