San Bernardino County Homeless Partnership
West Valley Regional Steering Committee

Wednesday April 13, 2022 • 9:00 a.m. to 11:00 a.m.

Join Zoom Video Conference hosted by the City of Rancho Cucamonga:
https://us02web.zoom.us/j/85194946723?pwd=TUh0cHZGM1JEZ0I3S1l3YXFEUnAvQT09
Meeting ID: 851 9494 6723- Password: 183200
Dial in +1 669 900 6833 - One tap mobile +16699006833,,89595982006# US (San Jose)

AGENDA

OPENING REMARKS	PRESENTER
A. Call to Order B. Welcome and Introductions	Erika Lewis-Huntley Don Smith
REPORTS & UPDATES	
C. Interagency Council on Homelessness D. Homeless Provider Network E. State and Federal Program Updates F. Office of Homeless Services G. Regional City & Service Provider Partners	Erika Lewis-Huntley Don Smith OHS staff member Committee Members
CONSENT ITEM	
H. Approve of RSC Meeting Minutes – To be tabled	Erika Lewis-Huntley
PRESENTATIONS / DISCUSSION ITEMS	
I. *City Spotlight: City of Fontana--CityLink--Water of Life: Linking City, Church & Nonprofit Partners for Collective Impact on Homelessness*	Karl Wallen, Staff Attorney Legal Aid Society of San Bernardino

J. *Homeless Housing, Assistance and Prevention (HHAP) Program*
    a. *SBCHP HHAP-2 Request for Applications*
    b. *RSC HHAP-2 RFA Evaluation Committee*
    c. *HHAP Round III Funding Requirements*
	Don Smith

K. *Confronting Housing Availability & Affordability Challenges in the West Valley Region*	Regional Steering Committee Members
CLOSING	
L. Public Comment (3 mins) M. Adjournment	Don Smith Erika Lewis-Huntley
Next Scheduled Meeting: West Valley Regional Steering Committee Wednesday, May 11, 2022, 9:00am – 11:00am Goldy S. Lewis Community Center – Creative Corner Room (tentative, if able) 11200 Baseline Rd., Rancho Cucamonga, CA 91701 Or by Zoom Video Conference	

Maximizing the Roles and Responsibilities
of California's Continuums of Care (CoCs)

- Forging an unprecedented partnership between CoCs and State government, counties, cities, and community stakeholders is timely
- Recently approved and proposed legislation and budgeted funding provides State government with an opportunity to weave together an unprecedented homelessness strategy that builds upon existing actions and plans
- Maximizing the extensive and influential roles and responsibilities of CoCs would further their current supportive actions and create new supportive opportunities to include in an unparalleled statewide homelessness strategy

Joe Colletti, PhD
Hub for Urban Initiatives
Homeless and Housing Strategies for California
April 2022

The extensive and influential roles and responsibilities of California's CoCs support several current actions taken by the State to solve statewide and local homelessness that involve 1) local Homeless Management Information Systems (HMIS); 2) State's Homeless Data Integration System (HDIS); 3) Coordinated Entry Systems (CES); and 4) annual homeless counts.

The extensive and influential roles and responsibilities of California's CoCs can support several future actions planned by the State to solve statewide and local homelessness, which include

- Expanding the capacity of local HMIS to meet the legislative requirements of recently approved AB 977 that mandates that several state homelessness programs begin to participate in HMIS by January 2023;
- Supporting the California Interagency Council on Homelessness (ICH) efforts "*to establish systemwide performance measures that will help the state and local jurisdictions better assess their progress toward preventing, reducing and ending homelessness in California;*"
- Providing data and participating in interviews to help ICH and research partners complete the California Homelessness Landscape Assessment Study by the end of 2022;
- Submitting homelessness action plans and specific outcomes required by recently approved legislation and budgeted funding;
- Providing their total unsheltered and sheltered 2022 homeless count to the ICH prior to its legislative deadline to allocate Homeless Housing, Assistance and Prevention (HHAP) Grant Program Round 4 by September, 2022 so that Round 4 allocations for jurisdictions are not based on the pre-pandemic 2019 total count, which was the case for Round 3 funding; HUD will not release 2022 homeless count totals until after it provides the 2022 Annual Homeless Assessment Report (AHAR) report to Congress, which historically happens close to the end of the year.

The Extensive and Influential Roles and Responsibilities of CoCs

California's 44 Continuums of Care (CoCs) encompass the entire state and includes all counties and cities (click here for CoC map). CoCs were collectively awarded more than $500 million from the U.S. Department of Housing and Urban Development (HUD) in 2021, which will likely increase around 10% a year for the next several years.

The extensive and influential roles and responsibilities of CoCs to help solve local and statewide homelessness include:

- Designating a lead agency whose responsibility is to coordinate a wide-range of public and private partners within its jurisdiction, including federal, state, county, city, and community stakeholders to prevent and end local homelessness;
- Coordinating a sheltered and unsheltered count and survey of people experiencing homelessness within their jurisdiction at least biennially;
- Compiling a Housing Inventory Count that is a point-in-time inventory of provider programs within their CoC that provide beds and units categorized by five program types: emergency shelter; transitional housing; rapid re-housing; safe haven; and permanent supportive housing;
- Managing a Coordinated Entry System (CES) designed to assess, prioritize and match people experiencing homelessness to the most appropriate housing solution based on their needs;
- Managing a Homeless Management Information System (HMIS), which is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness;
- Collecting, storing, and analyzing System Performance Measures (SPMs) that measures the performance of the CoC's homeless assistance systems (click here to see SPMs for each CoC);
- Collecting, storing, and analyzing longitudinal personal-level information about persons who access the homeless service system within their entire region to gain information about how people experiencing homelessness use their system of care;
- Using Stella, which has two modules, a performance module that helps CoCs understand how households move through their homelessness system and highlights outcome disparities, and a modeling module that assist CoCs with developing a vision of the system interventions and capacity needed to end local homelessness; and
- Submitting a racial equity assessment to HUD as part of their annual CoC program application to help address racial disparities in homelessness assistance.

Forging an Unprecedented Partnership is Timely

Maximizing the extensive and influential roles and responsibilities of CoCs into an unprecedented homelessness strategy would be timely and would further current supportive actions and create new supportive opportunities.

Current supportive actions by CoCs involve

- Providing a local HMIS to meet State requirement that recipients of State homelessness funding participate in a local HMIS
- Submitting HMIS data into the State's Homeless Data Integration System (HDIS) through a secure file transfer system quarterly that is "*standardized, cleansed, de-duplicated, and matched*" to identify "*patterns of service usage across geographic regions*" to improve data-informed responses to homelessness and support "*efforts to identify and address racial and other inequalities among people experiencing homelessness.*"
- Providing a local CES to meet the State requirement that recipients of State homelessness funding participate in a local CES
- Conducting and submitting homeless count results to HUD that are also used by the State to calculate and allocate funds to counties, large cities with a population of 300,000 or more, and CoCs based on their proportionate share of the State's total homeless population.
- Submitting a homelessness plan in partnership with local public health jurisdictions, county behavioral health, public hospitals, county social services, and local housing departments outlining how the Housing and Homelessness Incentive Program services and supports would be integrated into the homeless system ad include a housing and services gaps/needs assessment.

