



## **Advocacy Committee**

Wednesday, September 25, 12:30pm-2:00pm  
The California Endowment  
2000 Franklin Street, Elhurst Room,  
Oakland, CA 94612

### **Agenda**

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| <b>1. Welcome and Introductions</b>                                   | <b>12:30-12:40</b> |
| <b>2. Priorities for 2019 and 2020</b>                                | <b>12:40-1:30</b>  |
| a. Local Revenue Measure for on-going funding addressing homelessness |                    |
| b. Alameda County Adoption of EveryOne Home Plan to End Homelessness  |                    |
| <b>3. Policy and Advocacy Updates</b>                                 | <b>1:30-2:00</b>   |
| a. CA Legislature and Budget  |                    |
| b. Federal  |                    |



## **Work Plan Updates for Advocacy Committee**

September 2019

At its March 2019 meeting, the Advocacy Committee identified two priority special projects on which to focus for 2019-20. 1) the adoption and endorsement of the 2018 Strategic Update to the Plan to End Homelessness; and 2) evaluating and pursuing options for a local revenue stream(s).

### **Updates on the Revenue Stream:**

Since the Advocacy Committee last met, momentum for the ballot measure has accelerated. Efforts to craft and place a winning measure are fully underway.

- It will be a ½ sales tax which will generate approximately \$150m annually for between 10 and 20 years. The current plan is for the Board of Supervisors to place the measure on the November ballot requiring 2/3rds yes vote to pass. Also under consideration is the option of going the signature gathering route.
- Supervisor Wilma Chan has signed on as a champion of the measure. She has sought and secured preliminary support from her colleagues on the Board of Supervisors as well as Mayor Schaaf. She has already requested a waiver to Alameda County's taxing cap from the State legislature and has expressed confidence that it will be granted. Finally, she brought the possibility of the measure up in a meeting with all mayors and city managers on July 22nd.
- We have hired Clifford Moss as the Political Consultant to run the campaign. They have run several successful 2/3rds measures in Alameda County, the most recent being Measure A1, the housing bond.
- In addition to fundraising the next few months will be spent crafting an expenditure and governance plan for the drafting of the actual ballot measure.
- We anticipate the effort will cost a minimum of \$1.8 million to win, but we are trying to raise closer to 2.4 to 3 million.
- In asking jurisdictions to adopt the 2018 Strategic Update, we want to build momentum and alignment for the ballot measure and its uses.

### **Discussion and Next Steps**

1. Committee members are encouraged to donate to the campaign by making a check payable to "Home Together Alameda County 2020" and mail to: Home Together, P.O. Box 1293, Alameda, CA 94501.
2. Work to build momentum for the measure by communicating key point in the attached slide deck.

### **Updates on Plan Adoption:**

The endorsement form was sent out in May and we have over 133 individual endorsements to date including:

- City of Alameda
- City of Albany
- City of Berkeley
- Fred Finch Youth Center
- Covenant House California
- Mercy Housing
- Bay Area Community Services
- Downtown Streets Team
- Alameda County Housing Authority
- Sister to Sister 2, Inc
- Lava Mae
- Allen Temple Health & Social Services
- Satellite Affordable Housing Associates
- Alameda Point Collaborative
- LifeLong Medical Care
- East Oakland Community Project
- Roots Community Health Center
- BBI Construction
- Homeless Action Center
- Social Service Data Solutions
- East Bay Housing Organizations
- East Oakland Community Project
- Housing Consortium of the East Bay
- Beyond Emancipation
- Resources for Community Development
- East Bay Asian Local Development Corporation

### **Discussion and Next Steps**

1. Do we want to change our approach to seeking adoption by the Board of Supervisors? Previously, the board discussed two alternatives--asking the Supervisors directly to put it on their agenda for a vote, or requesting the Homeless Council (a County staff body) to recommend it to the Supervisors. In April it was agreed to continue working with County staff. EveryOne staff has made repeated requests to the Council and presented to the Council. HUD has also communicated to Supervisor Carson and Susan Muranishi, that the fact that the County and the CoC have different plans is a problem. No action has been taken.
2. Are there other groups—faith communities, professional associations, etc.—that you as advocacy committee members would like to approach seeking their endorsement?

