

Northern California Homelessness Roundtable

February 22, 2018



Welcome!

Northern California Homelessness Roundtable

- The NorCal Roundtable was created in 2004 and is a community led by Continuum of Care representatives from communities across Northern California.
- The NorCal Roundtable provides regular opportunities for Continuums of Care to exchange information and build community across a broad geographical area.
- Participants work collaboratively to identify common needs and problem areas and to discuss creative solutions.
- The group supports and engages in policy work at the state and federal level, and it generates resources to address the changing needs of rural Continuums of Care.

Who we are...

HomeBase is a nonprofit public interest law firm that provides legal and technical assistance. We work on the local, state, and national level to support communities in implementing responses to homelessness.



Today's Agenda

- 9:30 AM Welcome & Introductions
- 10:00 AM SESSION 1: Panel: Best Practices for Street Outreach
- 11:15 AM SESSION 2: Models for Ending Homelessness for People Living in Encampments
- 12:30 PM Lunch
- 1:15 PM CoC Roll Call
- 1:30 PM HUD Updates
- 1:45 PM State Legislative and Funding Updates
- 2:15 PM Federal Updates
- 2:30 PM SESSION 3: Violence Against Women Act & CoC Requirements
BREAKOUT SESSION: Coordinated Entry
- 3:00 PM Adjourn

Session One: Best Practices in Street Outreach

Best Practices in Street Outreach

- **Ryan Collins**, Homeless Outreach Coordinator for the City of Davis
- **Rachel Davidson**, Project Manager for Sacramento Downtown Streets Team
- **Michael Fischer**, Program Manager for Contra Costa County Health, Housing, and Homeless Services

Session Two: Models for Ending Homelessness for People Living in Encampments

What are Encampments?

What do encampments look like in your community?

- There is no one definition
- They look different in every community
- The visibility of encampments can create heightened awareness in communities and a sense of urgency

A Growing Concern Around the Country

Tent City, USA: A Report by the National Law Center on Homelessness & Poverty

- Extracted data from approximately 1,600 news reports on homeless encampments in the US published between 2007-2017
 - Note: data does not represent an accurate count of encampments in the US; higher news reports are likely a combination of the growth of the *number* and *visibility* of encampments
- The number of homeless encampments reported by the media has increased by 1,342% in the last ten years
 - 19 reported encampments in 2007
 - 274 reported encampments in 2016
- Over the last decade, homeless encampments were reported in every state, but California had the highest reported number by far
 - In 2017, CA reported 120 encampments; the next highest state was IN with 27.

Experimentation and Strategies

- A Common Challenge: many communities across the country are facing this issue and grappling with how to implement effective solutions
- Experimentation: there is no universal strategy to resolve encampment issues
- Engaging Broad Partnerships: coordinating a multidisciplinary response that links people to housing and services
- Coordination not Criminalization: engaging law enforcement and community members as parts of the solution
- Successful Approaches: require **coordination** and a focus on the ultimate goal: **permanent housing**

Community Examples

Navigation Centers in San Francisco, CA

- Low-barrier shelter with intensive case management on-site
- Designed for highly vulnerable residents living on streets who had not been accessing traditional services
- The first center opened in March 2015 and had dedicated capacity specifically for people exiting encampments; model is evolving with community needs

Navigation Team in Seattle, WA

- Multidisciplinary outreach team of police officers, outreach workers, human-services staff, and city field coordinators
- Physically centralized team to streamline communication across different partners
- Meets four times a week to case conference
- Gets access to flexible funds to address encampment residents' urgent needs

USICH Four Key Elements of Effective Strategies and Approaches

1. Preparation and Adequate Time for Planning and Implementation
2. Collaboration across Sectors and Systems
3. Performance of Intensive and Persistent Outreach and Engagement
4. Provision of Low-Barrier Pathways to Permanent Housing

1. Preparation and Adequate Time for Planning and Implementation

Shared Agreements and Decisions

- Determine timing
- Create shared purpose, intent, protocols, and outcomes
- Create communications plan

Assess Needs and Available Resources

- Identify land owners
- Assess needs of people living in the encampment
- Identify resources

