



Advocacy Committee

Tuesday, March 12, 2:30pm-4:00pm

150 Frank Ogawa Plaza, Oakland

Conference Room 1, 4th Floor

Agenda

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| 1. Welcome and Introductions | 2:30-2:40 |
| 2. Policy and Advocacy Updates | 2:40-3:10 |
| a. Yes on A | |
| b. Governor's Budget Proposal | |
| c. CA Legislature | |
| 3. Priorities for 2019 and 2020 | 3:10-4:00 |
| a. Secure Adoption of EveryOne Home Plan to End Homelessness | |
| b. Launch Revenue Strategy and Campaign to increase on-going funding for addressing homelessness | |



Special Election on April 9th!

Alameda Point Collaborative obtained an agreement to use abandoned federal buildings in Alameda, secured funding from private, federal, and county sources, and went through the appropriate approval processes with the city, county, and federal government.

Their vision, the Alameda Wellness Center, is designed to help vulnerable individuals with high-level and complex health needs get the care they deserve. While the Center will be a regional solution to homelessness, 50% of the services will be dedicated to Alameda residents. These services include:

- 80-90 units of Senior Permanent Supportive Housing.
- A 50-bed recuperative care medical respite center for homeless adults departing hospitals or undergoing intensive medical treatment in Alameda County.
- A resource center that provides linkages to resources and housing advocacy for Alameda residents experiencing or at-risk of homelessness.

To give voters an opportunity to affirm support for the Alameda Wellness Center, the City Council added **Measure A**, the Caring Alameda Act, to the ballot.

Opponents to the Alameda Wellness Center paid signature gathers nearly \$20,000 to stop the facility and added **Measure B** to the ballot. They falsely claim it's about Crab Cove, but Measure B doesn't create an inch of new open space. In fact, the East Bay Regional Parks District, which manages Crab Cove, said these abandoned buildings are "not suitable for park expansion."

Join the Yes on A, No on B Campaign in Alameda:

Like on Facebook: <https://www.facebook.com/wecarealameda/>

Endorse: <https://www.wecarealameda.com/endorse>

Volunteer: <https://www.wecarealameda.com/volunteer>

Donate: <https://www.wecarealameda.com/donate>



Frequently Asked Questions About Measure A and Measure B on the Alameda Ballot

What is Measure A? In December 2018, the Alameda City Council voted to make minor changes to the zoning designation on a 3.65-acre parcel on McKay Avenue to allow non-federal uses of the land and the existing eleven buildings. A Yes vote on Measure A allows Alameda voters to confirm the City Council's decisions to make the site available to provide senior assisted living and other supportive services for unsheltered individuals. It will also allow the City Council to change any land use designations for the site in the future in response to changing conditions or concerns.

What is Measure B? Measure B, funded by a small number of people who own property near McKay Avenue, would change the zoning at the property, located at McKay Avenue, precluding any use for the property other than open space. To be clear, Measure B does not create or fund any new parks, and no agency responsible for open space creation in our community thinks the existing buildings are suitable for open space. It is just an attempt to stop the project.

Is the Alameda Wellness Center a homeless shelter? No, it is not. Shelters are usually overnight or short term drop in centers with limited support. The Wellness Center will include permanent housing for elders and a high acuity medical respite for homeless adults needing a place to recuperate after medical treatment.

Who has access to services at the Alameda Wellness Center? Applicants for the senior supportive housing will be drawn off a countywide coordinated entry list with priority given to those age 55 and above with medical frailty. The housing will be permanent housing, and the plan is to have some beds designated for hospice needs. The respite center will serve homeless adults needing acute medical care after surgery or prior to or during treatment such as chemotherapy. The resource center will serve Alamedans at-risk of or newly homeless with services and resources such as short to mid term subsidies designed to keep them housed or get quickly re-housed.

Who owns this land? Currently the federal government owns the land, as they have for the past 7 decades. The Alameda Point Collaborative has a three-year lease extendable to 20 years. The lease will be converted to a restricted deed of trust. The restrictions limit use of the property for homeless services only.

Who is paying for the Alameda Wellness Center? No city taxpayer resources are needed to operate the Alameda Wellness Center, even though approximately 50% of its services are devoted to existing Alameda residents. Capital funding will come from a variety of sources including A-1 bond funds, tax credit financing, Prop 2 funding, and grants and contracts with foundations and health care and medical management organizations. Operating costs will be covered by unit subsidies, Medicare and medical billings through the health center, and operational funding provided by the County and medical management organizations.

