



2020
PHILANTHROPY
CALIFORNIA
POLICY
SUMMIT

MORNING BREAKOUT

Shaping the Future of Affordable
Housing and Homelessness in California



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UC BERKELEY

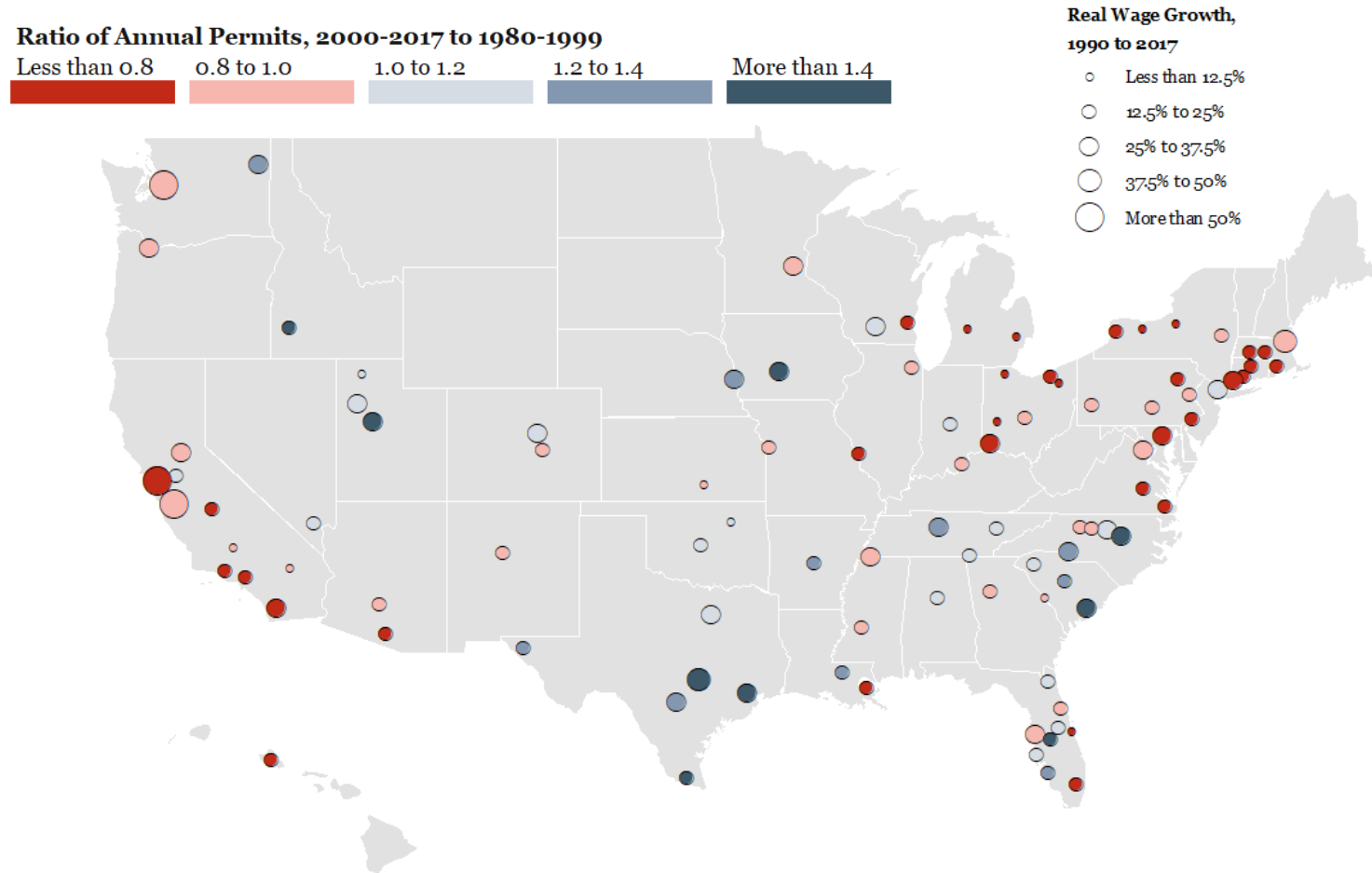
Elizabeth Kneebone