New supportive opportunities for CoCs include

- Supporting the California Interagency Council on Homelessness (ICH) efforts "*to establish systemwide performance measures that will help the state and local jurisdictions better assess their progress toward preventing, reducing and ending homelessness in California. Once finalized, (ICH) will be updating the HDIS website to focus more on the outcomes of people accessing services through the California homelessness response system.*"
- Ensuring that local HMISs are prepared for recipients of funding for several State-funded programs to enter required data elements into HMIS by January 1, 2023, as mandated by AB 977 Homelessness program data reporting: Homeless Management Information System, which was approved September 2021.
- Providing data and participating in interviews to help ICH and research partners complete the California Homelessness Landscape Assessment Study by the end of 2022, which "*is designed to provide a comprehensive analysis of California's homelessness response system*" and "*will identify how the major state programs are being used, who is accessing services and housing provided by those programs, and how the different programs are delivered at the local level*" to "*inform ways to increase the effectiveness of the full continuum of strategies to end homelessness in California.*"
  - AB 140, which tasked the ICH to complete the study, specifically calls for the use of "homeless point-in-time count, continuum of care housing inventory count, longitudinal systems analysis, and Stella tools" data.

- Supporting the implementation of the ICH's Action Plan for Preventing and Ending Homelessness in California and continuing to provide input when updates to the Action Plan are considered.
- Submitting homelessness plans as a requirement to receive the balance of their HHAP Round 3 allocation that includes a local homelessness action plan and specific outcome goals as described in AB 140.
- Submitting an updated local homelessness action plan and new specific outcome goals to receive HHAP Round 4 allocations as described in AB 140.
- Providing 2022 total homeless count results to ICH in time so that HHAP Round 4 funds can be allocated to counties, large cities with a population of 300,000 or more, and CoCs based on their proportionate share of the State's 2022 total homeless population and not the 2019 or 2020 pre-pandemic total count results. ICH is legislatively required to allocate HHAP Round 4 funds by September 30, 2022; however, HUD historically publishes total count results during the late fall.

Next Step: Unprecedented Dialogue

Unprecedented dialogue should occur between State government and CoC leaders to shape and implement an unparalleled homelessness strategy. Various state agencies, departments, and councils have encouraged dialogue with CoCs. However, the ICH has been tasked with implementing a unique dialogue between State government and CoC leaders.

AB 1220 renamed the Homeless Coordinating and Financing Council to the California Interagency Council on Homelessness (ICH) and restructured the ICH *"to continue California's forward momentum towards the state's broader vision for greater statewide leadership and coordination around its response to the homelessness crisis" and "to develop policies and identify resources, benefits, and services to prevent and work toward ending homelessness in California."*

AB 1220 states that a goal of the ICH is

"To create partnerships among state agencies and departments, local government agencies, participants in the United States Department of Housing and Urban Development's Continuum of Care Program, federal agencies, the United States Interagency Council on Homelessness, nonprofit entities working to end homelessness, homeless services providers, and the private sector, for the purpose of arriving at specific strategies to end homelessness."

AB 1220 also states that

"The council may establish working groups, task forces, or other structures from within its membership or with outside members to assist it in its work. Working groups, task forces, or other structures established by the council shall determine their own meeting schedules."

AB 1220 further states that

"Upon request of the council, a state agency or department that administers one or more state homelessness programs, including, but not limited to, an agency or department represented on the council pursuant to subdivision (c), the agency or department shall be required to . . . participate in council workgroups, task forces, or other similar administrative structures."

Thus, the ICH can initiate an unprecedented dialogue by furthering its current dialogue with CoCs by establishing a working group, task force, or other structure in which *"a state agency or department that administers one or more state homelessness programs"* is required to participate and recruit and encourage leadership participation from *"local government agencies, participants in the United States Department of Housing and Urban Development's Continuum of Care Program, federal agencies, the United States Interagency Council on Homelessness, nonprofit entities working to end homelessness, homeless services providers, and the private sector, for the purpose of arriving at specific strategies to end homelessness."*

The Solution to Homelessness is Straightforward: Housing

What You Need to Know About California Tenant Rights & Protections: Before, During & After COVID-19 Relief

West Valley Regional Steering Committee Meeting
March 9, 2022, 9:00am

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West Valley RSC Meeting, 3/9/22 – SBCHP Quick Updates

- **ICH Updates –** The Feb. 23rd ICH Meeting Agenda included Letters of Support for the City of Fontana Homekey Application and the VA SSVF funding applicants from SB County; updates from the Office of Homeless Services; a report from the Ad Hoc Committee on CoC Strategic Alignment of Resources; and the introduction of new ICH Board representatives from County Sheriff's Department, Dept of Behavioral Health and Health & Human Services. ICH Agenda packets and meeting minutes can be found at San Bernardino County Homeless Partnership (sbcounty.gov). Next ICH Meeting – Wed., March 23rd, 9:00am.
- **ICH CES Annual Review Ad Hoc Committee –** The ICH Chair has established an Ad Hoc Committee to perform a Coordinated Entry System review that will analyze data and summarize input collected on CES performance to identify key features for system revisions and potential system design options for our CoC CES policies, practices and operations going forward.
- **Homeless Housing, Assistance and Prevention Program (HHAP) Round 2 –** A Request for Applications (RFA) seeking regional proposals for HHAP Round 2 funding should be released any day now. The plan is to adopt regional recommendations in April with prospective HHAP contracts executed by June.
- **Project Roomkey –** Non-congregate shelter still available for unsheltered individuals who are at high-risk for COVID-19 (people aged 65+, those with underlying vulnerable health conditions and pregnant women). Contact OHS at 909-501-0610. In addition, referrals for COVID-19 positive isolation assistance should be referred to the Public Health Operations Center at 909-677-7168. OHS to release an RFP later this month with over $4 million in funding to support Project Roomkey Rehousing Strategies.
- **Emergency Housing Vouchers –** As of 3/7, HACSB has received 564 referrals for the Emergency Housing Voucher program and is now placing newly submitted referrals on a waiting list. Currently, there are 120 active vouchers in play and 8 units have been leased to date (utilization rate of 3.3%). For more information - Emergency Housing Voucher (EHV) Program - Housing Authority of the County of San Bernardino (hacsb.com)
- **DBH LEAP Training –** The Dept of Behavioral Health is offering a free LEAP (Listen, Empathize, Agree, Partner) Training to all homeless service providers and community stakeholders. The LEAP® Course is a facilitator-led training workshop designed to provide participants the critical research and skillset required to create a therapeutic alliance and build a collaborative relationship with person(s) who have severe mental illness, that lead to the acceptance of treatment and services. To register please call 800-722-9866 or email Training@dbh.sbcounty.gov.
- **SCAG Housing Policy Leadership Academy –** Several West Valley Region leaders are participating in the SCAG Housing Policy Leadership Academy which provides diverse leaders and community members with an in-depth forum to explore and develop equitable, inclusive policy solutions to influence housing production and affordability in their communities and region. Participants in the course meet once a month for 10 months to explore the root causes of the housing crisis and discuss best practice policy solutions that address both the physical and social factors that underpin a healthy housing ecosystem using the 5Ps framework: Produce-housing for all, Preserve-vulnerable housing, Promote-equitable inclusion, Protect-tenants/small landlords, Prevent-displacement.
- **SBCHP Regional Steering Committee elections –** The current Regional Steering Committee delegates were elected to serve two-years terms in February 2020. Tentative plans are underway to hold elections for new two-years RSC delegate terms in May 2022. RSC delegate seats are open to an equal number of government and non-government representatives of CoC member agencies with service activities located with the Region.
- **SBCHP Homeless Provider Network –** All stakeholder partners are encouraged to register CoC membership through Homeless Provider Network registration, OHS-HPN-Fillable-Registration-Form.pdf (sbcounty.gov)