2. Collaboration across Sectors and Systems

- People Living in Encampments
- Continuum of Care Agencies
- Other Social Service and Health Care Agencies
- Outreach and Engagement Teams
- Law Enforcement
- Local Government
- Business Leaders
- Philanthropic Organizations
- Faith-based Organizations
- Advocates

3. Intensive and Persistent Outreach and Engagement

- Develop a by-name list
- Maintain consistent outreach
- Maintain transparent communication
- Identify encampment leadership

4. Provide Low-Barrier Pathways to Permanent Housing

- Apply Housing First practices
- Align strategies with existing homelessness response and Coordinated Entry systems
- Offer interim housing opportunities and a clear path to permanent housing
- Identify supply of housing and service options

WHAT NOW?

Create an action plan to help end homelessness for people living in encampments

CoC Roll Call

State Legislative and Funding Updates



2017 California Housing Package



October 13, 2017 Bill Signing

**Department of
Housing &
Community
Development (HCD)**

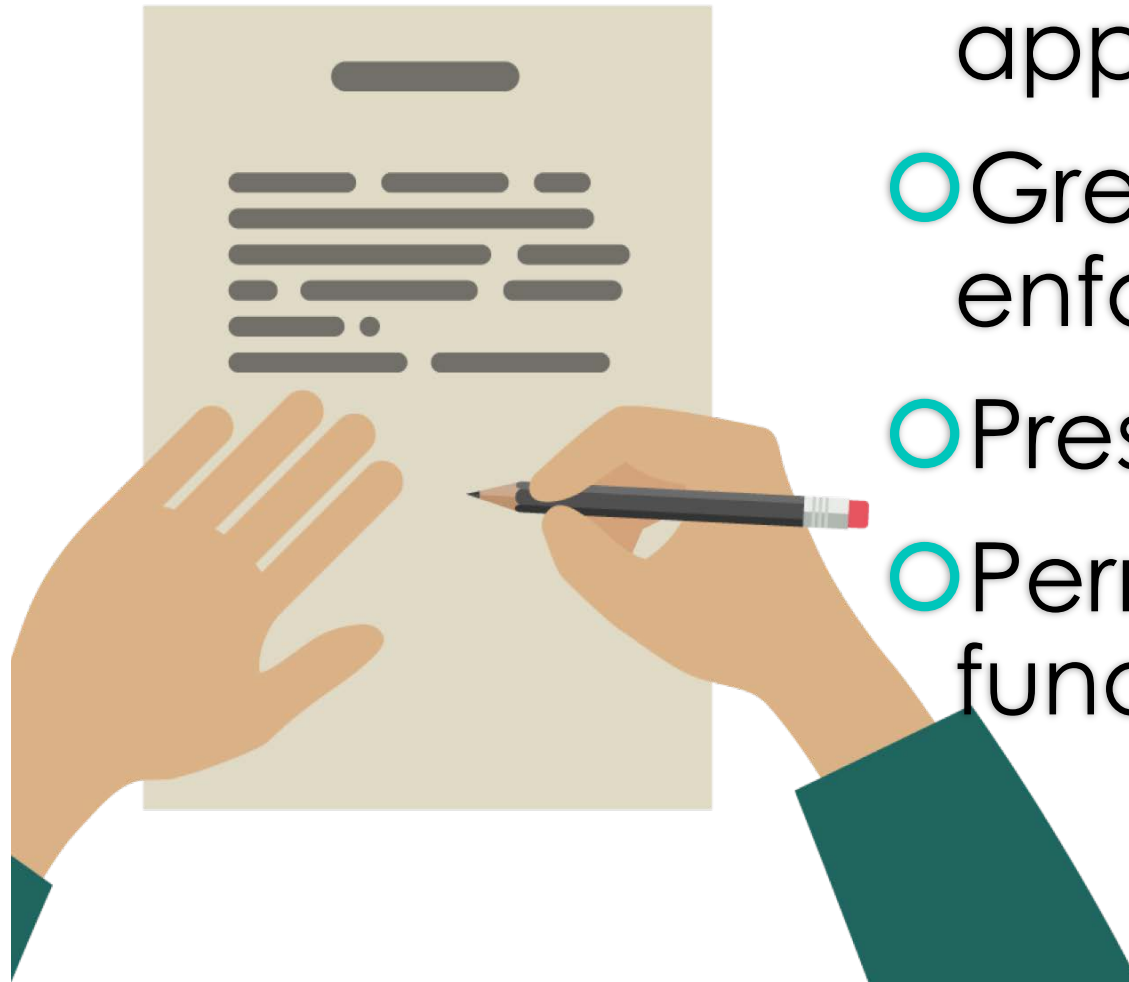
February 22, 2018

Agenda

- Housing Package **Overview**
- HCD *New Housing Package* **Resources**
- New **Funding**
 - SB 2 Homeless Funding
- Wrap-up / Discussion



CA 2017 Housing Package Enacted September 29, 2017



- Streamlined approvals
- Greater enforcement
- Preservation
- Permanent funding



2017 Housing Package

SB 35	Streamline multifamily housing developments
SB 540	Establish Workforce Housing Opportunity Zones
AB 73	Housing Sustainability Districts
SB 2 *	Create a permanent source of funding
SB 3	\$4 billion housing bond
AB 879	Additional housing evaluation
AB 72	Housing element enforcement
AB 678/ SB167	Strengthen Housing Accountability Act
AB 1515	Strengthen Housing Accountability Act
SB 166	No-Net-Loss
AB 1397	Housing element sites inventory
AB 1505	Inclusionary housing
AB 1521	Preservation