Research Director, UC Berkeley Turner Center for Housing Innovation

Philanthropy California Public Policy Summit

April 20, 2020

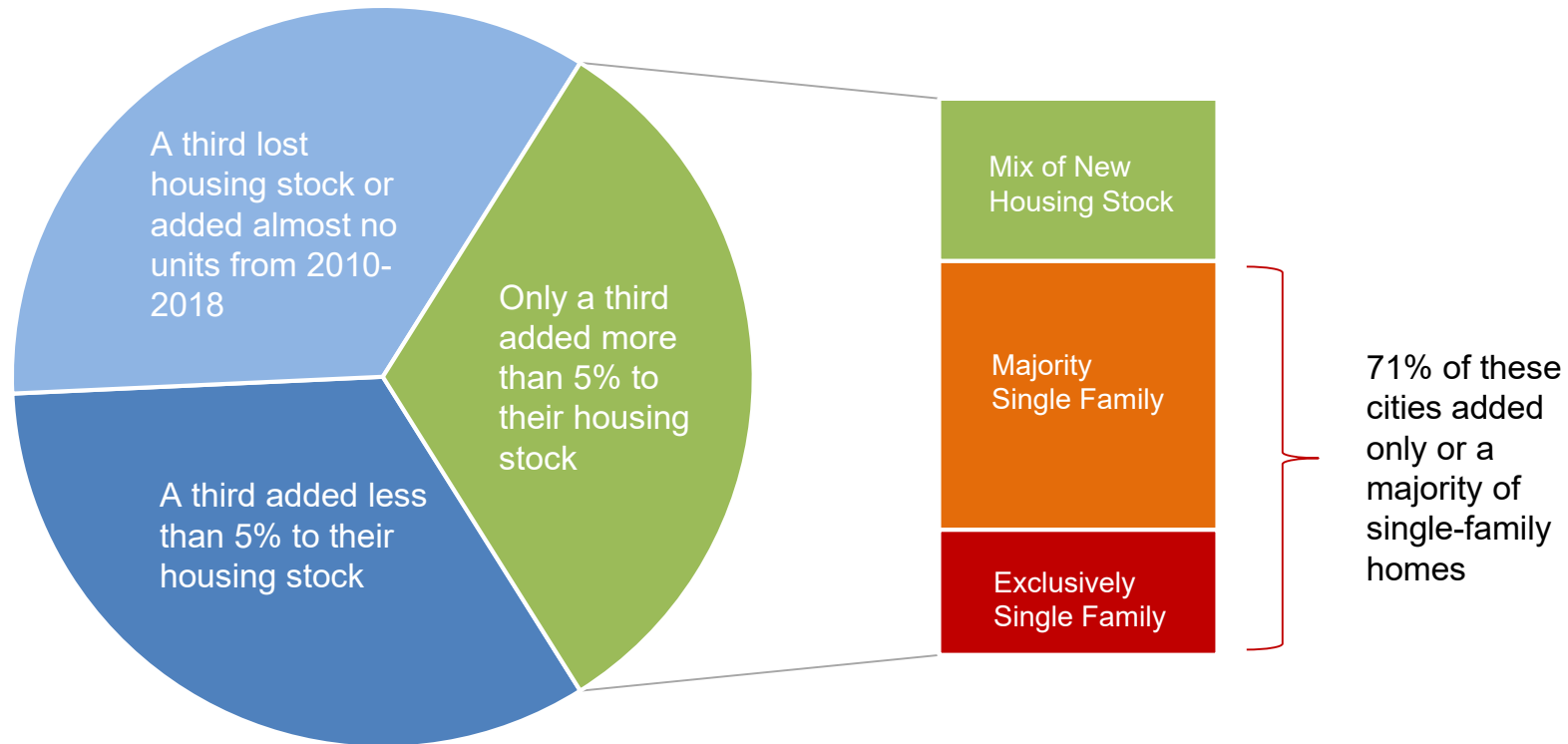
Amid job and wage growth, housing production has slowed



Sources: Kneebone and Trainer, "How Housing Supply Shapes Access to Entry-Level Homeownership" (2019)