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Emergency Housing Voucher Dashboard: Summary

State	PHA Code & Name	MTW	Clear All Filters
CA	CA019 – Housing Authority of the County of San Bernard...	All	

Data current as of: 3/8/22
Source: IMS/PIC System and HUDCAPS

Summary of EHV Award, Current Issuances and Leased Vouchers ⓘ

PHA Code	PHA Name	Total Awards	Active Issuances	Current Leased Vouchers	Unit Utilization
CA019	Housing Authority of the County of San Bernardino	455	177	15	3.30%
Total		**455**	**177**	**15**	**3.30%**

Total EHV Awards* 455

Current EHV Units Leased 15

EHV Leasing Utilization 3.30%

* Note: 70,000 EHVs were awarded to PHAs across the United States. The reduction in Total Award Amount is due to PHAs that have returned their EHV awards.

HACSB - Referrals received as of March 7, 2022:

Coordinated Entry System	Victim Services Providers	Total Referrals Received
527	78	605

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West Valley RSC Meeting, 3/9/22 – State Homeless and Housing Program Updates

- **Homeless Housing, Assistance and Prevention Program (HHAP) Round 3 –** The SBC&C CoC was allocated $3.9 million, and the County was allocated $3.6 million in HHAP Round 3 funding. OHS submitted the Standard Agreement to Apply for HHAP Rd 3 funds in October 2021 and has received an initial 20% disbursement of the CoC funding ($780k) which is to be used to complete the required Local Homelessness Action Plan and fund system improvements including capacity building and workforce development for local service providers, investing in data systems (including HMIS) to meet reporting requirement, and improving coordinated entry systems to eliminate racial bias or to create a youth-specific CES. To receive the remainder of funding, applicants are required to include the following information in the final application due June 30, 2022: a completed narrative template, a Local Homelessness Action Plan and approved outcome goals , that have been agendized at a regular meeting of the ICH, and received public comment, before being submitted to CA ICH.
- **Encampment Resolution Funding Program –** Governor Newsom announced the award of $50 million in grants to 19 communities throughout California to provide shelter or housing for 1,401 individuals currently experiencing homelessness in encampments. The County of San Bernardino was awarded $1,787,998 in funding to engage 150 individuals living in encampments, with 30% becoming stably housed and 60% connected to services (40% will identify as Black, Indigenous or a person of color). The territory prioritized for this effort include encampments located along the Santa Ana Riverbed area from City of Redlands to the county border w-Riverside and the Mojave Riverbed area starting within the City of Victorville near the 15-freeway corridor.
- **Family Homelessness Challenge Grant –** Cal ICH has announced the release of the Request for Applications (RFA) for the Family Homelessness Challenge (FHC) Grant Program. The FHC program provides $40 million in competitive grants and technical assistance to local communities to promote rapid innovation, accelerate nascent programs, and expand promising practices to create scalable solutions that can be shared across the state to address and ultimately end family homelessness. Cal ICH will fund innovative applications from local jurisdictions (cities & counties) and Continuums of Care (CoCs) that accelerate efforts to address and end family homelessness by making families' experiences of homelessness rare, brief, and one-time. Applications are due by April 30th.
- **California Community Assistance, Recovery & Empowerment (CARE) Court –** Governor Newsom launched a new plan to get Californians in crisis off the streets and into housing, treatment and care. CARE Court is a new policy framework to get people with mental health and substance use disorders the support and care they need. CARE Court connects a person struggling with untreated mental illness – and often also substance use challenges – with a court-ordered Care Plan for up to 24 months. Each plan is managed by a care team in the community and can include clinically prescribed, individualized interventions with several supportive services, medication, and a housing plan. The client-centered approach also includes a public defender and supporter to help make self-directed care decisions in addition to their full clinical team.
- **Bringing Families Home Program –** The CA Dept of Social Services has released a Notice of Funding Available for counties and tribes to establish, continue, and expand housing and homelessness assistance and prevention through the Bringing Families Home (BFH) program. The BFH program provides housing supports to families receiving child welfare services who are experiencing or at risk of homelessness, thereby increasing family reunification and preventing foster care placement. San Bernardino County has been allocated $2,940,892 in BFH funding.
- **Homekey funding –** To date, CA HCD has awarded over $470 million (out of $1.45 billion) for 23 project to create 1,702 housing units with Homekey Round 2 funding, including $28 million for the City of Victorville Wellness Center campus. Completed applications will be accepted on a rolling basis until funds are exhausted or May 2, 2022, whichever comes first. Front page | Homekey (ca.gov)

