MORNING BREAKOUT
Shaping the Future of Affordable Housing and Homelessness in California

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Amid job and wage growth, housing production has slowed.

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

TERNER CENTER FOR HOUSING INNOVATION UC BERKELEY
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:

- A third lost housing stock or added almost no units from 2010-2018
- A third added less than 5% to their housing stock
- Only a third added more than 5% to their housing stock

71% of these cities added only or a majority of single-family homes

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

PHILANTHROPY CA PUBLIC POLICY SUMMIT

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

**PROTECT + PREPARE**
- Supplies Access: Materials and supplies to support street medicine and outreach teams providing care and disease prevention on the street and care teams inside shelters.
- Enhanced Shelter: Capital costs to reconfigure existing shelter space to meet emergency health standards and improve long-term quality and care.
- Expanded Medical Pathways: Support activation of shelter/isolation sites. Expand access to technology for telehealth services and case management.

**SECURE + STABILIZE**
- Aligned Investment in Treatment: Support shelter/isolation sites with staffing and supplies not covered through public relief funds.
- Reducing Barriers to: Technology, entertainment and other supplies to encourage people to stay safely in treatment/isolation.

**EXPAND HOUSING OPTIONS**
- Support creation of new types of immediate housing in alignment with long-term street strategies.

**RETAIN + REHOUSE**
- Support Transitions: Emergency housing and transportation clients transitioning from isolation and care.

**SUSTAIN + RECOVER**
- Sector Sustainability: System supports that help sustain vital services, structures, & staffing in homelessness and supportive housing.
- Reduce Inflow: Emergency supports, such as housing and utilities assistance, for residents at imminent risk of homelessness.
- Learn: Invest in research/evaluation to better understand the short and long-term impacts of COVID 19 on homelessness in LA County.

**Large unsheltered/shelter population at risk, based on 2019 Homeless Count:**
- 140,000 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
Advancing Equitable Local Development

2020 Philanthropy CA Policy Summit
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**?
- What happens on **Day 91**?
- What policies are being **expedited** or **delayed**?
- How are the responses impacting those with **different acuity levels**?
What we want to "stick"

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?
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/

http://www.funderstogether.org/foundations_for_racial_equity
WHAT WE ARE ASKING OURSELVES: EXAMPLE

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.
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.