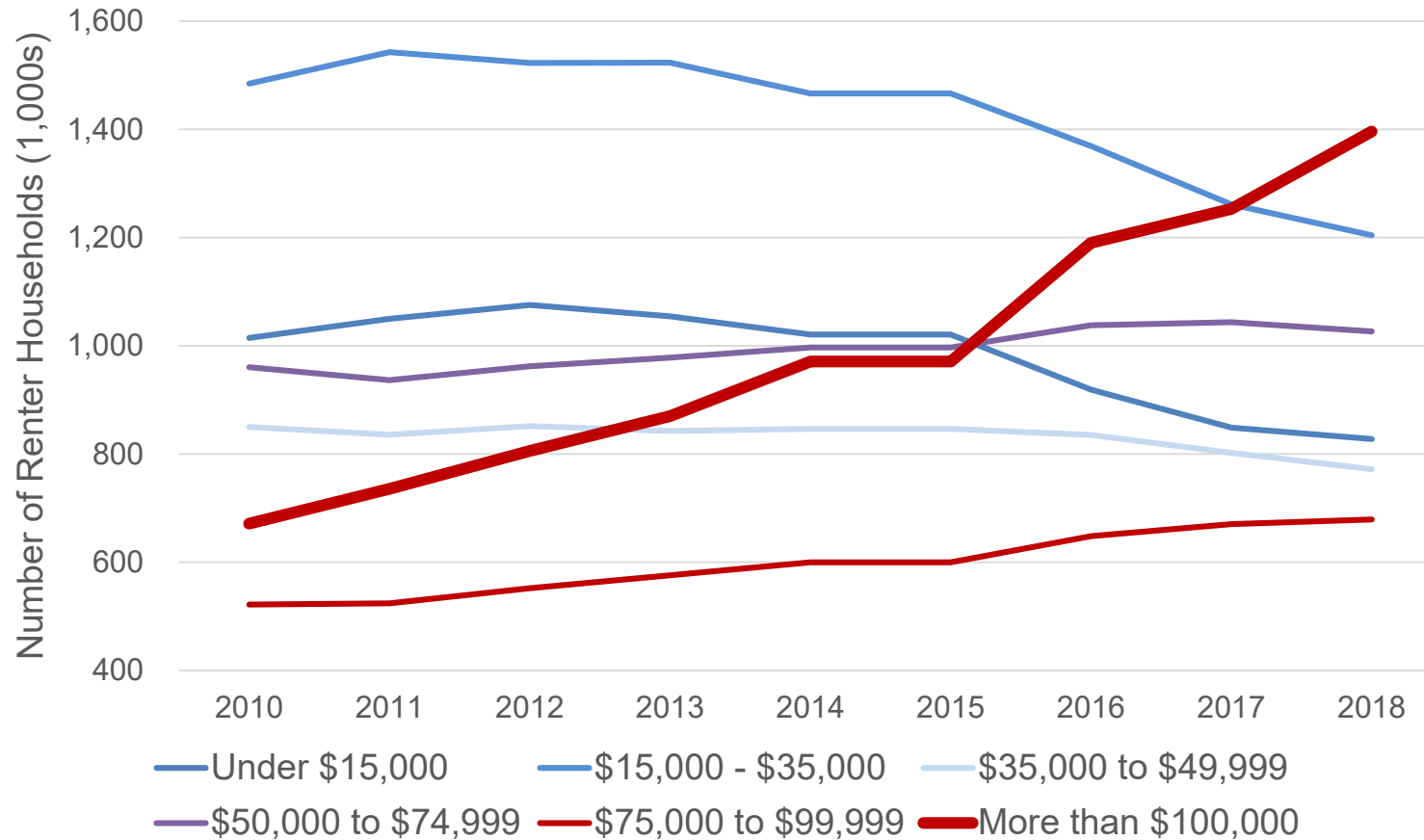
And most of what has been built in California's cities has been Single-Family homes

Of California's 277 cities with over 10,000 housing units in 2010:



Source: American Community Survey, 5 Year Estimates, 2006-2010 and 2014-2018, Places

