

STAKEHOLDER INPUT: HOUSING

I. Department of Housing and Community Development (HCD) Stakeholder Meetings

Where This Stakeholder Input Came From?

In 2005 the State of California Inter-Agency Council on Chronic Homelessness requested state government departments to solicit stakeholder input to assess current needs. Responding to the request, HCD held three stakeholder meetings throughout the State:

Tuesday, November 15, 2005	1:30 p.m. to 3:00 p.m.	San Francisco, California
Thursday, November 17, 2005	1:30 p.m. to 3:00 p.m.	Los Angeles, California
Monday, November 28, 2005	1:00 p.m. to 4:00 p.m.	Sacramento, California

The following questions were presented to the Department:

1. What are state agencies doing well and what should continue?
2. What is not working well and should be changed?
3. What should be done that isn't being done?
4. What changes, improvements, etc., do we need from the federal government?

- Protect existing CoC funding.
- Need to make shelters accessible to the disabled. Use Prop 63 to train providers how to deal with clients with multiple disabilities. 16% of California's population is disabled.
- The State should adopt a Housing First policy, so that clients can deal with the reasons they are homeless.
- The State should establish a statewide Housing First set-aside percentage for construction funds.
- Link homeless efforts and 10-year chronic homelessness plans to local housing elements. Add to housing element law. In Los Angeles County, 2/3 of housing elements don't make allowances for homeless shelters.
- Don't punish agencies that serve the most needy and costliest populations.
- Continue funding for higher levels of care and emergency shelters while pursuing Housing First policies.
- There is a need for more EHAP shelter operation funds compared to EHAP Capital Development funds. This imbalance has delayed investment of EHAP-CD funds.
- Need more shelter and housing operating funds to go along with capital development money.
- The State needs to: 1) Add homelessness planning issues to State Consolidated Plan, and 2) Start enforcing housing elements.
- Multiple sources of funding are a problem. Different criteria, schedules, etc. Combine into one housing plus services program. One-stop for provider grants.
- Still need emergency shelter system. Haven't gotten enough funding for emergency shelter. EHAP Operations is an important part of a program that works and needs to be recommitted to.

- MHP [HCD's Multifamily Housing Program] and the Tax Credit program should find further incentives to reach households below 30% of AMI [Area Median Income].
- In rural counties they don't do a lot because they don't have to. Want rural counties to do more.
- Increase amount of operating subsidies.
- Provide tax incentive to landlords who rent to lower income families at affordable levels.
- Los Angeles is the only place [in its area] with year-round homeless shelters. Results in dumping of the homeless in downtown L. A. Some areas don't have year-round shelters, and downtown Los Angeles becomes the "magnet."
- Communities should be heavily fined for non-compliance with approved housing elements.
- EHAP operations set a quota for each county, while State FESG is either a windfall or wipeout [competitive].
- Suggest going back to a quota for FESG, to get it back to locals.
- Add permanent supportive housing as an eligible activity for HCD's EHAP-Capital Development funds..
- Create incentives for landlords to accept people with Section 8 who have been evicted or incarcerated.
- Catch-22: We need site control to get EHAP-CD money. Means we need additional money up front. Site seller must be patient. Can't get conditional use permits fast enough.
- MHP [HCD's Multifamily Housing Program, which funds supportive housing] should go to an over-the-counter operation. The MHP NOFA [Notice of Funding Availability] was too complex to deal with. Eliminate 300% match requirement.
- Increase rents for Section 8 and Shelter Plus Care to represent real market rents.
- Create source for first and last month's rent and security deposit for the homeless and near homeless.
- Would like the ability to do "congregate living" under MHP program.
- State needs to help providers deal with NIMBYism by enforcing housing element laws and planning and educating at the local level to help agencies get conditional use permits.
- Make State-owned property more readily available for shelters and housing.
- Need stronger connection between local redevelopment agency [housing set-aside] increment and serving the homeless.
- Need rent subsidy money. Mental health money is only useful for a subgroup of the homeless.
- California needs a State housing trust fund with \$1 billion a year, with 1/4 dedicated to ending homelessness.
- Address restrictive zoning ordinances that target residential group homes. Integration into society is a significant purpose of group homes. They provide transitional housing for people who may otherwise be homeless.
- Need State inclusionary policy for supportive housing.
- We need an on-going funding source in place when Prop 46 funds run out [mid-2007]. There should be a funding mechanism that is renewed regularly rather than relying on bond measures that must go to the ballot every few years and whose approvals are unpredictable.

- Create a State-administered Section 8-type program aimed at the chronically homeless.
- Need rooms for women, children and young families.
- Create a dedicated funding source for operating costs, services and capital development.
- There is no dedicated State source of housing subsidy.
- Lack of shelter for couples. There is a decided lack of shelters for couples. Sometimes a meaningful relationship will help get people back on road to respectability.
- Money is slow to come. Need well-rounded support and faster funding from funding sources.
- The State (Governor) has limited the use of TANF for rent subsidies to 4 months. Undo this limit.
- Create/increase State housing set-asides for special populations, such as SROs (single-room occupancies).
- Create better partnerships between housing and mental health services. Require counties to contribute Prop 63 dollars for operating costs and services in state-funded housing developments.
- Federal rental subsidy program commitments are too short. Create a new State rental assistance program with funding enough to cover the length of rental restrictions.
- Allow capital funding programs (e.g. EHAP-CD, MHP) to fund existing homes, rental subsidies, master leasing, etc. People moving out of recovery need to be able to receive assistance.
- Expand Section 8 and CDBG funding.
- Section 8 vouchers should be more flexible.
- Increase federal supportive housing dollars.
- Pull together a State Continuum of Care. There are 24 counties not covered by CoC. Money left on the table.
- Set up a State website for the Governor's Initiative and the Federal Interagency Council. Post plans, strategies to obtain land and deal with NIMBY, best practices, etc.
- Supportive Housing Program regulations: HUD should change rule about how much county can apply for.
- Amount is way too low.
- Allow rental subsidies (e.g., Section 8 and Shelter Plus Care) to be used at assisted living facilities
- State should provide list of surplus sites.
- Educate county departments about CalWorks homeless assistance grants to increase usage, but be careful to avoid misuse of program.
- Prop 46 and MHSA: Let voters know what's happened. Start with AARP.
- More transitional housing is being built. Funding is moving away from emergency housing. Need emergency shelters as "first step."
- Need more permanent supportive housing.
- We have to work with the group home statutory limit of 6 persons per house. We appealed to the Mayor and he was unhelpful. Need legislation to increase this limit to 10, and add transitional housing as a protected use.

- Address restrictive zoning ordinances that target residential group homes. Integration into society is a significant purpose of group homes. They provide transitional housing for people who may otherwise be homeless.
- State should include an inclusionary homeless housing requirement in the General Plan.
- Increase indirect expenses for nonprofits up to 20%.
- Re-create the state SHIA program.