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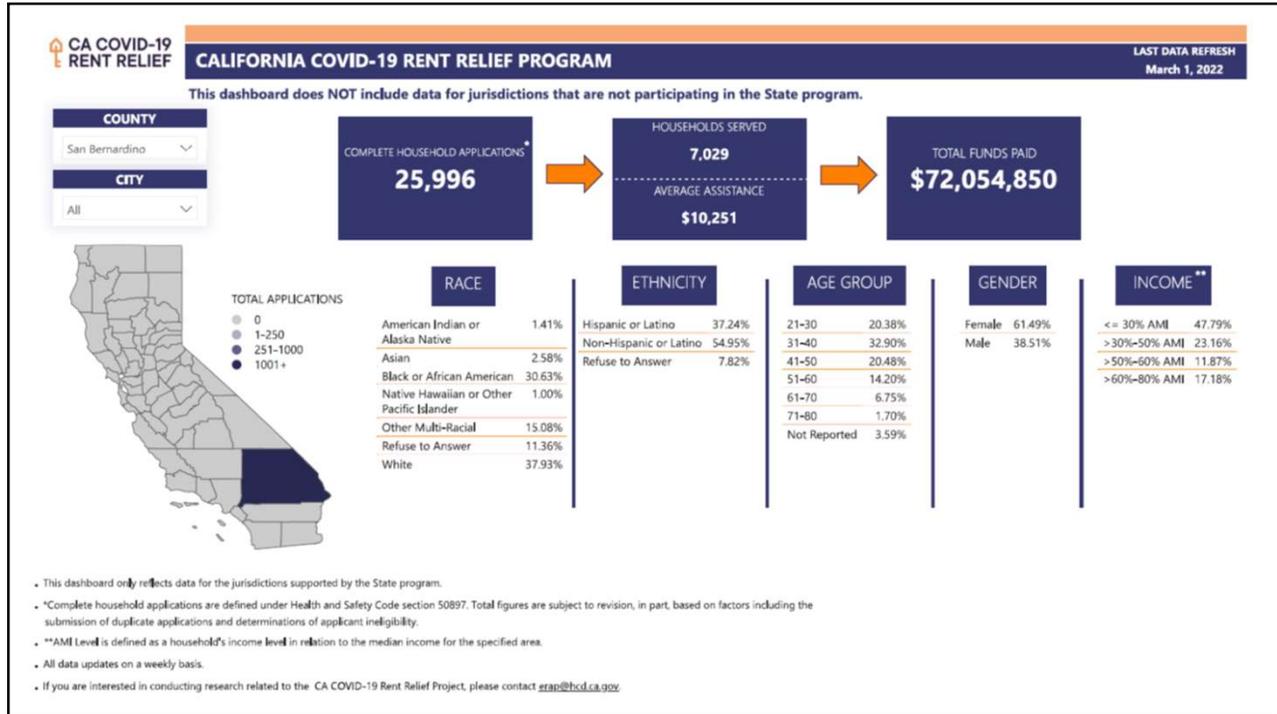
CA COVID-19 RENT RELIEF PROGRAM

Emergency Rental Assistance Program – As of 3/1, the state program has received 467,067 applications, 190,953 households have been served, $2,214,672,743 has been paid out, avg. $11,598 per household. **SB County**-25,996 applications, 7,029 households served, $72,054,850 paid out, avg. $10,251 per household. **Chino**-918 applications, 305 households served, $3.7 million paid, avg. $12,138; **Chino Hills**-525 applications, 174 households served, $2.5 million paid, avg. $14,584; **Montclair**-428 applications, 114 households served, $1.4 million paid, avg. $12,984; **Ontario**-2,560 applications, 735 households served, $8.2 million paid, avg. $11,242; **Rancho Cucamonga**-2,279 applications, 721 households served, $8.7 million paid, avg. $12,197; **Upland**-1,125 applicants, 364 households served, $3.5 million paid, avg. $9,688. CA Rent Relief Program - Housing Is Key (housing.ca.gov) or call 833-430-2122.

Program Updates –
The CA COVID-19 Rent Relief program and associated eviction protections served as a temporary measure to stabilize households and provide financial support to those impacted by the COVID-19 pandemic from April 1, 2020 to March 31, 2022.
- The CA COVID-19 Rent Relief program will stop accepting applications after March 31. Applications already submitted will continue to be reviewed and processed after that time.
- The CA COVID-19 Rent Relief program portal at HousingIsKey.com will be closed to new applications beginning April 1.
- Applicants who submit a completed application by March 31 will be able to access their application to check their status, respond to tasks, and provide additional information requested by their case manager.
- Will everyone who has an application in by March 31, 2022, get paid? In order to ensure all qualified applicants receive rent relief funds, the legislature enacted, and Governor Newsom signed, Senate Bill 115, which will provide temporary state funding to supplement federal funding subject to the U.S. Department of Treasury's pending allocations of unused federal funds. This funding will provide the state and local programs the ability to continue assisting eligible households in the months to come.
- The state's eviction protection measures will end on March 31; Beginning April 1, your landlord may be able to evict you if you have not been able to pay rent due to financial hardship because of the COVID-19 pandemic.
- If you need low or no cost legal aid to help with an eviction case, please visit https://housing.ca.gov/resources/tenant.html for a list of free or low-cost legal service providers or visit www.lawhelpca.org.

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For More Information and to Apply Now go to Housingiskey.com

- Call Center – 833–430–2122
- Appointment Center – 833–687–0967

SBC CA Rent Relief Local Partner Network -
Family Assistance Program – 760-223-7787
Inland Housing Solutions – 909-796-6381
LightHouse Social Service Centers – 951-571-3533
Legal Aid Society of San Bernardino – 909-406-5302
Impact Southern California – 909-353-1269

Where can I find more help with these issues?
Inland SoCal 211: Serving Riverside & San Bernardino Counties — Inland SoCal United Way (inlandsocaluw.org) Call 211

If you need low or no cost legal aid to help with an eviction case, please visit https://housing.ca.gov/resources/tenant.html for a list of free or low-cost legal service providers or visit www.lawhelpca.org

HOUSING IS KEY

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HOUSING IS KEY

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CA COVID-19 TENANT RELIEF-PROTECTIONS END ON MARCH 31!

What You Need to Know About California Tenant Rights & Protections: Before, During & After COVID-19 Tenant Relief

➤ *Starting on April 1st, can I be evicted for non-payment of rental debt accumulated during the COVID-19 pandemic?*

➤ *What if I have an application still pending with the CA COVID-19 Rent Relief program?*

➤ *What can I do if my landlord wants to kick me out / starts the eviction process?*

➤ *Are there other resources available in San Bernardino County to help with rent relief / eviction prevention?*

Virtual Information Workshop on California Tenant Rights, Responsibilities & Resources

**Thursday, March 17th, 2022
3:00pm – 4:30pm**

Via Zoom Teleconference

https://us02web.zoom.us/j/86913127457?pwd=dTlmQ2hQZnB0U3BReVQ2WDdZVC9wUT09

Dial in +1 669 900 6833 - One tap mobile +16699006833,,86913127457#,,,,*485508#
Meeting ID: 869 1312 7457 - Password: 485508