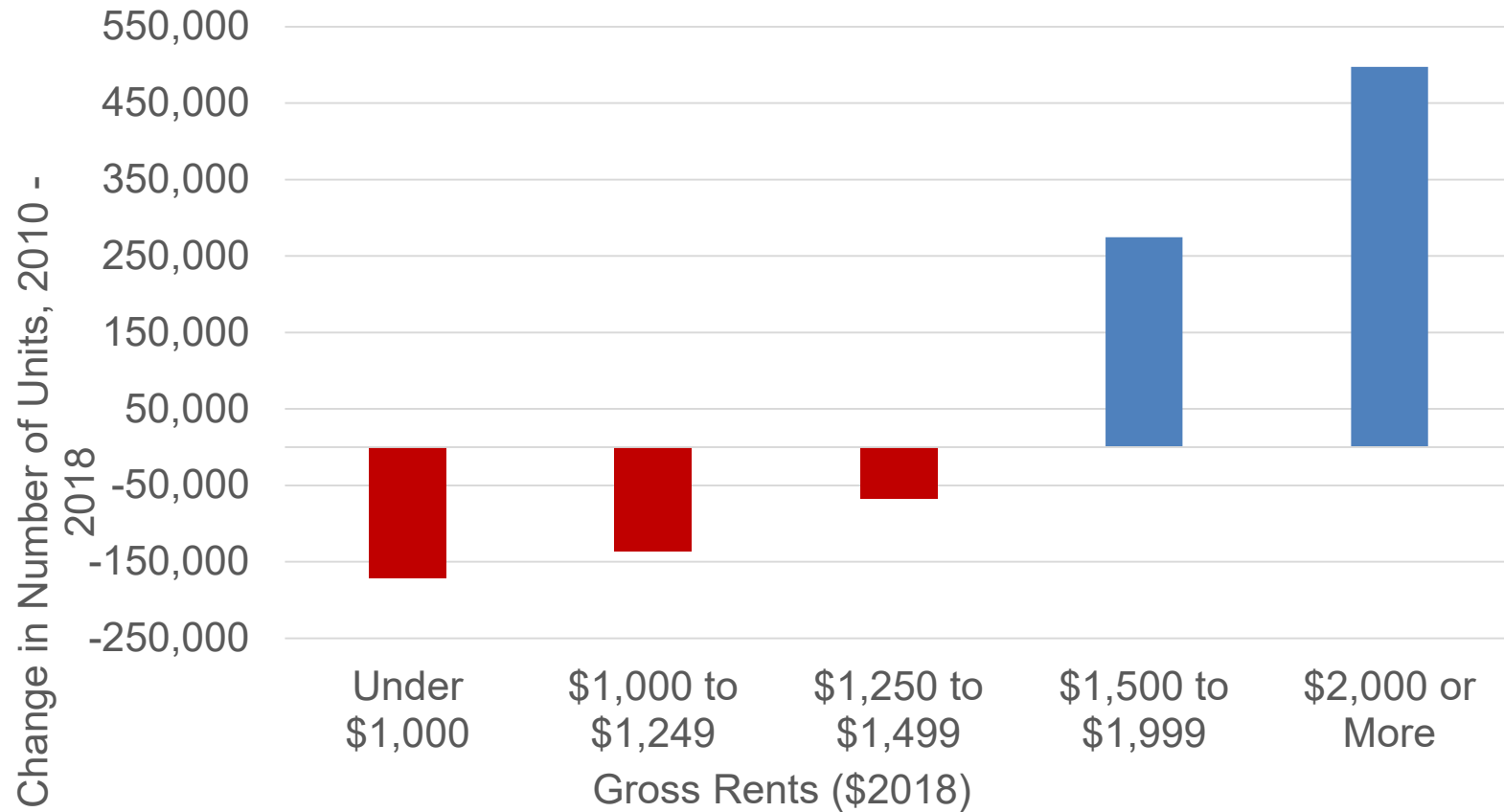
As homeownership has gotten harder to access, middle- and high-income households have become a growing share of California's rental market



