## **2020 PHILANTHROPY** CALIFORNIA POLICY SUMMIT

### MORNING BREAKOUT

Shaping the Future of Affordable Housing and Homelessness in California



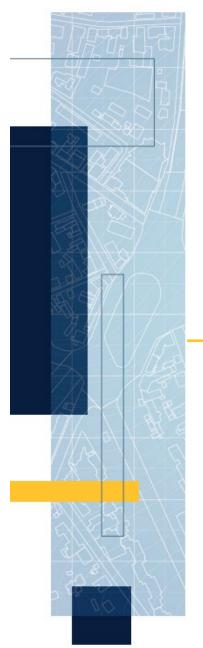
ANDREA ILOULIAN
Conrad N. Hilton
Foundation
Senior Program Officer



Terner Center for Housing Innovation at UC Berkeley Research Director



JAZMIN SEGURA
Common Counsel Foundation
Program Officer



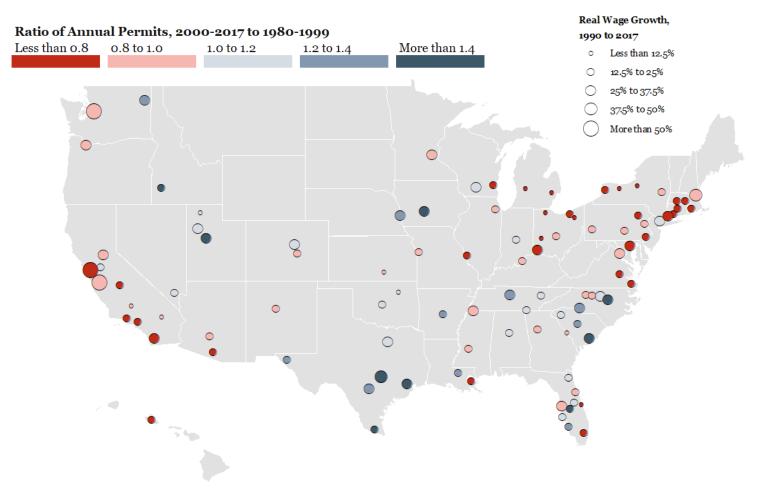
# TERNER CENTER HOUSING INNOVATION UCBERKELEY

#### Elizabeth Kneebone

Research Director, UC Berkeley Terner Center for Housing Innovation

Philanthropy California Public Policy Summit April 20, 2020

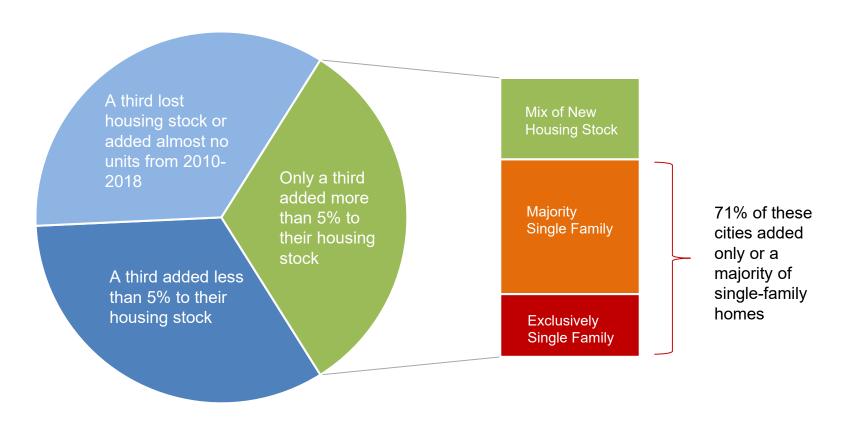
## Amid job and wage growth, housing production has slowed