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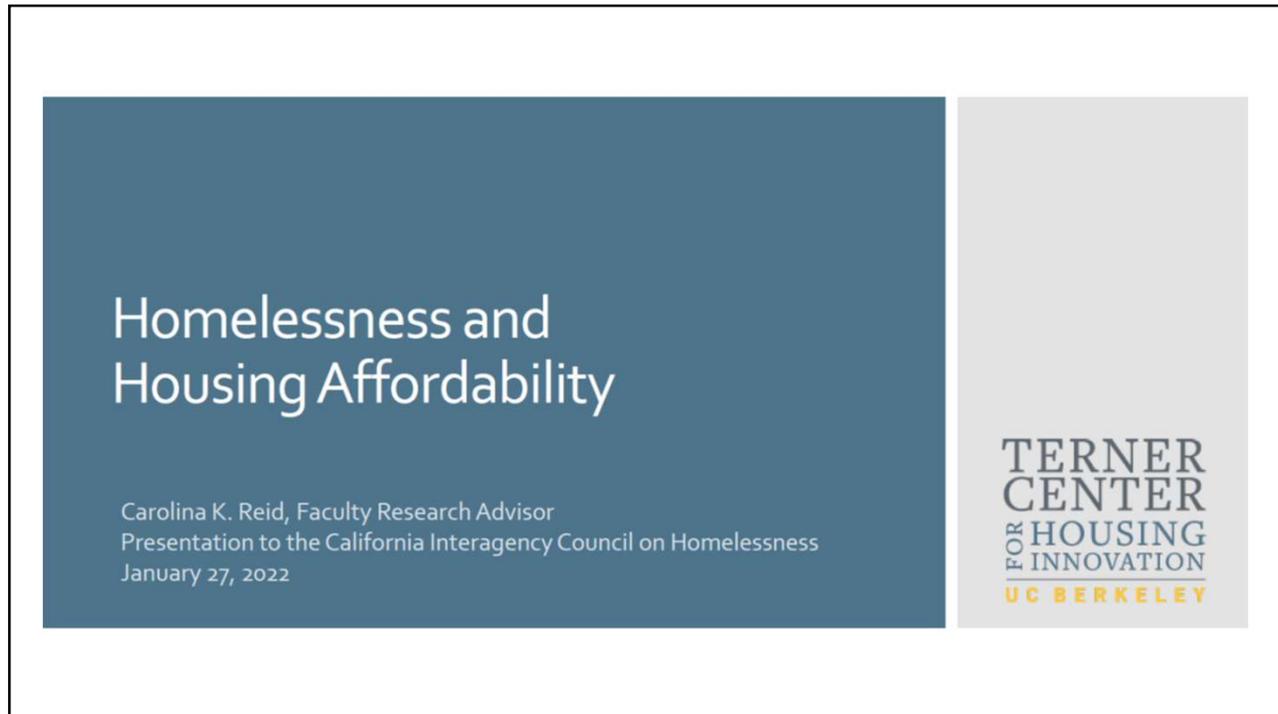
Homelessness and Housing Affordability

Carolina K. Reid, Faculty Research Advisor
Presentation to the California Interagency Council on Homelessness
January 27, 2022

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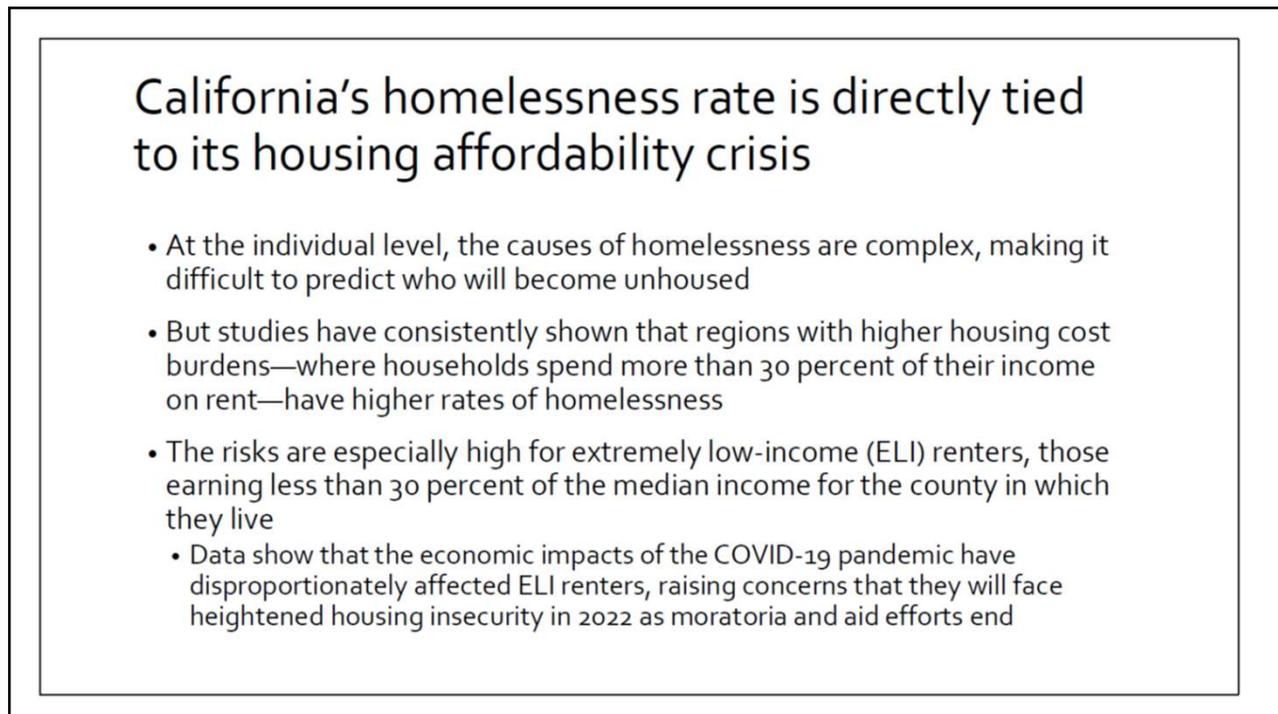
California's homelessness rate is directly tied to its housing affordability crisis

- At the individual level, the causes of homelessness are complex, making it difficult to predict who will become unhoused

- But studies have consistently shown that regions with higher housing cost burdens—where households spend more than 30 percent of their income on rent—have higher rates of homelessness

- The risks are especially high for extremely low-income (ELI) renters, those earning less than 30 percent of the median income for the county in which they live
  - Data show that the economic impacts of the COVID-19 pandemic have disproportionately affected ELI renters, raising concerns that they will face heightened housing insecurity in 2022 as moratoria and aid efforts end

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Significant policy progress to build on…

- Strengthening of legal framework for added supply at the state level
  - Increased zoned capacity for residential
  - Expanded streamlining for proposed affordable projects
  - Greater accountability for Regional Housing Needs Allocation process
- After decades of cutbacks, support for affordable housing and resident services is growing
  - Local and state governments are prioritizing housing investments, especially to address homelessness
    - For example, Homekey, the Homeless Housing, Assistance and Prevention (HHAP) program, No Place Like Home (NPLH), and CalAIM hold significant promise
    - Local ballot measures in some regions are helping to fill key funding gaps
  - Build Back Better: stalled but not dead – administration support for expanded voucher authority critical for California
  - Philanthropic sector is engaged and helping to spur innovation