Source: American Community Survey, 1 Year Estimates, California

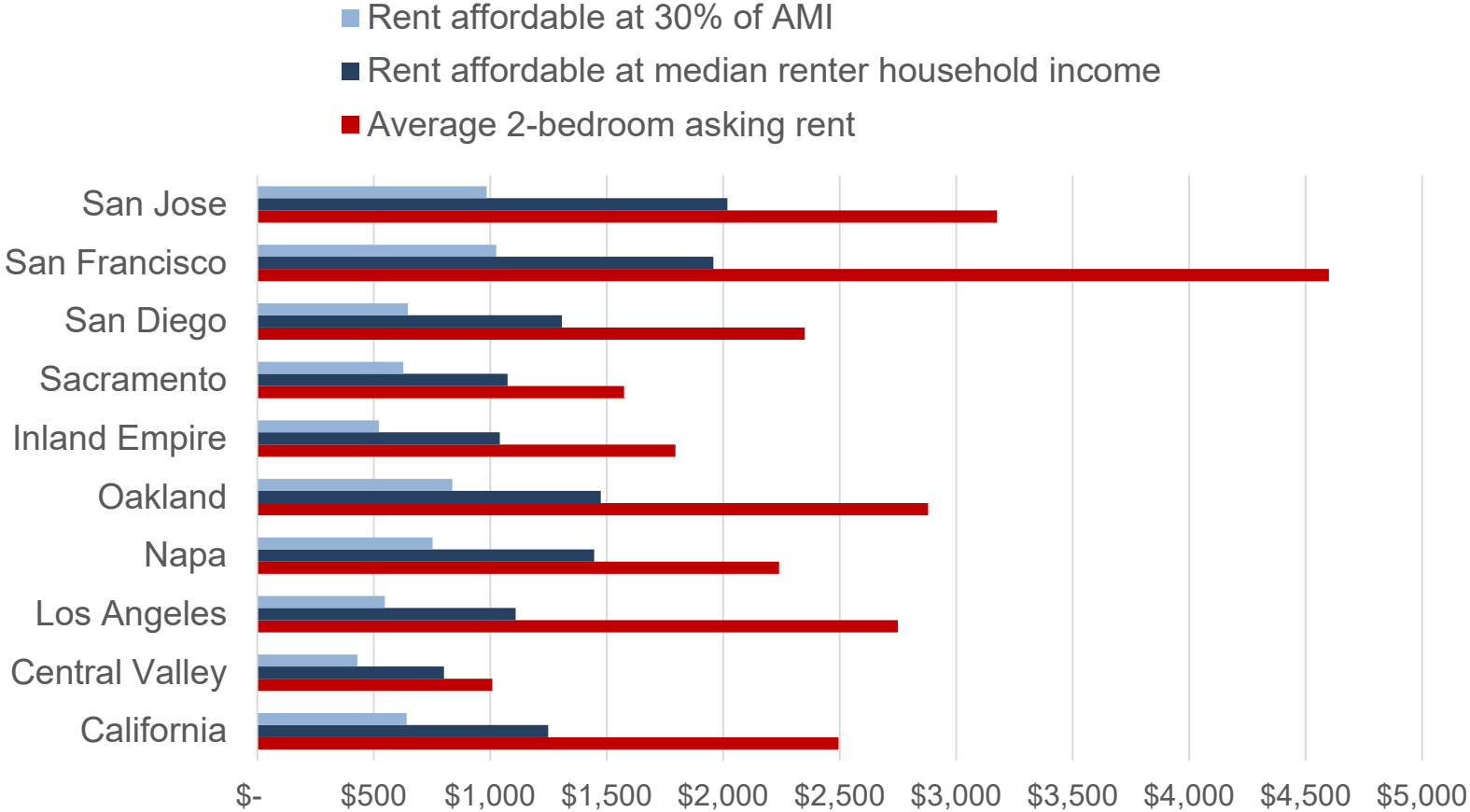
TERNER CENTER FOR HOUSING INNOVATION UC BERKELEY

The mismatch between demand and supply has put upward pressure on rents



Source: American Community Survey, 1 Year Estimates, California

The average asking rent in the state outstrips what would be affordable to the typical household



Sources: National Low Income Housing Coalition, State Reports; Zillow

In 2018, the state had almost 166,000 Extremely Low-Income renter households...