AB 571	Farmworker tax credit and OMS



Type of HCD Work Product

Bill	NoFA's	Guidelines/ Forms	Technical Assistance
SB 2 (Building Homes and Jobs Act)	X	X	X
SB 3 (Veterans and Affordable Housing Bond)	X	X	X
SB 35 (Streamlining)		X	X
SB 540 (Workforce Housing Overlay)	X	X	X
AB 73 (Sustainability District)	X	X	X
AB 879 (Annual Progress Reports)		X	X
AB 1521 (Preservation)		X	X
AB 1397 (Housing Elements)			X
SB 166 (No-Net-Loss)			X
AB 678, SB 167, AB 1515 (Housing Accountability Act)			X
AB 1505 (Inclusionary Ordinances)			X



Outreach and Communication



- Focus Groups
- Regional Forums
- Existing Venues
- Bill-Specific Efforts
- FAQs and Timelines



HCD's New 2017 CA Housing Package Resources

○ Calif

The screenshot shows the website header with the HCD logo and navigation menu. Below the header is a banner with three circular images. A dropdown menu is open under the 'I NEED...' button, listing various services. 'California's 2017 Housing Package' is highlighted in blue. A blue box highlights the dropdown menu, and a line connects it to a larger box on the right.

main p

I NEED...

ONLINE SERVICES

- Mobilehome Registration and Titling
- California's 2017 Housing Package
- Notices of Funding Availability (NOFA)
- Income Limits
- Permits and Inspections
- Occupational Licensing
- Regional Housing Needs / Housing Element Information



HCD's New 2017 CA Housing Package Resources

California's 2017 Housing Package

New! To receive updates by email, [sign up](#) (scroll to "General Information" and select "California's 2017 Housing Package").

- [Purpose](#)
- [Housing Bills Summary](#)
- **New!** [Wanted: Your Input!](#) — Help shape implementation of the 2017 Housing Package
- **New!** [Projected Milestones](#)
- [Resources](#) — Includes downloadable fact sheets
- **New!** [Frequently Asked Questions](#)

the bill
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HCD's New 2017 CA Housing Package Resources

