California’s 2020-2024 Consolidated Plan: Community Needs Webinar

California Department of Housing and Community Development
March 19, 2020
Introductions

• 2020 Consolidated Plan Team
  – HCD
    • Claudia Sharygin, Data Analysis Specialist
    • Jessica Hayes, Federal Program Specialist
    • Rukshana Begum, Planning and Reporting Representative
    • Francisco Arnaiz, Planning and Reporting Manager
  – Partnerships with Housing Policy Division and Department of Public Health

• Virtual public meeting presentation with multiple opportunities for comment
How to Comment

• Webinar questions:
  – Click “Ask a Question” to submit a question to the team
  – You may ask questions anonymously, but if you want your name, organization, or region associated with your question, you will need to type it in the “Your Name” box
  – The team will read questions out loud throughout the presentation and will provide answers if possible
  – All questions will be saved and recorded as part of the public record
How to Comment Continued

• Conference call questions:
  – All phones will be muted during the presentation, the team will unmute the conference line to allow for questions at designated points in the presentation
  – Please keep your phone muted at all times unless you are asking a question or making a comment
  – Conference calls can get really chaotic, so please be patient and the team will do their best to manage speakers so that everyone gets a turn
  – If you would like to make a verbal comment and you can’t get through to us, please submit a request for a verbal comment with your name through the webinar question box and we will call on you.

Thank you for your patience and support!
Agenda

• What is the Consolidated Plan?
• Consolidated Plan Survey
• Consolidated Plan Stakeholder Focus Groups:
  – Housing Needs
  – Homelessness and Public Services Needs
• Consolidated Plan Consultations
• Next Steps
What is the Consolidated Plan? – Overview

• The “Con Plan”:
  – Five-year plan for how the California Department of Housing and Community Development (HCD) will use federal funding to support housing and community development across the state
  – Federal funding: U.S. Department of Housing and Urban Development (HUD)
  – HCD awards funding mainly to “non-entitlement areas” that do not receive funds directly from HUD
What is the Consolidated Plan? – Programs

- **Community Development Block Grant (CDBG):** flexible resource for housing, public services and facilities, infrastructure, and economic development
- **Home Investment Partnerships (HOME):** Affordable housing production and preservation
- **Emergency Solutions Grants (ESG):** Support for persons experiencing homelessness
- **Housing Trust Fund (HTF):** Affordable housing production
- **Housing Opportunities for Persons with AIDS (HOPWA):** Support for persons living with HIV/AIDS (administered by California Department of Public Health)
What is the Consolidated Plan? – Geography

- CDBG, HOME: Non-entitlement jurisdictions – smaller cities, unincorporated areas, and rural counties
- ESG: Continuums of Care – counties and groups of counties
- HTF, HOPWA: Statewide partner organizations
What is the Consolidated Plan? – Contents

- **Public Participation**: priority needs identified by the public
- **Needs Assessment**: data analysis of housing and community needs for low and moderate-income residents
- **Market Analysis**: data analysis of housing market and economic conditions
- **Strategic Plan**: priority needs, goals, and resources
- **Annual Action Plan (Year 1)**: implementation details
Consolidated Plan Survey - Overview

• Open to all members of the public
• Available in English and Spanish
• Conducted July – October 2019
• Link to survey website distributed via HCD’s e-mail listserv and publicized at HCD events
• Over 2300 responses
Californians experiencing homelessness top the list of need

Top 5 needing assistance in your community?

- Persons experiencing chronic homelessness
- Persons with mental illness
- Elderly (65+ years old)
- Families experiencing homelessness
- Individuals experiencing homelessness
Consolidated Plan Survey – Highlights

High rents and lack of affordable units biggest housing issues

Top 5 barriers to finding affordable housing in your community?

- Rents are too expensive
- Finding available units
- Lack of cash for move-in deposit, first and last month’s rent
- Affordable housing is in poor condition
- Community resistance to new housing
- Down payments and closing costs are too expensive
- Affordable housing is not in a safe neighborhood
- Other (please specify)
- Landlords do not accept Section 8/Housing Choice vouchers
- Mortgage, taxes and home insurance are too expensive
Consolidated Plan Survey – Highlights

Cost of development, complex funding, and neighborhood resistance prevent affordable development

What are the most important barriers to affordable development?