- ...but only 31 affordable homes per 100 ELI households
- That works out to a shortfall of almost 115,000 homes
- 87% of these ELI households have a housing cost burden. Nearly three-quarters pay more than half their income in rent
- As wages have failed to keep pace with rising rental costs and demand, homelessness has grown across the state...

Source: National Low Income Housing Coalition, State Reports

California Continuums of Care: Comparison of 2017 and 2019 Homeless Counts

- CoCs with % of decrease in total persons between 2017 and 2019
- CoCs with % of increase in total persons between 2017 and 2019

California County Map



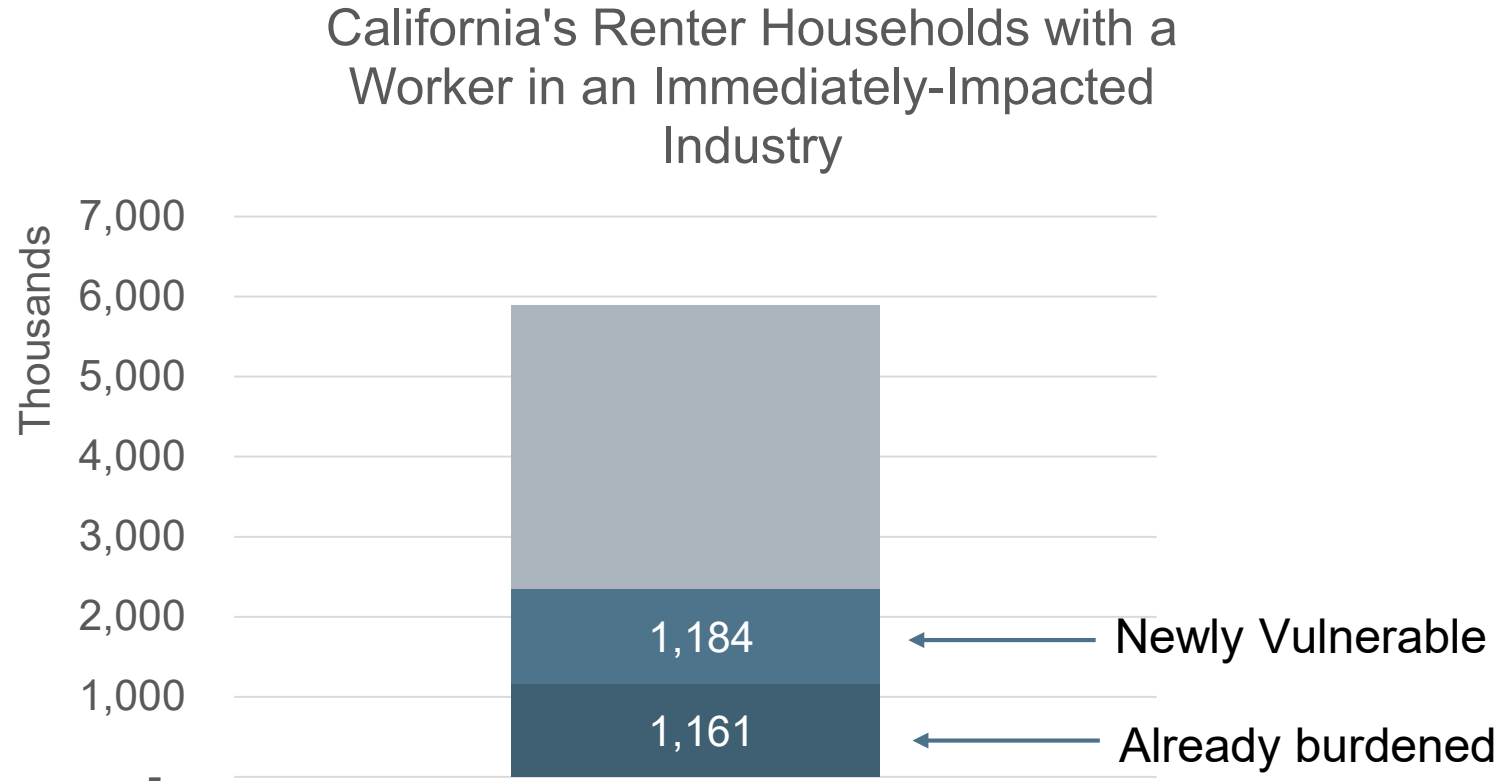
California's homelessness crisis...