California's 2017 Housing Package Frequently Asked Questions

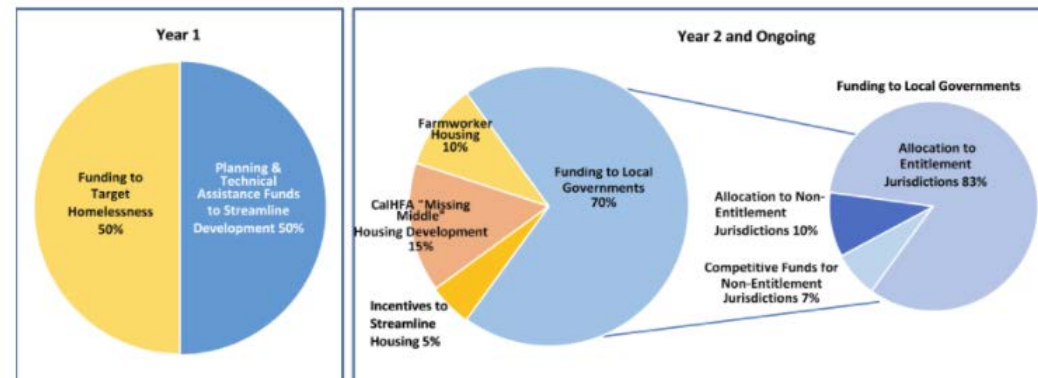
SB2 (Atkins) Building Jobs and Homes Act

Q: How much money will be collected from the fee on recording real estate documents?

A: The revenues from SB 2 will vary from year to year, as they are dependent on a variety of real estate transactions with fluctuating activity. The fees collected are estimated to generate approximately \$250 million per year. Subject to appropriation through the 2018-19 state budget, the State Controller's Office will collect revenues quarterly and make those revenues available to the fund 30 days following the end of the quarter.

Q: What is the breakdown of funding under SB 2?

SB 2 Ongoing Housing Funding Allocations¹





SB 2 (Atkins) Building Jobs and Homes Act

***An Ongoing Source supporting
Affordable Housing***



*Projected to generate approximately \$250 million annually
for affordable housing from a \$75 fee on recording of specified
real estate documents, capped at \$225 per transaction*

SB 2

Year 1

**State-Administered
50% Planning
Grants***

*** 5% for Technical
Assistance**

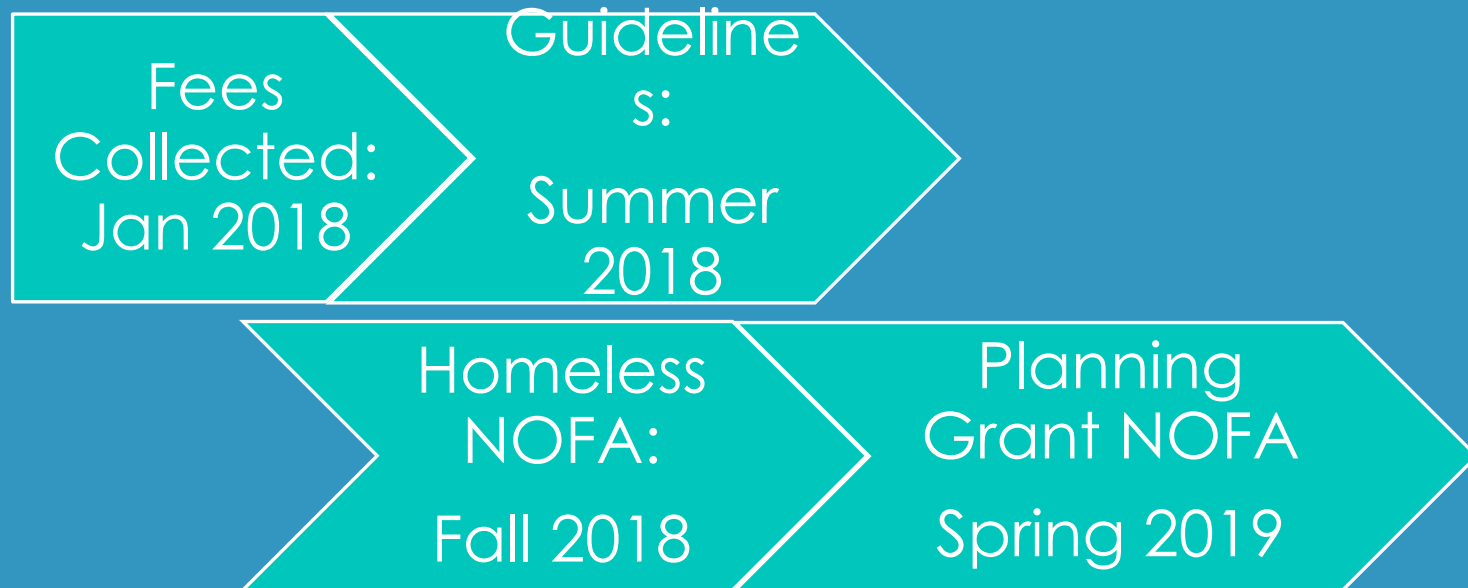
**State-Administered
50% Homeless
Programs**