What happens if Measure B passes? The City could be forced to find at least \$11 million to purchase the property, demolish the buildings, and build a park. That is almost double the current recreation and park budget in Alameda. The Federal Government could also keep the property and allow the buildings to become blighted, or they could move forward with a lease to the Alameda Point Collaborative.

Summary of 2019-20 Governor's Budget (Released January 2019)

TOTAL HOUSING AND HOMELESSNESS INVESTMENT

Housing is a statewide issue and a lack of affordable housing directly contributes to the increased homelessness seen across the state. In total, the Budget includes \$7.7 billion across multiple departments and programs to address housing and homelessness throughout the state.

1. INCREASING HOUSING PRODUCTION

The Budget includes significant investments (totaling \$1.3 billion General Fund plus expanded tax credits) to remove barriers and increase long-term housing production, particularly for low- and moderate-income housing.

a. SHORT-TERM PLANNING AND PRODUCTION GRANTS

The Budget includes \$750 million General Fund one-time to partner with and incentivize local governments to jump-start housing production through technical assistance and general-purpose funding.

- \$250m will support technical assistance and staffing of local governments to develop plans to reach these higher housing production goals. This includes but is not limited to: rezoning for greater density, completing environmental clearance, permitting units, and revamping local processes to speed up production.
- \$500m will then be available to cities and counties for general purposes after the state has reviewed these efforts and certify that certain milestones have been reached

b. MODERATE-INCOME HOUSING PRODUCTION

The Budget makes a sizable investment of \$500 million General Fund one-time in the development of housing for moderate-income households to expand the Mixed-Income Loan Program, which provides loans to developers for mixed-income developments that include housing for moderate-income households at a lower subsidy level than traditional state programs. This program targets households with incomes between 60 to 80 percent of Area Median Income.

c. EXPANDED STATE HOUSING TAX CREDIT PROGRAM

Tax credits garner private investment in affordable housing by offering a dollar-for-dollar credit against an investor's state or federal taxes owed. Two federal credits are provided for the state to allocate, the 9 percent credit and the 4 percent credit, which are provided annually over 10 years. The state credits pair with federal credits to reduce a given housing development project's remaining funding gap. From 2011-2018, the state program allocated \$819 million to support approximately 18,000 affordable units, for an average of \$45,500 per unit.

The Budget proposes to expand the state tax credit program in 2019-20 up to \$500 million, and up to \$500 million annually thereafter upon an appropriation. The additional authority includes \$300 million for the existing state tax credit program, targeted at new construction projects that pair with the underutilized 4 percent federal tax credit program. The remaining \$200 million will be allocated through a new program that targets housing development for households with incomes between 60 to 80 percent of Area Median Income, a population not typically served by the state's housing programs.

Summary of 2019-20 Governor's Budget (Released January 2019)

2. RESPONDING TO HOMELESSNESS

The Budget includes \$500 million General Fund one-time for jurisdictions that site and build emergency shelters, navigation centers, or supportive housing.

a. REGIONAL PLANNING—\$300 MILLION

Jurisdictions that establish joint regional plans to address homelessness will be eligible for funding. Funding will be distributed through federally designated areas (\$200 million) and the eleven most populous cities in the state (\$100 million). Plans must include regional coordination between counties and cities and report all funds currently being used to provide housing and services to the homeless population in their regions. Funds must be spent on expanding or developing shelters and navigation centers.

b. MEETING MILESTONES—\$200 MILLION

Jurisdictions that show progress toward developing housing and shelters, including permitting new supportive housing units or constructing emergency shelters and navigation centers, will be eligible to receive additional funds for general purposes.

c. STREAMLINING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Administration will propose legislation to accelerate the construction of homeless shelters, navigation centers and new supportive housing units by allowing for a streamlined CEQA process.

d. AIRSPACE

The Administration will also develop a statewide policy for use of Department of Transportation (Caltrans) airspace for emergency shelters.

e. SUPPLEMENTAL SECURITY INCOME (SSI) ADVOCACY

Many of the chronically homeless are eligible for federal SSI due to their disabling conditions, but the process for applying can be lengthy and difficult to complete.