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

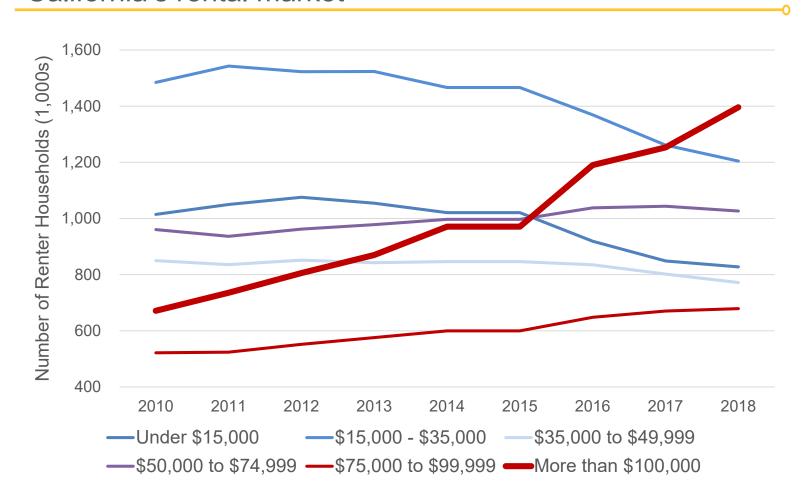
## And most of what has been built in California's cities has been Single-Family homes

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

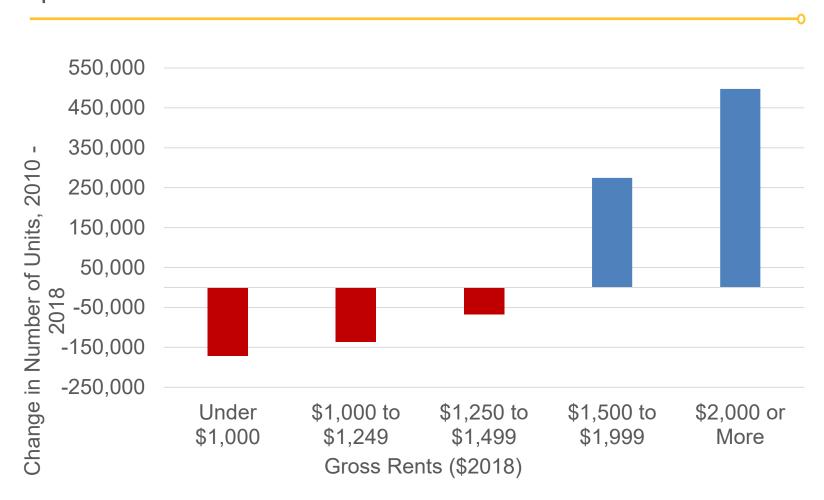


Source: American Community Survey, 5 Year Estimates, 2006-2010 and 2014-2018, Places

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



## 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...

#### 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 Note: CoCs are only required by California County Map HUD to conduct unsheltered and sheltered counts in January of odd-number years, which is why Siskiyou 2019 count is compared to Madoc 2017. Many CoCs conduct counts during even-number Humboldt years, but not all California CoCs. Shasta, Siskiyou, Lassen, Plumas, Del Norte, County CoC Modoc, Sierra Counties CoC (+33.7%) (+94.1%) Shasta Tehama County CoC (+127%) Colusa, Glenn, Butte County CoC (+9.7) **Trinity Counties** \_Yuba, Sutter Counties CoC (-7.1%) CoC (+9.1%) Placer, Nevada Counties CoC (+4.3%) Mendocino County Mendocino CoC (-91.9%, ) El Dorado County CoC (+1.8%) Lake County Sacramento County CoC (+18.7%) CoC (-7.2%) Tuolumne, Amador, Calaveras, Mariposa Counties Yolo County CoC El Dorado CoC (Central Sierra CoC) (+130%) (+42.7%) Napa County CoC (+0.3%) San Joaquin County CoC (+70.5%) Sonoma County CoC (+4.1%) Solano County CoC (-6.6%)-Alpine, Mono, Inyo Counties CoC (+76.9%) Marin Marin County CoC (-7.4%) Contra Costa County CoC (+42.8%) San Francisco CoC (+16.8%)\_ Mariposa Alameda County CoC (+42.5%)-San Mateo County CoC (+20.7) -Fresno, Madera Counties CoC (+24.4%) Santa Clara County CoC (+31.3%) Kings, Tulare Counties CoC (+25.3%) Santa Cruz County CoC (-3.6%) -Stanislaus County CoC (+15.8%) -Kern County CoC (+64.2%) Merced County CoC (+33.7%)-Tulare . Monterey, San Benito - Monterey San Bernardino Counties CoC (-19.6) County CoC (+39.7%) San Luis Obispo County CoC (+31.8%) Kern San Remarding Santa Barbara County CoC (-3.1%) -Santa Barbara Ventura Los Angeles Ventura County CoC (+44.9%) Los Angeles County CoC (+7.3%) Glendale CoC (+44.6%)~ Riverside Pasadena CoC (-5.7%)-/ Long Beach CoC (+1.7%) Orange County CoC (+43.1%) Imperial → San Diego San Diego County CoC (-11.5%) -© 2019 Hub for Urban Initiatives Promoting Research | Shaping Policy | Directing Resources Imperial County CoC (+22.4%) -All rights reserved. See more at www.homelessstrategy.com Riverside County CoC (+16.8%)-