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But challenges remain, highlighting the importance of continuing to prioritize housing statewide

- Ongoing resistance to building new housing, especially for multifamily, affordable, and permanent supportive housing
- High development costs impact the level of subsidy needed for every unit, and also prevent market from producing lower-cost supply
  - Supply pressures on all market segments lead to rising rents across the board
- Insufficient and fragmented subsidies complicate and delay affordable housing production
  - Lack of operating subsidies for long-term sustainability of PSH properties is a significant challenge
- Widening income inequality contributes to and exacerbates housing crisis
- Long-term economic (and health) impacts of COVID-19 pandemic

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Priced Out: Homelessness Rises Faster Where Rent Exceeds a Third of Income

- Communities where people spend more than 32 percent of their income on rent can expect a more rapid increase in homelessness.
- Income growth has not kept pace with rents, leading to an affordability crunch with cascading effects that, for people on the bottom economic rung, increases the risk of homelessness.
- The areas that are most vulnerable to rising rents, unaffordability and poverty hold 15 percent of the U.S. population – and 47 percent of people experiencing homelessness.

In pricey coastal markets including New York, Boston, Los Angeles, San Francisco and Seattle, rising rents have created a no-win situation for many financially strapped renters. Although incomes in those markets tend to be higher than the national median, income growth has not kept pace with rents, leading to an affordability crunch with cascading effects: Some high-income renters who typically rent more expensive apartments turn to lower-priced rentals, pushing middle-income renters into even less expensive housing. The lowest earners are forced to work multiple jobs, find multiple roommates and otherwise struggle to make ends meet. Renters on the bottom rung are at risk of falling completely off the housing ladder if their rents rise even a small amount.

In those pricey coastal markets, renters earning the area's median income already spend more than 32 percent of their income for rentals priced at the median market rate, crossing that critical second threshold and entering territory in which they should expect local homeless numbers to more rapidly balloon. In Los Angeles, for example, if affordability worsens by 2 percentage points – if renters are required to spend 51 percent of their income on a typical apartment, up from 49 percent at the time of this analysis – the number of homeless is likely to rise by an additional 4,227 people, or 6 percent above estimated 2017 levels.

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A HOME FOR EVERY CALIFORNIAN;
Statewide Housing Plan sets path forward, tracks progress and outcomes

The California Department of Housing and Community Development (HCD) released a new **Statewide Housing Plan** (plan), a statutorily required report updated every four years to outline housing challenges and strategies to address them over the next 10 years. The updated plan sets a bold path forward to meet **California's required goal of adding at least 2.5 million homes** over roughly eight years, with no less than 1 million of those homes targeted for lower-income households. This represents the cumulative number of homes that cities and counties across California must zone for through 2030 by law and is more than double the housing planned for in the last eight-year housing needs cycle.

This new digital plan lays out a vision to ensure every Californian has a safe, stable, and affordable home. The plan seeks to help everyone, ranging from renters to legislators, understand the historic contributors to the state's current housing crisis and how the state will solve it. It leverages digital tools to produce a dynamic, "living" plan with interactive features that will be updated as new data and research become available to track the state's progress toward housing goals and keep Californians informed of progress.

California's housing crisis, exacerbated by extreme supply and demand challenges, has resulted in decades of soaring housing and rental costs. Housing prices in California continue to climb. In August 2021, the statewide median sales price of a single-family home reached a new record – $827,940.

Included in the plan is a 10-year Data Strategy and a Housing Data Dashboard. The Data Strategy recognizes that the state cannot achieve its Statewide Housing Plan objectives or track its shared progress without better housing data. It lays out goals and data priorities to help target anti-displacement and homelessness prevention resources, preserve existing affordable housing, remove barriers to development, and support land use policies that promote housing for all Californians. The Data Dashboard provides users with detailed data on housing conditions and costs, households and their housing needs, and housing production at the state, county, and regional level – making the latest housing data available in an intuitive interface.

For more information and to access the Statewide Housing Plan, please visit:
Statewide Housing Plan: A Home for Every Californian

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Source of Income and Housing Subsidy Program Protections

Are you aware of recent changes to California's Fair Housing Law?
In 2020, the California legislature enacted SB 329 Housing Opportunities Act of 2019, amending the Fair Employment and Housing Act to clarify that housing vouchers are included within California's prohibition on discrimination based on source of income (California Government Code Section 12927).

What is source of income protection?
Source of income laws permit tenants to use income from public assistance or other sources that may be viewed as nontraditional to pay rent. Housing providers cannot lawfully reject rental applicants because they receive, or will receive, assistance in paying their rent when they are otherwise qualified for the housing. Housing providers must include all sources of lawful income in determining whether a rental applicant is able to pay their rent. Lawful sources of income include housing subsidy programs, like Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, and Rapid Re-housing programs.

Rent can be paid by a third party
Effective August 28, 2018, California AB 2219 required residential landlords to accept rent payments through a third party. Landlords can accept rent from someone other than the tenant, such as a relative or business, if certain conditions are met. The third party must sign an agreement acknowledging they aren't a tenant of the unit and aren't establishing a tenancy by paying rent. Without this signed agreement, the landlord doesn't have to accept a third-party rent payment.

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COVID-19
Tenant Protections

Legal Aid Society
★ ★ ★
San Bernardino

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Important

Information current as of 03/09/22
The laws are changing daily, Do **not rely on this information without talking with a lawyer**.

Consult with a Lawyer
Always consult a lawyer before relying on this information.

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Who we are?

LASSB is a 501c3 nonprofit that offers free legal services to seniors and low-income families

Areas served: San Bernardino and Riverside County

◆ 501(c)3	◆ Free Legal Asisstance to Eligible Applicants	
◆ San Bernardino County	◆ Riverside County	

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Landlord Harassment

- If there is a breach of the peace, call the police.

- If there is a threat of injury or actual injury, consider acquiring a Civil Harassment Restraining Order. May also be used in situations of substantial nuisance.

- If there is a shutting off of utilities, lock out, self-help removal of person or possession from the unit, immediately call the police. In addition, document such behavior and consider suit in small claims or civil suit. This type of behavior is likely a violation of Civil Code 789.3. Damages include actual damages + $100 a day for each day and each incident.

- If landlord is being unpleasant, but is not doing any of the above, keep in mind that the tenant generally is only required to do that which the law or lease requires. Generally, communicating with the landlord or their agent is not a requirement. Consider ceasing communications if doing so is in compliance with your lease or the law.

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What to do if you receive a notice?

1) Seek legal advice. Consider calling Legal Aid of San Bernardino at 909-889-7328
2) Three day notice to pay rent or quit: Apply for Rental Assistance.
3) Three day notice to quit/perform or quit: Comply with terms of lease/law and document compliance within the notice period.
4) Anticipate filing of unlawful detainer after notice expiration. Consider calling relevant court and asking if an eviction has been filed.
5) Immediately answer any unlawful detainer filed and or served upon you.