- Cost of development
- Complexity of funding
- Community opposition to new development
- Renters cannot afford new rental housing
- Homebuyers cannot afford new homes for sale
- Lack of resources for development
- Local land use policies (e.g. zoning, design review)
- Lack of developable land
- State laws and regulations (e.g. CEQA, Coastal Act)
- Cost of supportive services for residents
- Structural economic issues/market conditions
Consolidated Plan Survey – Highlights

Services for chronic homelessness and for preventing homelessness are most needed

Most-Needed Housing Assistance

- Construct new affordable rental apartments
- Convert existing buildings to affordable rental housing
- Provide rental assistance (e.g. vouchers)
- Assist first time homebuyers
- Assist current homeowners with repairs and rehab
Consolidated Plan Focus Groups – Overview

• 12 focus groups held across the state (West Sacramento, Redding, Visalia, Arcata, El Centro, and Sacramento)
• Open to all members of the public
• Conducted July – September 2019
• Announcements for focus groups distributed via HCD’s email listserv
• 6 groups on Housing Needs and 6 groups on Homelessness and Public Services Needs
Housing Needs Focus Group – Highlights

Housing market and land use/community barriers most common

- Housing Market barriers: High development costs, lack of units, lack of construction labor and few developers willing to work in area
- Land Use/Community barriers: Zoning, neighborhood resistance, lack of service providers, landlord barriers

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Percent of all identified barriers to affordable housing
Housing Needs Focus Group – Highlights

Program requirements and lack of infrastructure also barriers

- Program barriers: Lack of flexibility in funding uses and requirements
- Infrastructure barriers: Cost and lack of funding

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Percent of all identified barriers to affordable housing
Housing Needs Focus Group – Highlights

Rural housing faces more hurdles with fewer resources

Rural Barriers

- Can't compete with an urban matrix
- Other (lack of local capacity, can't meet other statewide requirements)
- High building costs make competition with urban areas impossible
- No skilled labor in area
- Need manufactured option - stick built too expensive
- Lack of service providers in the area - can't meet program requirements
Housing Needs Focus Group – Highlights

Collaboration, flexibility, and “deep” funding are needed

What's Working?

- Individual projects (e.g. Hickory Crossing, HiP Housing) and technical assistance
- Alternative housing models (e.g. tiny homes, supportive housing connected to jobs/workforce training)
- Being able to layer multiple funding sources, esp. tax credits
- Flexible funding, e.g. CESH, HEAP
- Program to help with security deposits and other one-time costs
- Collaboration/TA for collaboration
- Safe Parking Zones/Tent Sites

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Homelessness/Public Services Focus Groups – Highlights

Program requirements and housing market are top barriers

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Percent of all identified barriers to affordable housing

- Program barriers: Lack of flexibility in how funds can be used
- Housing Market barriers: High development costs, lack of units, lack of construction labor and developers willing to work in area
Homelessness/Public Services Focus Groups – Highlights

Infrastructure and community barriers distinct to homelessness

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Percent of all identified barriers to affordable housing

- Infrastructure barriers: Lack of water infrastructure, public transit, and funding
- Land Use/Community barriers: Lack of collaboration between public and private sectors, neighborhood resistance, lack of local political support in some areas
Homelessness/Public Services Focus Groups - Highlights

Seniors, people with mental illness, working poor at highest risk of homelessness
Homelessness/Public Services Focus Group - Highlights

For addressing homelessness, an ounce of prevention is worth a pound of cure.

Program Requests

- Homelessness Prevention/Intervention
- Alternative housing unit types
- Continued supportive services
- Rehab/repurpose existing units
- Funding for transitional/bridge housing
- Nonshelter facilities for homeless
- Landlord incentives/loss mitigation
- Homeless/special populations focus
- Employment training/programs for housed
- Funding for administration costs
- Rural program model
Consolidated Plan Consultation

• Consultation goal is to improve coordination between HCD and other agencies providing assisted housing, health, natural hazard management, and social services

• Survey and in-person outreach to Continuums of Care on the ESG program December 2019-January 2020

• Ongoing conversation and feedback from public and nonprofit agencies
Permanent housing, supportive services, work are priority needs for those nearing end of temporary housing assistance.

Top 3 Needs of households nearing end of rapid re-housing assistance?
COMMENTS AND QUESTIONS
Consolidated Plan – Next Steps

• Ongoing consultation with agencies
• Draft of Consolidated Plan will be posted at start of public comment period
  – Guidance for grantees, affordable housing residents, and property owners on HUD policy and support during crisis
Thank you for your participation. Your feedback helps us to better understand housing and community development needs across the State, and furthers our mission of a California for All.

For more information, or to send a comment or question, please email consolidatedplan@hcd.ca.gov.