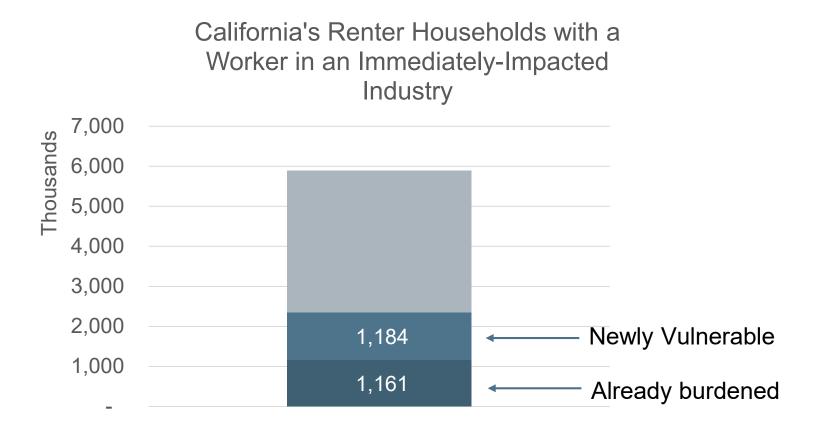
#### California's homelessness crisis...

- 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: Terner 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 longerterm "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!

www.ternercenter.berkeley.edu @ternerhousing



#### CHRONIC HOMELESSNESS INITIATIVE

## PHILANTHROPY CA PUBLIC POLICY SUMMIT

Andrea Iloulian <a href="mailto:andrea@hiltonfoundation.org">andrea@hiltonfoundation.org</a>
April 20, 2020

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







#### 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





REPARE

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PROTEC

**HOMELESSNESS** 



**SUPPLIES ACCESS**: Materials

**ENHANCED SHELTER**: Capital

#### **EXPANDED MEDICAL**

PATHWAYS: Support technology for telehealth ALIGNED INVESTMENT IN LLL helter/isolation sites with

REDUCING BARRIERS TO: 📑

Technology, entertainment 📖

REHOUSE

#### SECTOR SUSTAINABILITY:

services, structures, &

#### **REDUCE INFLOW:**

**LEARN**: Invest in research/evaluation to better understand the short and long-term impacts of COVID 19 on

SUSTAIN

RECOVER

Large unsheltered/shelter population at risk, based on 2019 Homeless Count:

- 44,000 unsheltered individuals in LA County (27,000 unsheltered LA City)
- **15,000 sheltered** countywide

Many temporary housing options being stood up for COVID response:

- 2,000 Iso/Q beds planned for individuals that are symptomatic, positive, or exposed to a positive case.
- 15,000 motel/hotel room goal for Project Roomkey bringing high risk individuals inside.
- Up to 42 mass shelter sites (~20 sites open) being activated at LA City Park & Rec locations.

Substantial economic impact to homeless/housing sector:

- 140 orgs with 764 programs (based on Housing Inventory)
- McKinsey + Boston Consulting Group assessments pending





## **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.





#### WHAT WE ARE ASKING OURSELVES



What do we want to stick?

Slide 1/2

- 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

- 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?



Slide 2/2





#### What we are asking ourselves: Example





## 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://consumerhealthfdp.org/covid-19-will-not-affect-everyone-the-same/





Changing Systems. Ending Homelessness.

http://www.funderstogether.org/foundations for racial equity







#### What we are asking ourselves: Example

# CALIFORNIA ROADMAP CALIFORNIA ROADMAP CALIFORNIA ROADMAP Launching Fall 2020 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

Fund FOR AN Inclusive California

- 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.





## **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**



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

## Discussion

Future-focused opportunities.

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