

**COMPREHENSIVE CRISIS RESPONSE STRATEGY TO ADDRESS CALIFORNIA’S HOMELESS CRISIS**

| Focus Area/Strategy  | Bills Signed into Law by Governor Newsom  | Proposed Next Steps<br><i>(via Executive Orders, Budgetary Considerations or Legislation)</i>  |
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| <b>Addressing and Preventing Street Homelessness</b>   |   |  |
| 1. Expand rental protections statewide   | AB 1482 - Establishes a yearly maximum rent increase of no more than 5%+CPI for tenants who have occupied a residential unit for 12 months.   | AB 1482 does not cover all rental properties and would still allow a 5%+CPI increase annually. For example, Zillow research shows that a 5% increase alone in LA will contribute to 11K more individuals becoming homeless. Executive Order to include more units and further reduce the allowable annual rent increase. |
| 2. Prevent evictions without just cause for all properties   | AB 1482 - Requires just cause for termination of a tenancy for tenants in place more than 12 months.  | AB 1482 authorize protections after one year and does not cover all households. Executive Order to expand this to a larger portion of the renter population in California.   |
| 3. Scale-up legal representation for evicted low- income tenants at greatest risk of homelessness  | <p>AB 330 - Increases funding for legal aid in matters affecting basic human needs, including housing, to be paid for by a \$15 increase in certain court fees.</p> <p>Governor’s budget provided a one-time \$20M augmentation for legal aid that would help represent clients in landlord-tenant disputes. The budget also created a \$331M fund to provide mortgage relief and tenant legal aid.</p> | Governor’s budget request to increase available funding to target these resources to people at greatest risk of homelessness, or who meet predictive modeling criteria.  |
| 4. Expand and enhance the Adult Protective Services Program (APS), which serves vulnerable older adults who are victims of abuse, neglect, and exploitation, and many of whom are at risk of homelessness and have cognitive impairments | Recent expansion and investment of the Home Safe Program within APS, which provides housing and assistance to APS clients at risk of homelessness.  | Intervene earlier by lowering the age of older adults served to 60. Provide longer-term, multi-disciplinary case management for victim requiring more intensive services. Expand the Home Safe Program further. Anticipated need is \$100 million.   |

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| <p>5. Expand flexible funding, including housing subsidies for those on the verge of homelessness</p>  | <p>AB 101 - Budget trailer bill with numerous provisions, including allocations of \$650M for local government homeless assistance, \$500M for the state LHITC, \$500M for a new infill program, preferences in state funding for localities deemed pro-housing/</p> <p><i>The Governor’s January 8<sup>th</sup> Executive Order directs the Department of Finance to establish the California Access to Housing and Services Fund which, according to the 2020-21 budget proposal, would receive \$750 million in state funds to help housing and service providers bring more affordable housing units online, provide rent and operating subsidies, and support board and care facilities.</i></p> | <p>Executive order or Governor’s budget request to increase available funding.</p> <p>Western Center on Law and Poverty proposal to prevent homelessness by targeting rental subsidies to SSI recipients paying disproportionate amounts of income for rent. The state would provide the assistance by increasing the State Supplemental Payment to the SSI grant. The counties would identify SSI persons in the CalFresh data base receiving 70% or more of the maximum CalFresh benefit amount. Counties would identify the SSI recipients whose housing costs exceed 50% of the SSI grant amount.</p> |
| <p>6. Reduce discharges from institutional settings to homelessness</p> <p>Develop targeted prevention services to people being released from institutions, and young adults exiting foster care</p> | <p>Medical transformation, known as Medi-Cal Healthier California for All, includes funding services through Medi-Cal that allow people to step down from higher/institutional levels of care.</p>  | <p>Task state agencies/departments with planning in 2020 for preventing discharges from state-funded institutions (i.e., prisons, nursing homes, hospitals, etc.) to homelessness, and how to use existing funding for housing navigation services to prevent discharges into homelessness.</p> <p>Develop targeted prevention services to people being released from institutions, and young adults exiting foster care.</p>   |