## **Budget Agreement Addresses Housing Affordability Through One-Time Funding, Tax Credits, and Regulatory Changes**

The 2019-20 budget agreement adopts a multi-pronged state-level approach to address California's housing affordability crisis, including one-time funding, an expansion of tax credits that finance affordable housing development, and regulatory changes.

- **The enacted budget provides \$1 billion in new one-time grant and loan funding for housing development.** Allocates \$500 million in one-time General Fund for the Infill Infrastructure Grants Program, to fund infrastructure needed to support development of higher-density and mixed-income housing in infill locations. The agreement also includes \$500 million in one-time funds to be transferred to the California Housing Finance Agency (CalHFA) to finance low- and moderate-income housing. The budget also expands the allowed uses of funding available through the CalHOME program, which supports homeownership programs for lower-income households and permits CalHOME funds to be used as well for development or rehabilitation of ADUs and to address housing needs of low- and moderate-income disaster victims.
- **The 2019-20 budget includes a significant expansion of the state's Low Income Housing Tax Credit (LIHTC) program.** These state tax credits support affordable housing development, pairing with federal housing tax credits to reduce housing developers' project costs. The budget increases the state LIHTC program by \$500 million in 2019-20 and up to \$500 million ongoing. The budget agreement also allows tax credits from the existing state LIHTC program to be used for deeper subsidies for housing undergoing substantial rehabilitation that serves households with very low incomes, to help preserve the existing stock of affordable housing.

The budget agreement includes regulatory changes, funds for planning, and incentives and penalties to improve planning for housing and to incentivize local jurisdictions to accommodate housing. Related provisions include:

- The enacted budget includes "revamping" the current system used by the state to set housing production goals for regions and local jurisdictions, the Regional Housing Needs Assessment (RHNA) process.
- **The enacted budget allocates \$250 million one-time General Fund to support planning** by local jurisdictions and regional entities to accommodate housing development and meet housing production goals.
- The budget agreement establishes financial penalties for jurisdictions that fail to comply with requirements to plan to accommodate their designated fair share of housing. The budget agreement also includes the intent to reward local jurisdictions that proactively accommodate housing.

The budget agreement also allocates **\$20 million one-time funding for legal aid for renters** to resolve landlord-tenant disputes. In addition, the budget includes **\$8 million for housing for young adults**, with priority for those who are former foster or probation youth, ongoing at least through December 31, 2021, and **\$5 million one-time for housing navigators** to help young adults secure and maintain housing, with priority to current foster youth.

### **Budget Includes Significant Funding to Address Homelessness**

The enacted budget includes significant one-time funding as well as some ongoing funding to address the needs of individuals who are homeless or at risk of homelessness:

- **\$650 million General Fund one-time funds for local jurisdictions to support homeless emergency aid.** Allocation of these funds is \$275 million for cities with a population of 300,000 or more, \$175 million for counties, and \$190 million for Continuums of Care (allocation of the remaining \$10 million is not specified). Eligible uses for the funds are broad, including rental assistance, security deposits, and rapid re-housing; operations of shelters, navigation centers, and permanent supportive housing; outreach and service coordination; jobs programs; hotel/motel conversions; and new navigation centers and emergency shelters based on demonstrated need. At least 8% of funds must be used to serve homeless youth.
- **\$100 million one-time General Fund for the Whole Person Care Pilots Program,** as well as \$20 million one-time funding for counties that do not currently operate these programs to allow them to provide similar services. These programs coordinate health, behavioral health, and social services, including housing, for targeted individuals, with priority for individuals with mental illness who are homeless or at risk of homelessness.
- **\$25 million General Fund for the Housing and Disability Advocacy Program (HDAP),** which assists homeless individuals with physical or mental disabilities in applying for federal Supplemental Security Income (SSI) disability benefits by providing outreach, case management, benefits advocacy, and housing supports.
- **\$40 million General Fund (including \$25 million ongoing) to address basic needs, including homelessness and housing insecurity, among college students** at the California State University and University of California. The budget also allocates \$9 million ongoing and \$3.9 million one-time to address basic needs and housing insecurity among students at California's community colleges.
- **\$25 million one-time General Fund to address homelessness among families** involved in the child welfare system, through the Bringing Families Home Program.
- **\$14.7 million General Fund in 2019-20 and \$27.6 million ongoing to increase flexibility in the CalWORKs Homeless Assistance Program,** which provides up to 16 days of temporary homeless assistance.