- Is driven by housing and income gaps
- Disproportionately impacts people of color
- Increasingly affects seniors

COVID-19 is worsening California's housing and homelessness crisis

- Immediate impacts on the unhoused and frontline service providers and programs
- Impacts on households with workers most immediately affected by income or job losses due to shelter in place orders

40% of California's renter households are likely facing immediate income or job losses due to shelter in place orders...and that number is only likely to grow



Source: Turner Center analysis of 2018 ACS PUMS

Considerations for policy and research, given long-term challenges and near-term needs

- How is the population vulnerable to economic impacts of COVID-19 likely to grow and change over time? What does that mean for the types and magnitude of aid needed?
- How do we design near term relief packages with long term systemic challenges in mind? We have good evidence of what works...can we balance near-term emergency response with longer-term “upstream” responses?
- What lessons can we learn from responses to the last downturn? And how can we ensure capacity strapped and already underserved communities are not left behind?
- What are the “opportunities” presented by this crisis to advance collaborative, regional strategies that leverage limited resources effectively?

Thank you!

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CHRONIC HOMELESSNESS INITIATIVE

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Andrea Iloulian
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April 20, 2020

- ◀ June holds up keys to her home at New Pershing apartments in downtown Los Angeles.

CONRAD N.



FOUNDATION



WHAT WE ARE SEEING



Response built on existing infrastructure

- ✓ Strong and nimble intermediary partners

Major lessons to be learned from response

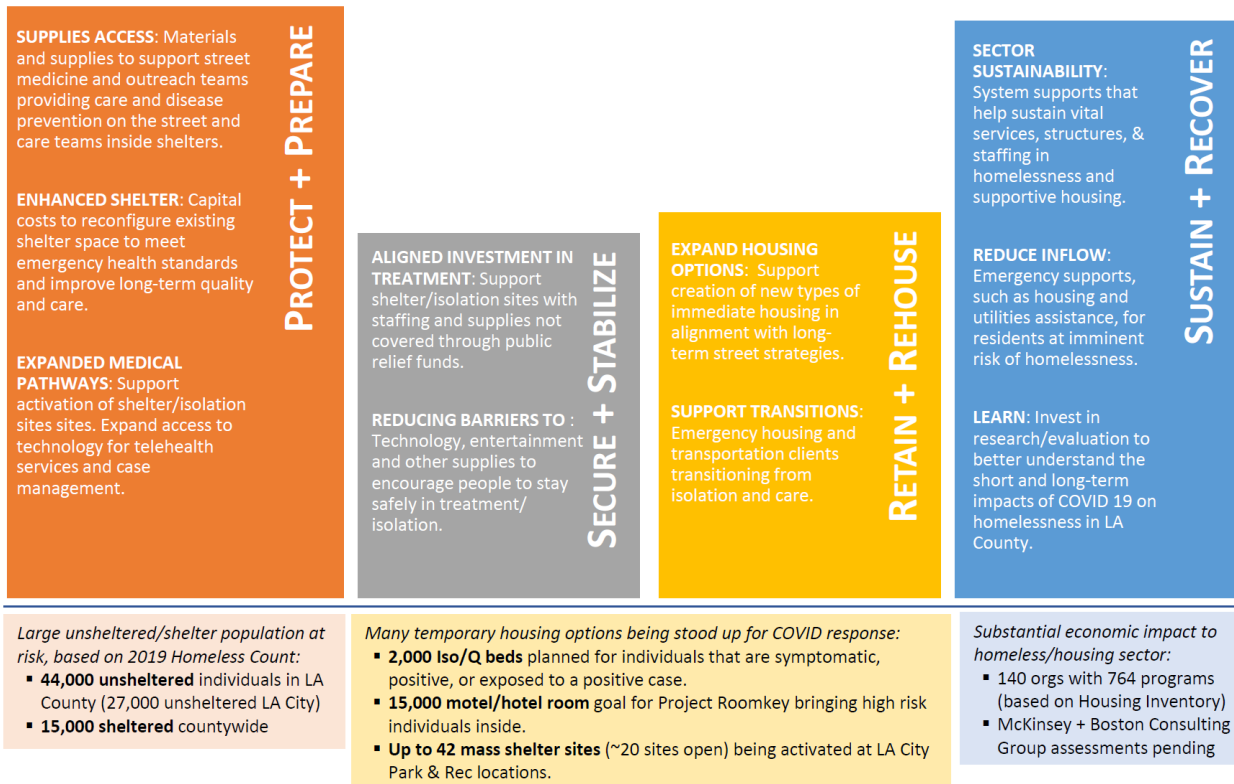
- ✓ Coordination is more important than ever
- ✓ Revealing what is and is not working