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| <p>7. Establish a legal and accountable framework to dramatically reduce homelessness</p> |   | <p>Executive Order or legislation that establishes such a framework in California, ensuring focus is on the right of individuals to access permanent housing, including services provided in shelters providing pathways to permanent housing.</p> <p>Must define how city, county and state roles will be determined.</p>   |
| <p>8. Expand flexible funding for those in need of interim housing/shelter</p>            | <p>AB 101 - Budget trailer bill with numerous provisions, including allocations of \$650M for local government homeless assistance, \$500M for the state LHITC, \$500M for a new infill program, by-right siting of shelters and navigation centers, preferences in state funding for localities deemed pro-housing.</p> <p><b>The Governor’s January 8<sup>th</sup> Executive Order directs the Department of Finance to establish the California Access to Housing and Services Fund which, according to the 2020-21 budget proposal, would receive \$750 million in state funds to help housing and service providers bring more affordable housing units online, provide rent and operating subsidies, and support board and care facilities.</b></p> | <p>Based on a gaps analysis that identifies the ideal churn of beds as people are accessing permanent housing, policy improvements needed to use all available beds, the number of beds already existing in California, the number of beds anticipated to open over the next two years, the number of Californians experiencing unsheltered homelessness, and an anticipated cost to provide supportive services in interim housing sites at approximately \$60/shelter bed/day, approx. \$500 million is needed as well as additional capacity.</p> |

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| <p>9. Identify and develop sites owned by the State and other public agencies for safe sleeping and interim housing</p> | <p>SB211 - Authorizes Caltrans to lease, for a nominal amount, non-surplus property, including airspace under a freeway, to a local government for shelter or feeding purposes.</p> <p>The Governor’s January 8th Executive Order directs as follows:</p> <ul style="list-style-type: none"> <li>- The Department of General Services to identify excess state land for use as temporary housing and state facilities that can provide temporary housing as well as health and social services.</li> <li>- The Department of Transportation to develop and make public a lease template allowing local jurisdictions to use Caltrans land for temporary housing.</li> <li>- The Office of Statewide Health Planning and Development to assess availability and appropriateness of vacant and decommissioned hospitals and health care facilities for use as temporary housing.</li> <li>- The Department of Food and Agriculture, in consultation with other departments, to identify fairground land for use as temporary housing in or near jurisdictions that have declared a shelter crisis.</li> </ul> | <p>Executive Orders to implement Safe Sleeping and Parking at Public Properties that can be implemented immediately and Interim Housing that can be implemented in the short-term.</p> |

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| <p>10. Dedicate public employees to supporting the development and operation of facilities to serve people experiencing homelessness</p> | <p>The Governor’s January 8, 2020 Executive Order directs the Department of General Services to supply 100 travel trailers and the Emergency Medical Services Authority to provide modular tent structures for use as temporary housing and to provide health and social services, and deploys the Homeless Coordinating and Financing Council to oversee a multi-departmental crisis response team to provide local jurisdictions with technical assistance and direct support for linking unsheltered individuals and families to housing and services.</p> | <p>Executive Order requiring State employees to assist/administer homeless-related programs as well as inspections of facilities to expedite development.</p>  |
| <p>11. Creating more clarity and ease of permitting Statewide for interim housing</p>  | <p>SB 190 - Requires the State Fire Marshal to develop model defensible space standards, to include a timeline for abatement, citations, and cost recovery if the owner or landlord fails to correct a violation.</p>   | <p>Need to expedite the execution of this, as well as requirements from other local Building and Safety officials to create statewide uniform strategies around permitting.</p>  |
| <p>12. Expand workforce development strategies to help implement a more robust safety net</p>  | <p>Governor’s budget includes \$47.4M to fund scholarships and loan repayments for mental health workforce development programs (\$1M earmarked for former foster youth)</p>  | <p>Executive Order to create immediate incentives to recruit qualified professionals and para-professionals to scale up the workforce needs of public entities delivering related supportive services through counties to help address the crisis.</p> <p>Also create incentives to foster more people entering schools of social work to accept positions at county government or non-profit community-based organizations working to end homelessness. Train people with lived expertise of homelessness to work in the field.</p> |