The budget agreement also includes a regulatory change to facilitate the development of homeless navigation centers. Local jurisdictions will be required to allow a streamlined "use by right" review process for proposals to develop new low barrier homeless navigation centers in nonresidential areas that allow multifamily housing and in areas zoned for mixed use. These navigation centers are defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

Proposed Policy/Issue	Detail	Support	Current status	Notes
AB 1482 (Chiu) Tenant Protection Act of 2019: tenancy: rent caps	Creates a statewide limit on rent increases of 5% plus inflation, and requires that landlords provide a "just cause" when evicting tenants who have been renting for a year.	Support	Passed	Would cover millions of Californians whose units don't already have such protections. The measure exempts units under 15 years old. Newsom has committed to signing the bill, which will sunset after 10 years.
AB 1487 (Chiu) San Francisco Bay area: housing development: financing.	Allows for a Bay Area regional ballot measure to raise money for affordable housing.	Support	Passed	The executive board of the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) would decide what form a potential revenue-raising measure would take.
SB 330 (Skinner) Housing Crisis Act of 2019.	Prohibits local governments from downzoning by either placing a moratorium on development or lowering the number of housing units permitted. It also would speed up the permitting process for development. The provision sunsets after five years.	Support	Passed	
SB 5 (Beall) Affordable Housing and Community Development Investment Program	Establishes a state partnership with cities and counties to provide an ongoing, sustainable and accountable source of funding to support construction of affordable housing. allows cities and counties to utilize property tax to develop priority projects listed in state-approved plans. Commits to local governments \$200 million in funding annually beginning in 2020, eventually capping at \$2 billion annually. Revenue uses include: the construction of affordable housing available to very low, low- and moderate-income families, transit-oriented development, and rehabilitating and improving infrastructure.	Support	Passed	
AB 1763 (Chiu) Planning and zoning: density bonuses: affordable housing	Allows for taller and denser affordable housing developments on 100 percent affordable projects through the creation of an enhanced affordable housing density bonus.	Support	Passed	
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.	Support	Passed	
AB 761 (Nazarian) State armories: homeless shelters.	Authorizes any county or city to use an armory within its jurisdiction for the purpose of providing temporary shelter for homeless persons.	Support	Passed	
AB 1486 (Ting) Local agencies: surplus land	Revise the definition of surplus land so that government owned property not being used can be used to build affordable housing	Support	Passed	
AB 1481 (Grayson and Bonta) Tenancy termination: just cause.	Prohibits a landlord from terminating a lease without "just cause". Landlord must also give a notice of violation and an opportunity to cure the violation prior to issuing the notice of termination.	Support	Held	AB 1482 passed with some "just cause" eviction requirements.

Proposed Policy/Issue	Detail	Support	Current status	Notes
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.	Support	Held	
SB 282 (Beall) Supportive housing for parolees.	Creates a grant program for counties to provide supportive housing for people on parole. The county would commit to providing Medi-Cal mental health treatment. This way, counties would apply and commit to providing housing and services to this population long term, while drawing in federal resources.	Support	Held	