

## South Bay Coalition to End Homelessness (SBCEH) General Meeting

Wednesday, January 20, 2016, 9:30-11:30 am  
Kings Harbor Church, 23915 Garnier St, Torrance

**Attendees:** Guest Speaker: Robert Dhondrup; Hosting Agency: Dan Bradford; Attendees: Co-Chair Mark Silverbush, Lyndi Bell (LAHSA), Keith Bennett (City of Carson), Cheryl Castillo (Alliance for Housing & Healing (ANN)), Gabriela Cerpa (US Veterans Initiative), Bob Chiota, Michele Fallon (Toberman), Misty Jesse (St. John Fisher), Mark Kopitzke (community activist), Peter Min (Love INC), Bobbie Nashed (AHH), Jessy Needham (Center for Pacific Asian Family), Janae Oliver (Kaiser Permanente), Rebeca Rodriguez (Harbor Interfaith Service), Cristina Santos (Family Promise), Paul Stansbury (NAMI), Serennah Tutt-Erwin (SHARE!), Michele Uglesich (Rainbow Services), Dulce Vargas (Rainbow Services), Nancy Wilcox (St. Peter's By The Sea).

1. **Welcome and Introductions.** SBCEH co-chair Mark Silverbush opened the meeting at 9:42 am. He gave an overview of the Coalition and then asked those in attendance to introduce themselves.
2. **Hosting Agency Overview.** Pastor Dan Branford said his Kings Harbor Church congregation has ministered to the homeless for many years but emphasized their work is part of a larger system partnership. Friday mornings they host a breakfast in Hermosa Beach where many homeless attend. Kings Harbor provides resource information and a help fair once a month.
3. **Minutes Review and Approval.** The December 2015 meeting minutes were approved without change.
4. **Guest Speaker: Robert Dhondrup, Director of Communications for Southern California Association of Non-Profit Housing (SCANPH),** and who lives in the South Bay, spoke about affordable housing.
  - a. There is a tremendous shortage of affordable housing in Los Angeles, with over 49,000 units needed with the number expected to rise to over 52,500. In SCANPH's "[Out of Reach in 2015](http://www.scanph.org/OutofReach2015)" (<http://www.scanph.org/OutofReach2015>) county summaries, the average rent for a 2-bedroom apartment in LA County is about \$1,800 per month. In order for housing to be considered affordable, a family should not spend more than 30% of its income on rent. A family would need to earn nearly \$34/hour, or \$71,840/year, to afford the average rent in LA.
  - b. 1 million people in LA earn less than \$38,000/year, with 91% of low income earners being senior citizens, disabled, or having a family of 3+.
  - c. The loss of redevelopment dollars from the state translated into a \$250 million loss for housing development. Redevelopment funding was often the "first in" money on developments; in order to get tax credits, additional funding used to be leveraged off this source.

- d. 2014-2015 were good years at the state level. Speaker of the Assembly Tony Atkins supported “cap and trade” funds to be set aside for affordable housing, \$120 million last year and \$400 million this year.
- e. At the federal level, the HOMES program budgeted \$930 million of discretionary funding, with \$109 million allocated to California. For many cities in LA County, this is the only type of funding available to support housing authority staff.
- f. SCANPH kicked off 2016 with its “No Place Like Home” state initiative, to prevent and address homelessness in our local communities. Governor Brown’s budget spoke little of housing, though everyone in the state’s capital is talking about it. There is an urgent need to keep affordable housing a priority in the state assembly, and then have the governor support legislation that increases this housing stock (May or June timeframe).
- g. At the Los Angeles County level, SCANPH has been active to redirect previous redevelopment funds into affordable housing. It organized forums to educate and advocate for this by helping to organize board of supervisor’s candidate forums. At last October’s board meeting, the Supervisors unanimously voted to create a \$100 million housing fund which will start with \$20 million this year and grow until it reaches this top amount. SCANPH played a large advocacy role in this. One way to create a funding pool would be to assess a one-time development fee, based on the proposed square footage.
- h. For the South Bay, Robert suggests refocusing on building affordable housing. He sees opportunities growing, with the infusion of rapid re-housing funds as an incentive. Local governments will also need to be involved with this. He continued by saying “siting and placement” are still the largest challenge – with a great deal of “not in my backyard” (NIMBY-ism) prevalent in our region.
- i. The County is considering an anti-density measure that will create development opportunities. There might be a City of Los Angeles ballot measure freezing housing starts with an anti-density/anti-building initiative.
- j. There are other concerns that need to be addressed, like permanent supportive housing for the reentry population.
- k. There is a 70-80% drop in recidivism when the “housing first” model is used, placing people directly into permanent supportive housing.
- l. In response to a question about how much it costs to build, Robert said a rule of thumb in new construction is approximately \$300,000 per unit. Building in California is expensive, citing an example of Santa Monica spending \$600,000 per unit in the middle of this city (based on a 50 unit project for families). Rehab is often more costly as older buildings do not meet federal, state, and regional rules (e.g., ADA compliant, bedroom size, etc.).
- m. Robert felt this was a good time for agencies to go into development. With the federal mandate toward PSH and away from transitional housing, there is more funding to support these types of programs.
- n. SCANPH represents non-profit developers. He emphasized they want to ensure the property is well maintained for the life of the project (so in 30 years they can

recapitalize). The funding for these developments often is complicated and involves 6-12 sources, including fiscal resources to maintain and operate the property.

- o. Cities can learn more about affordable housing and PSH by taking tours of local developments. They improve their immediate neighborhood. Corporation for Supportive Housing (CSH) can arrange these.
- p. SCANPH is looking at formerly homeless residents to be advocates. Hearing personal stories is very impactful. The “Residents United Network Los Angeles” Regional Convening on February 26<sup>th</sup> will be an opportunity to attend training and organize for advocacy on 2016 regional and statewide housing policies.

**5. Advocacy Committee Report Back.** Paul Stansbury followed this discussion with an update on this committee’s work. There is a funding surplus from the state’s MHSA (Mental Health Services Act) with the economy doing well. He urged us to review the City of Los Angeles and County of Los Angeles homelessness policy initiatives, and to provide feedback on them. This committee meets the first Wednesday of the month at 2:00 pm.

**6. Homeless Count (HC) 2016 Planning.** Lyndi Bell, SPA 8’s Homeless Count Regional Coordinator, reported our region was 100% “Opt-In” ensuring a solid participating in this year’s Count. Volunteers are still needed in Inglewood, Hawthorne, Manhattan Beach, and Torrance. People are urged to register on-line, but can still come out if they have not done so. Mark encouraged everyone in the Coalition to participate, adding that hearing people’s stories adds validity to our efforts.

**7. Co-Chair’s Report.** Nancy has been focused on the Homeless Count and updating the Coordinated Entry System (CES) common assessment tool used throughout the county.

**8. Member Agency Announcements.**

- a. Alliance for Housing and Healing has available PSH units in Long Beach for chronically homeless people with HIV/AIDS.
- b. Misty Jesse brought up the idea of having a forum for the faith community about homelessness and what how they can be a part of the collaborative regional solution.

The meeting was adjourned at 11:45 am.

Respectfully submitted by Nancy Wilcox.