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| 13. Create financial incentives for property owners to maintain the affordability of their properties               | n/a  | Propose in the Governor’s budget, funding for programs that will provide grants to landlords to maintain affordability through 20-year covenants.  |
| 14. Establish a new ongoing State revenue source for localities to prevent and combat homelessness                  | <p>AB 101 - Budget trailer bill with numerous provisions, including allocations of \$650M for local government homeless assistance, \$500M for the state LHITC, \$500M for a new infill program, by right siting of shelters and navigation centers, preferences in state funding for localities deemed pro-housing.</p> <p><i>The Governor’s January 8<sup>th</sup> Executive Order directs the Department of Finance to establish the California Access to Housing and Services Fund in the 2020-21 budget proposal, would receive \$750 million in state funds to help housing and service providers bring more affordable housing units online, provide rent and operating subsidies, and support board and care facilities.</i></p> | <p>Establish an ongoing State revenue source through the State Budget process.</p> <p>Governor’s budget request to increase available funding and make funding ongoing for a program that strengthens HHAP by funding large cities to distribute capital funding, counties working with CoCs to fund flexible housing subsidy models locally, and non-profit developers to build supportive housing and affordable housing for people experiencing homelessness who do not need supportive housing. Anticipated need is over \$2 billion per year.</p> |
| 15. Stabilize and improve Board and Care options for older adults and individuals with serious mental health issues | <p><i>The Governor’s January 8<sup>th</sup> Executive Order directs the Department of Finance to establish the California Access to Housing and Services Fund in the 2020-21 budget proposal, would receive \$750 million in state funds to help housing and service providers bring more affordable housing units online, provide rent and operating subsidies, and support board and care facilities.</i></p>  | <p>Invest \$500 million in emergency crisis grant funding to stabilize board and care facilities serving vulnerable populations of older adults and individuals with serious mental illness.</p> <p>Pursue federal waivers to bring additional federal investment into these board and care providers as a more long-term solution.</p>  |

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| <p>16. Create a Single Point of Authority for Homelessness in State Government</p> | <p>SB 1380 (passed 2016) created California as a Housing First state, while also establishing the Homeless Coordinating &amp; Financing Council, intended to coordinate the activities of state agency/department staff around homelessness.</p> | <p>Since homelessness crosses multiple state agencies and jurisdictions, we strongly recommend a single high-level official and team be established to coordinate housing, health and human services and other state responsibilities relating to homelessness. The high-level authority should report directly to the Governor, have authority over other departments and agencies, oversee the Homeless Coordinating and Financing Council, and run a funders collaborative that would coordinate and standardize state funding toward evidence-based housing and services interventions, as well as attract philanthropic investment.</p> |
| <p>17. Streamline state funding for homelessness and rehousing.</p>                | <p>n/a</p>   | <p>Ensure all funding sources work together. Currently, the HOME program will not allow projects with LHITC 9% to apply for HOME. This is a critical flaw in HCD practice.</p> <p>Consider streamlining funding for homelessness and rehousing under one administrative entity with streamlined application, contracting, and reporting requirements.</p>  |

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| <p><b><i>Reducing Barriers to Building More Housing</i></b></p> <p>1. Expand the number of rental subsidies and financing mechanisms for affordable housing with additional funding</p> | <p>AB 101 - Budget trailer bill with numerous provisions, including allocations of \$650M for local government homeless assistance, \$500M for the state LHITC, \$500M for a new infill program, by-right siting of shelters and navigation centers, preferences in state funding for localities deemed pro-housing</p> <p>On January 8<sup>th</sup>, the Governor indicated that his proposed 20/21 budget would include provisions to reduce health care costs by expanding Medi-Cal to fund tenancy support services, housing navigation services, recuperative care, and targeted rental assistance. The expansion was previously known as CalAIM and is now called Medi-Cal Healthier California for All.</p> | <p>Governor’s budget proposal to include statewide rental and operational subsidies by funding and promoting the creation of local flexible housing pools. Standardization of existing state programs to better utilize existing resources for rental assistance and operating subsidies. In the budget, identify strategies to establish a dedicated revenue source for ongoing funding for housing and services statewide.</p> <p>Ensure CalAIM funds a MediCal benefit (statewide) that offers a supplemental rate to pay for a per diem or capitated rate for support services, aligned with rental assistance and with residents of supportive housing developments.</p> <p>Expand the housing assistance and supports proposed under CalAIM to ensure that federal match can be secured for a broader range of populations at risk of or experiencing homelessness and to ensure that interventions are sufficient to keep vulnerable populations housed.</p> <p>Legislation allowing the issuance of bonds for capitalized operating reserves for ELI (0-30% AMI) units.</p> |