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Covid-19 Rental Housing Recovery Act

- Covid-19 Pandemic Protection

- Limited Rental Assistance Protections from Eviction

*AB832: COVID-19 Rental Housing Recovery Act

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STATE RENTAL ASSISTANCE

APPLICATION THROUGH: HousingIsKey.com or by calling 909-889-7328

Who can apply?: Both landlords and tenants can apply and may be eligible for 100% of rent and utilities owed dating back to April 1, 2020.

The renter's household must be income eligible.

Income-eligible applicants may qualify regardless of immigration status and will not be required to show proof of citizenship.

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Unlawful Detainer Temporary Process October 1, 2021 through March 31, 2022

In actions based in whole or in part on nonpayment of rental debt accumulated due to COVID-19 hardship Landlord is required to file:

Statement under penalty of perjury that landlord has completed an application for rental assistance but the application was denied (or 20 days have passed and landlord has not received notice of tenants application).

A copy of a final decision from a government rental assistance program denying rental assistance application.

Or A statement under penalty of perjury that the rental debt demanded was accumulated under a tenancy that was initially established on or after October 1, 2021.

A court will not issue a summons until these are provided by the landlord.

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3 Day Notices Demanding rent for October 1, 2021 through March 31, 2022

Notices to Pay Rent or Quit have Additional Requirements During this Period:

CCP 1179.10: shall include all of the following:
(A) The amount of rent demanded and the date each amount became due.
(B) The telephone number and internet website address of the pertinent government rental assistance program.
(C) The following bold text in at least 12-point font:

"IMPORTANT NOTICE FROM THE STATE OF CALIFORNIA – YOU MUST TAKE ACTION TO AVOID AN EVICTION:
As part of the state's COVID-19 relief plan, money has been set aside to help renters who have fallen behind on rent or utility payments.
If you cannot pay the amount demanded in this notice, YOU SHOULD COMPLETE A RENTAL ASSISTANCE APPLICATION IMMEDIATELY! It is free and simple to apply. Citizenship or immigration status does not matter.
DO NOT DELAY! IF YOU DO NOT COMPLETE YOUR APPLICATION FOR RENTAL ASSISTANCE WITHIN 15 BUSINESS DAYS, YOUR LANDLORD MAY BE ABLE TO SUE TO OBTAIN A COURT ORDER FOR YOUR EVICTION. You can start your application by calling 1-833-430-2122 or visiting http://housingiskey.com.

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Motion for Relief From Forfeiture

What if Rental Assistance Pays After The Court Rules Against Tenant in Eviction?

CCP 1179.13 Motion For Relief From Forfeiture (Form UD-125)

This one page form may be filed to request a dismissal of an eviction judgment as long as it is done prior to sheriff lockout.

This form should be filed if tenant is undergoing UD process and rental assistance approves and or makes payment.

This remedy will continue to exist even after other protections expire on 3/31/2022* if the eviction is based on COVID-19 period or COVID-19 recovery period rental debt if the tenancy was established before 10/1/2021.

This form may be accessed through this link: https://www.courts.ca.gov/documents/ud125.pdf

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Small ClaimsTemporary Process November 1, 2021 through October 1, 2025

Small claims court has jurisdiction in any action for recovery of COVID-19 rental debt, regardless of the amount demanded (may exceed $10,000):

If landlord was paid 25% of the rent or more of the amounts demanded during the COVID-19 rental period, landlord cannot acquire unlawful detainer judgment for this back rent.

Landlord can however sue for the remainder of rent owed through small claims beginning November 1, 2021 through small claims.

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Protections that last until January 1, 2030 – AB 1482

Rent Increase Protections + Cause to Evict

AB 1482

California Rent Cap

1. Increase limited to 5.0% + CPI or 10 %, whichever is lower
2. Max two-increases in a 12-month period
3. Exclusions apply for Subsidized Housing, Schools, and others.
4. Effective 7/1/20

Notice of Rent Increase

1. Must be in writing
2. 30-day notice for 10% or less
3. 90 days for 10% or more

State of Emergency

Penal Code 396 may limit rent increases to 10% during a state of emergency.

(CA Civil Code §§ 1947.12 & 827)

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Complying with AB 1482
OVERVIEW

- **Rent Cap** – 5% + CPI annually, up to a maximum of 10%
- **Just Cause** – Just Cause for termination of tenancy after 12 months

! EXEMPTIONS

- **Exclusions and Exceptions** – Certain categories of units are excluded and there are some exceptions to just cause to be aware of
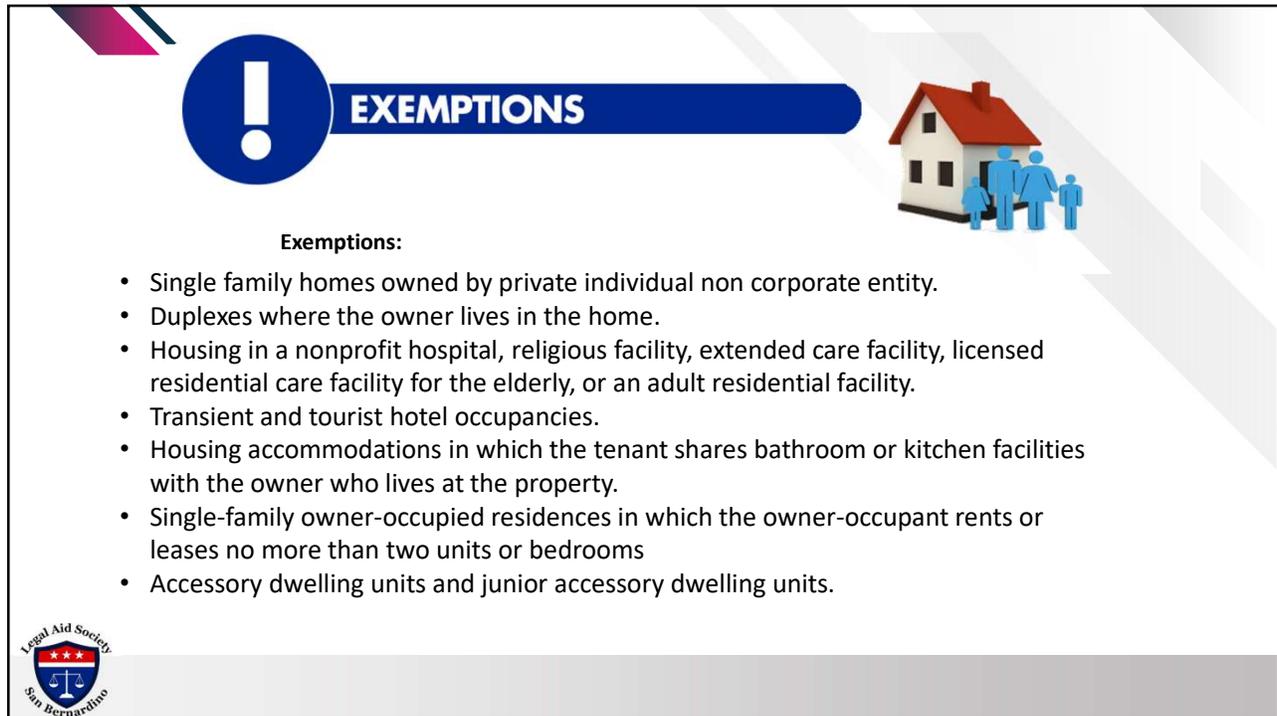
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ARE YOU COVERED

WHAT UNITS ARE COVERED?