The Housing and Disability Advocacy Program (HDAP) was established as a county match program to assist homeless, disabled individuals with applying for disability benefit programs, while also providing housing supports. The program includes outreach, case management, benefits advocacy, and housing supports to all program participants. The Budget proposes an annual appropriation of \$25 million General Fund beginning in 2019-20 to continue this program.

f. WHOLE PERSON CARE PILOT PROGRAMS

The Budget invests \$100 million General Fund (one-time with multi-year spending authority) for Whole Person Care Pilot programs that provide housing services. The Whole Person Care Pilot program coordinates health, behavioral health (including mental health and substance use disorder services), and social services, as applicable, in a patient-centered manner with the goal of improved beneficiary health and well-being. Many of these pilot programs target individuals who are experiencing homelessness, or who are at risk of homelessness, and have a demonstrated medical need for housing and/or supportive services.

Bill Tracking: California State Legislature 2019-20

The legislature just started the first year of their two-year session. The following bills related to housing and homelessness are being tracked by staff. It is likely more will be added as we progress into 2019.

Proposed Policy/Issue	Detail
AB 302 (Berman) Allowing homeless students to sleep in cars on campus	Require a community college campus that has parking facilities on campus to grant overnight access to those facilities to any homeless student who is enrolled in coursework, has paid enrollment fees, and is in good standing with the community college.
AB 816 (Quirk-Silva) CA Flexible Housing Subsidy Pool Program	Establish the CA Flexible Housing Subsidy Pool Program for the purpose of making grants available to applicants for eligible activities including, among other things, rental assistance, operating subsidies in new and existing affordable or supportive housing units, and specified outreach services. The bill would continuously appropriate \$450,000,000 from the General Fund every fiscal year.
SB 333 (Wilk) Developing a statewide strategic plan on homelessness	Require the Homeless Coordinating and Financing Council, by 2021, to develop and implement a statewide strategic plan for addressing homelessness in the state. Assist Continuum of Care lead agencies in better implementing HUD and meeting requirements.
SB 258 (Hertzberg) Vets for pets at homeless shelters	Award grants to qualified homeless shelters for the provision of shelter, food, and basic veterinary services for pets owned by homeless people. Appropriate \$5,000,000 from the General Fund to the department for this program.
SB 573 - Continuous \$250m for homeless emergency aid program	Continuously appropriate the sum of \$250,000,000 from the General Fund to address immediate homelessness challenges. Require funds be used to fund programs and provide other assistance that prioritizes meeting the needs of veterans and homeless youth.
SB 329 (Mitchell) Source of Income non-discrimination bill that would prohibit landlords from discriminating against voucher holders	Existing law prohibits housing discrimination based on specified personal characteristics, including source of income. This would expand the definition of "source of income" to mean verifiable income paid directly to a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies, as specified.

Proposed Advocacy Committee Priorities for 2019

1. Secure Adoption of EveryOne Home Plan to End Homelessness: 2018 Strategic Update.

EveryOne Home will work with jurisdictions to adopt the updated Plan. Advocacy Committee can support by distributing the Plan to community groups and showing up at city council meetings to support. Discussion for the Advocacy Committee:

- Are there community groups we should approach about endorsing?
- Are there members interested in having talking points to help spread the word?

Activities	Time frame	Advocacy Committee
Send requests to jurisdictions to determine schedule for adoption.	February-March	Make requests to get the Plan on the agenda.
Send requests for community groups to endorse.	March	Make requests to groups and update staff
Share adoption schedule and invite all to support	April	
Present to Commissions, Committees and elected bodies	March-June	Come to meetings and support
Track and update when adopted or endorsed by jurisdictions and organizations to build momentum	March-June	

2. Launch revenue strategy and campaign to increase on-going funding for addressing homelessness.

EveryOne Home has started working with key partners to determine the viability of a revenue measure for homeless services. Staff is hopeful that polling will affirm that 2020 is the year to put this on the ballot. However, if it is decided not to move forward with the revenue measure, staff will need seek other opportunities for filling the funding gap indicated in the EveryOne home Plan to End Homelessness: 2018 Strategic Update. Discussion for the Advocacy Committee:

- What areas of the campaign would you be interested in participating in?

Activities	Time frame	Advocacy Committee
Conduct polling to determine viability of measure	March	
Determine program design and administration of measure	Spring 2018	
Vote to put measure on ballot (either through Board of Supervisors or signature gathering campaign)	Summer 2018	Advocate at Board of Supervisor meetings or help to gather signatures
Kick-off campaign and secure endorsements.	Summer 2018	Reach out to community groups to endorse
Fundraise and volunteer for campaign.	July-December	Participate in fundraising and campaign.