**Year 2
and beyond**

**Locally-Administered
70% Affordable
Housing**

**State-Administered
15% middle-income rental
5% production incentive
10% farmworker housing**

SB 2





SB 2 Homeless Funds

SB 2

Year 1

Guiding Principles

- Allocate one
- Target funding

- Ensure geographic equity
- Leverage SB 2 funds with other funding sources to maximize impact
- Identify best use funds to address gaps in existing funding sources

State-Administered
**50% Homeless
Programs**

**Governor's
Budget Proposal
Allocates up to
\$125 million.
Actual Amount
TBD.**



Feedback Received on uses of SB 2 Homeless Funds

SB 2 Funding

Capital funding and
operating support for
projects e.g. MHP-SH

Supportive Housing
Capital, Operating
Reserves, and/or Housing
Related Services e.g. AB74

Rapid Re-Housing, CES,
Shelter, Street Outreach
Funds etc. e.g. CA ESG



SB 2 Homeless Funds



1. What other activities or possible uses should HCD consider funding?
2. Where do you see the biggest gaps or barriers that need to be addressed on reducing homelessness?
3. HCD could expand the list of the eligible uses specified in statute, what other activities should HCD consider funding?



Questions, Discussion

Contact

CAHP@hcd.ca.gov

In your subject line, please reference the bill number related to your question.



**Sign up to receive:
Email Announcements**

Federal Updates

Session Three: Violence Against Women Act & CoC Requirements Revisited

WHAT IS THE VIOLENCE AGAINST WOMEN ACT?



- Landmark legislation passed in 1994, renewed most recently in 2013
- VAWA protections apply to all genders!
- Provides protections for survivors of:
 - Domestic violence
 - Dating violence
 - Sexual assault
 - Stalking
- Among many other provisions, it provides protections for survivors in HUD-funded programs implemented by the Nov. 2016 Final Rule.

COC REQUIREMENTS UNDER VAWA

- ❑ Establish an **Emergency Transfer Plan**
- ❑ Make the Emergency Transfer Plan **available to tenants & the public**
- ❑ Keep **a record of all emergency transfer requests and outcomes** of those requests for 5 years and report to HUD annually
- ❑ Update **CoC written standards** to include an emergency transfer priority for CoC-funded projects

Compliance deadline: When the first HUD-funded program within the CoC enters into a 2017 grant agreement or amendment

WHO QUALIFIES FOR AN EMERGENCY TRANSFER?

- ❑ If the client is a **survivor** of domestic violence, dating violence, sexual assault, or stalking; **AND**
- ❑ They **expressly request** the transfer; **AND**
- ❑ Either:
 - ✓ They reasonably believe there is a **threat of imminent harm** from further violence if they remain in the dwelling unit; or
 - ✓ If they are a survivor of sexual assault that occurred on the premises within **90 calendar days prior to** the request for transfer.

EMERGENCY TRANSFER PLAN REQUIREMENTS

- ❑ Include **strict confidentiality** standards to ensure that survivors locations are not disclosed to alleged abusers
- ❑ **Detail priority** of qualified households in relation to other households seeking transfers/placement
- ❑ Allow a tenant to make an internal emergency transfer when a safe unit is **immediately available**
- ❑ Describe policies for making an internal transfer when a safe unit is **not immediately available**
- ❑ Include policies for a tenant seeking an **external emergency** transfer out of or into the provider's program

EMERGENCY TRANSFER PLAN REQUIREMENTS, CONT.