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| 2. Identify and develop sites owned by the State and other public entities for long-term affordable housing  | Executive Order to Assess and Dispose of State Property for Housing.  | Direct HCD to expedite development across the state (current focus on two northern California areas)   |
| 3. Waive regulatory burdens and onerous contracting requirements for housing projects  | <p>AB 1197 - Exempts from CEQA certain projects approved or carried out by the City of Los Angeles for supportive housing and emergency shelters.</p> <p>SB 450 - Exempts from CEQA conversions of hotels and motels to transitional or permanent supportive housing, as long as the number of units does not increase.</p> | <p>Support or promote legislation to apply AB 1197 authority across the entire state and to allow local jurisdictions to waive zoning requirements for ELI (0-30% AMI) housing to create housing for people experiencing homelessness.</p> <p>Consider CEQA exemptions for planning documents designed to meet affordable housing objectives outlined in Housing Elements.</p> |
| 4. Require that localities adequately plan for Extremely Low Income (0-30% AMI) housing units  | n/a   | Legislation that reforms Housing Element Law to include housing goals for ELI units in the Regional Housing Needs Allocation (RHNA) process.   |
| 5. Reform documentation requirements for non- Federally-funded housing programs  | n/a   | Legislation or executive order providing a one-year grace period for documentation requirements (ID, proof of income) for individuals who are chronically homeless moving into State or locally-funded permanent supportive housing.   |
| 6. Establish regional housing entities to receive State revenue and generate and allocate regional tax revenues for housing and homeless responses | AB 1487 established the authority for a regional housing finance authority in the Bay Area.   | Legislation expanding AB 1487 to regions statewide.  |

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| 7. Suspend the Public Contracting Code and related procurement protocols to allow for a streamlined contracting process  | n/a  | Executive Order to exempt shelter and housing developments from reliance on the public contracting code.   |
| 8. Institute more aggressive requirements for local governments to authorize more housing, streamline the development process for housing, and allow for the siting of more housing by-right | SB 330 - Enacts the “Housing Crisis Act of 2019”; places restrictions on certain types of development standards; amends the Housing Accountability Act; and makes changes to the local approval processes and the Permit Streamlining Act. | Executive Order to further extend protections and to incentivize appropriately located developments that additionally address sustainability goals.  |
| 9. Expand the welfare tax exemption to spur the development of median income and workforce housing   | n/a  | Reconsider AB 1734 (Chiu), which passed the legislature last year to expand the welfare exemption (related to property taxes) for housing units that are covenanted up to 120% of Area Median Income. Recommend first focusing on areas around public transit to curb displacement and gentrification in areas that have benefited from public infrastructure investments. |
| 10. Standardize all state programs to fund evidence-based interventions  | SB 1380 - Created the Homeless Coordinating & Financing Council and required state agencies/departments to implement Housing First core components   | Through Executive Order, create a Funders Collaborative that would require state agency/department staff to standardize existing funding for housing and housing-based services to fund evidence-based interventions.  |
| 11. Align services and housing funding   | n/a  | Require HCD, HHS/DHCS, CalHFA, TCAC, and CDLAC to align funding for housing-based services to programs funding rental assistance, operating subsidies, and capital funding serving people experiencing homelessness. Can align more easily through coordinated eligibility criteria.   |