WHAT WE ARE SEEING: EXAMPLE



PHASES OF HOUSING/HOMELESSNESS FUNDING RESPONSE



April 2020

Advancing Equitable Local Development

2020 Philanthropy CA Policy Summit

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Guided By Values

What this looks like

- Policy solutions are centered and driven by the leadership and expertise of most impacted communities.
- Aligning our practices to community-driven priorities.
- Building and investing in trusting relationships.
- Co-creation, learning and adapting along the way.



What we are hearing today

- Need to keep operations going: training, tools, equipment and software to continue outreach, advocacy and organizing digitally.
 - Responding to safety-net needs in addition to organizing and advocacy.
 - Must remain flexible and nimble to respond to emerging needs while planning for an economic recession.
- Coalitions, networks and alliances are more important than ever.



Discussion

***Current policy landscape:
efforts and needs.***

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WHAT WE ARE ASKING OURSELVES

Slide 1/2

HOMELESSNESS



- What do we want to **stick**?
- What happens on **Day 91**?
- What policies are being **expedited** or **delayed**?
- How are the responses impacting those with **different acuity levels**?



WHAT WE ARE ASKING OURSELVES

Slide 2/2

HOMELESSNESS

- How to leverage efforts/funding around COVID-19 for **long-term impact**?
- How is the **housing/real estate market going to change** opportunities & challenges?
- How do we go beyond just discussing issues of **racial equity and justice**?





WHAT WE ARE ASKING OURSELVES: EXAMPLE



Consumer Health
Foundation

Racial Equity Impact Assessment (sample questions)

- How does your response, even in the midst of a crisis contribute to long-term systems change?
- How are the voices of impacted communities centered?
- What data are driving resource allocation? And what does that data tell you about the experiences of various racial/ethnic groups?

<https://consumerhealthfdn.org/covid-19-will-not-affect-everyone-the-same/>



Funders Together
TO END HOMELESSNESS



FOUNDATIONS FOR
RACIAL EQUITY

Changing Systems. Ending Homelessness.

http://www.funderstogether.org/foundations_for_racial_equity



WHAT WE ARE ASKING OURSELVES: EXAMPLE

**CALIFORNIA ROADMAP
HOME 2030**
Launching Fall 2020

THE ROADMAP WILL:

1. Describe the full scale of the need for affordable homes for Californians struggling the most, with a particular focus on people with the lowest incomes, experiencing homelessness, and vulnerable to displacement.
2. Illustrate what it will take to meet the need by 2030 by setting ambitious goals and putting forward a comprehensive and evidence-based framework of statewide policies and investments.
3. Shape the policy agenda in Sacramento to win concrete legislation and investments.



A Call to Action

- General support grants + emergency response grants, accelerate payment schedules, allow for flexibility on deliverables and timelines, and eliminate reporting requirements.
- Exercise institutional leadership by amplifying the emerging needs, demands and priorities of most impacted communities.
- Support both immediate needs and equitable post-recovery plans.



Causa Justa: Just Cause



▼ Policy opportunities

- Immediate moratorium on rent increases, evictions and foreclosures.
- Moratorium on encampment sweeps and expand immediate housing options for unhoused community members.
- Emergency rental and mortgage assistance & forgiveness.
- Invest in data and research to understand long-term impacts of COVID-19.
- Policies that secure an equitable recovery plan.

▶ **Thank you**

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Thanks to all of our partners for their work in communities and support of frontline organizing.

Discussion

Future-focused opportunities.

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