- Apartments
- Single-family homes owned or controlled by a corporation
- Mobile homes* (some mobile home exceptions)
- Duplexes in which the owner is not living in one of the units at the time the tenancy in the other unit commences.

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EXEMPTIONS

Exemptions:

- Single family homes owned by private individual non corporate entity.
- Duplexes where the owner lives in the home.
- Housing in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, or an adult residential facility.
- Transient and tourist hotel occupancies.
- Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner who lives at the property.
- Single-family owner-occupied residences in which the owner-occupant rents or leases no more than two units or bedrooms
- Accessory dwelling units and junior accessory dwelling units.

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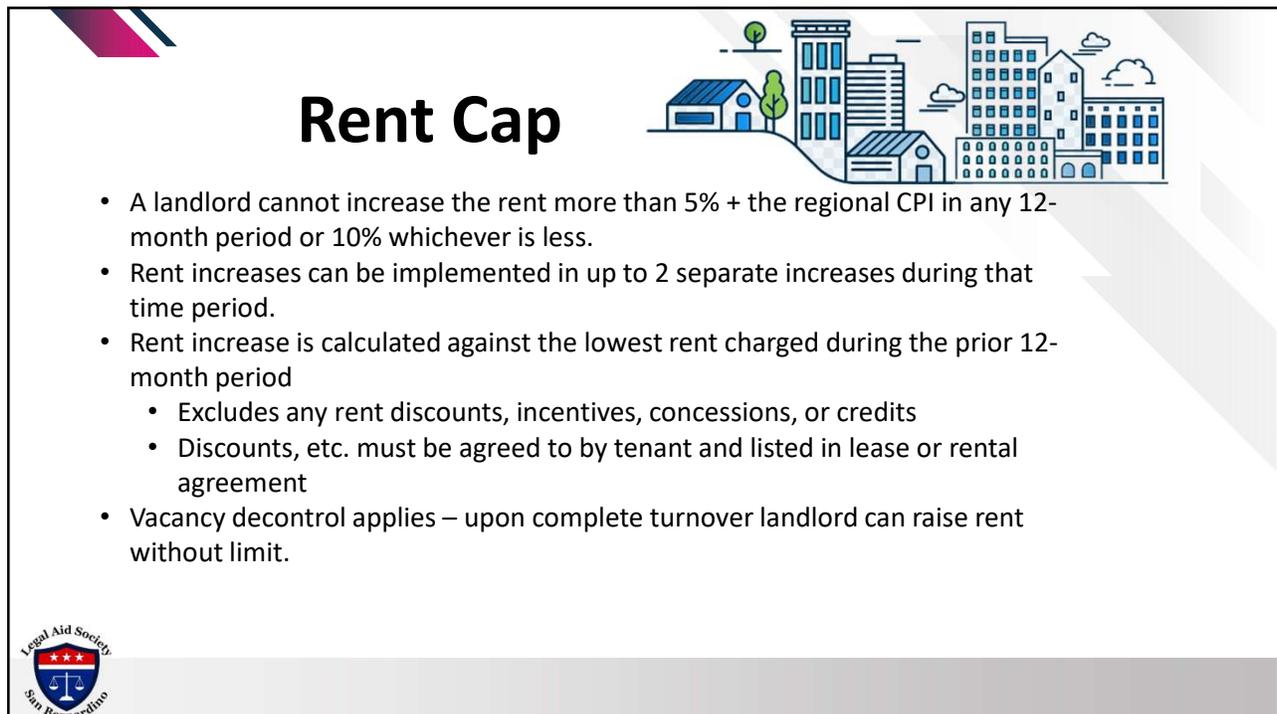
Rent Cap

- A landlord cannot increase the rent more than 5% + the regional CPI in any 12-month period or 10% whichever is less.
- Rent increases can be implemented in up to 2 separate increases during that time period.
- Rent increase is calculated against the lowest rent charged during the prior 12-month period
  - Excludes any rent discounts, incentives, concessions, or credits
  - Discounts, etc. must be agreed to by tenant and listed in lease or rental agreement
- Vacancy decontrol applies – upon complete turnover landlord can raise rent without limit.

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AB1482 Cause to Evict: Are you entitled to Just Cause?

- Just cause is not required until tenant has lived in the unit at least 12 months.

EXEMPTIONS

- Exception for new adult roommates:
- If within the first 24 months a new adult moves in, just cause turns off until:
- All tenants have lived there 12 months
- Any one tenant has lived there 24 months
- After at least on tenant has lived there 24 months just cause for all

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What are the types of cause?

AT FAULT JUST CAUSE
-Breach of material term of the lease
-Nuisance, waste, using premises for unlawful purpose
-Criminal activity on the premises or criminal activity off the premises directed at the owner or agent
-Refusal to allow lawful entry
-Refusal to execute a new lease on similar terms
-Lack of Payment

NO FAULT JUST CAUSE
-Sale and New Owner Move-In, Removal from rental market
-Substantial Rehab
-Intent to demolish
-Government agency, court order, local ordinance requiring vacating
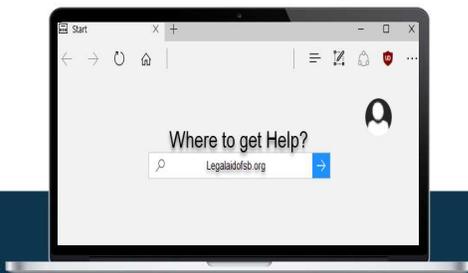
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When is Relocation required?

- **No Fault = Relocation Payment Required**
  - Payment equal to one month's rent. But…can be a waiver of rent
  - But
    - If local law requires more relocation, that applies instead
    - But payment is not additional to TPA requirement

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Need Legal Help?

Where to get Help?

Legalaidofsb.org

Call us at 909-889-7328
Legal Aid Society of San Bernardino can assist eligible applicants. Assistance is based on resources. Please call us to find out, if we can assist you.

LegalAidofSB.Org

Learn about the history of L.A.S.S.B., and what we do.
Free legal services to QUALIFIED individuals in the areas of: housing, conservatorship, guardianship, family law and some civil matters.

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