- ❑ Describe **reasonable efforts** provider will take to assist a tenant to make an external transfer when a safe unit not immediately available
- ❑ Describe policies for a **tenant with TBRA** to move quickly with that assistance
- ❑ Specify what happens to ***non-transferring family members*** in families receiving TBRA who separate for the transfer
- ❑ ***Original Homeless & Chronically Homeless status*** is retained by the household for purposes of the transfer

REQUIREMENTS FOR COC-FUNDED PROJECTS

- ❑ New requirements apply to programs funded or renewed under the **FY 2017 CoC Program NOFA**
- ❑ Recipients **must provide** each individual or family applying for PH or TH & each program participant:
 - ✓ ***Notice of Occupancy Rights*** explaining VAWA protections, (including the right to confidentiality) & their limitations
 - ✓ ***Certification Form*** to be completed by the survivor to document an incident of domestic violence, dating violence, sexual assault or stalking
- ❑ Include VAWA protections in lease/occupancy agreements/contracts with participants and landlords

NOTICE OF OCCUPANCY RIGHTS & CERTIFICATION FORM REQUIREMENTS

- ❑ The Notice of Occupancy Rights & Certification Form **must be provided** whenever a household is:
 - ✓ Admitted into a housing program
 - ✓ Denied admission to a housing program
 - ✓ In receipt of an eviction notice
 - ✓ Notified that assistance is going to be terminated

- ❑ For tenants receiving rental assistance, **the *landlord* must provide** the Notice & Certification Form with any notification of eviction

Model Notice & Certification Form are available on the HUD portal

TENANT-BASED RENTAL ASSISTANCE AGREEMENT REQUIREMENTS

Contracts between **recipients & landlords** and contracts between **landlords & program participants** must include provisions stating that:

- ❑ Landlords must comply with certain federal laws related to
 - ✓ Protecting survivor **confidentiality**
 - ✓ Providing the **Certification Form and Notice of Occupancy Rights** along with any eviction notices they serve
- ❑ Participants **cannot be terminated or denied assistance** due to their status as survivors or due to criminal DV acts committed against them in the home
- ❑ DV against a participant cannot be **grounds for claiming** the participant has engaged in a “repeated & serious violation of a lease” or as good cause for terminating the tenancy

NON-TENANT-BASED RENTAL ASSISTANCE AGREEMENT REQUIREMENTS

Subleases, occupancy agreements, & other contracts between recipients & program participants include provisions stating that:

- ❑ Participants **cannot be terminated or denied assistance** due to their status as survivors of DV or due to criminal DV acts committed against them in the home
- ❑ DV against a participant cannot be **grounds for claiming** the participant has engaged in a “repeated & serious violation of a lease” or as good cause for terminating that person’s tenancy
- ❑ The **participant may terminate** the rental contract without penalty if the recipient determines the participant qualifies for an emergency transfer

FREQUENTLY ASKED QUESTIONS

Can a housing provider ask for proof of the abuse?

- ❑ Housing providers may, but are not required to, ask for documentation that the client is a survivor. Requests for documentation must be made in writing.
- ❑ Survivor can choose documentation option and housing providers must accept the documentation in following forms:
 - ✓ Self-certification
 - ✓ Police, court or administrative record
 - ✓ Statement from a third party
- ❑ Exception if there is conflicting evidence – then housing providers can ask for third-party documentation
- ❑ Housing provider may also accept a statement or other evidence, at their discretion.
- ❑ May require 30 days to submit documentation; can grant extensions.

FREQUENTLY ASKED QUESTIONS

Can an abuser be evicted while allowing the survivor to remain in the unit?

- ❑ Landlords may bifurcate a lease to evict/remove a household member who engages in DV-related criminal activity:
 - ✓ Regardless of whether they are a signatory to the lease
 - ✓ Without evicting or terminating assistance to the victim of the criminal activity who is also a tenant or lawful occupant
- ❑ Tenant-based rental assistance continues for the remaining household members
 - ✓ Remaining PSH residents whose eligibility for assistance was based on the evicted/removed household member's status may receive assistance only **until the end of the current lease**
- ❑ Non-tenant-based assistance participants who have not already established independent program eligibility at the time of bifurcation **have 90 days** to establish their eligibility or locate other housing

Upcoming Northern California Homelessness Roundtables

May 24, 2018

August 23, 2018

November 29, 2018



THANK YOU!

- We value your input, please take a moment to complete the pink feedback form.
- If you are interested in joining the Planning Committee, please let us know!