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| 12. Allow housing projects that are intended for low-income people and that receive government funding or assistance to be developed, constructed, or acquired without a local referendum. | n/a   | Repeal Amendment 34 that requires local approval intended for low-income people.   |
| 13. Create incentives to allow the broader use of mobile homes in rural areas  | n/a   | Allow 2-3 mobile homes on a parcel without registering as a park under HCD. Regulate insurance rates for mobile homes to reduce costs.   |
| 14. Expanding infrastructure for new housing and updating existing infrastructure to expand housing capacity in rural areas.   | AB 101 - provided \$500 million in one-time grant funding to improve infrastructure that supports infill affordable housing, including a \$90 million non-competitive program for smaller jurisdictions. Rural cities and unincorporated areas, however, have unique circumstances that warrant additional funding and flexibility. | In rural communities there may be parcels without basic infrastructure such as roads, electricity, water and sewer. In these cases, infrastructure investments will be needed in order to site mobile homes, or other affordable housing options. While AB 101 included a broader definition of infill than prior grant programs, there are rural sites appropriate for more intensive housing development that may not qualify as infill pursuant to existing definitions. Moreover, additional flexibility in the timing of investments could help support rural affordable housing projects. Local agencies should be allowed to access state funding to complete basic infrastructure improvements up-front in rural areas targeted for affordable housing in an approved housing element or other land use plan, rather than only in conjunction with an individual affordable housing development application. Basic infrastructure improvements are often necessary in advance to attract developer interest in a particular site/area. Local agencies accessing such funding should be required to commit to an expedited, by-right approval of proposed housing projects in the affected project site/area. |

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| <b><i>Getting More People Into Treatment</i></b>   |   |   |
| 1. Create interim solutions to allow local governments to intervene humanely and effectively for people who are gravely disabled | SB 40 - Alters procedures of last year's bill establishing special rules for conservatorships of persons with serious mental illness and substance use disorders in LA, SF, and San Diego counties. | State-level investment in recovery-oriented resources, i.e., funding for public guardian offices (including and private/family conservators), and board and care placements, and acute and sub-acute treatment beds to more adequately resource facilitating services for those determined to be gravely disabled.  |
| 2. Create incentives to recruit qualified professionals and para-professionals to scale up the workforce                         | Governor’s budget includes \$47.4M to fund scholarships and loan repayments for mental health workforce development programs (\$1M earmarked for former foster youth).                              | Executive Order to create immediate incentives (financial) to recruit qualified professionals and para-professionals (social workers, licensed SUD providers, clinicians, psychiatrists) to scale up the public behavioral health workforce needed to help address the crisis.  |
| 3. Repeal or modify the IMD Exclusion to expand the number of federally-financed sub-acute care beds                             | n/a   | Apply for the 1115 SMI/SED IMD Waiver as part of the state’s CalAIM negotiations.   |
| 4. Supporting building and contracting efficiencies, consistent with strategies above  | n/a   | <p>Executive Order to exempt shelter and housing developments from reliance on the public contracting code.</p> <p>Reform No Place Like Home to allow it to more flexibly address the homelessness crisis.</p> <p>Modernize regulations for Board and Care facilities.</p> <p>Expedite the state certification process for SUD providers under Drug Medi-Cal.</p> |

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| <p>5. Reform MHSA</p> | <p>On January 8<sup>th</sup>, the Governor directed the establishment of a Behavioral Health Task Force and Prop 63 review. The Administration is establishing a Behavioral Health Task Force that will bring together relevant state departments, counties, advocates, health plans, providers, and other stakeholders to review existing policies and programs and coordinate system changes to prevent and respond to the impacts of mental illness and substance abuse in California. The Administration will consider updates to the Mental Health Services Act (Prop. 63) to serve persons with mental illness who are experiencing homeless, justice-involved populations and early intervention of children. The Administration will submit a proposal in Spring 2020 regarding Prop. 63's proposed reforms, which may include new metrics to track local governments' use of these resources, namely the number of people served and the efficacy of spending. The Administration will work with health plans, providers, patient representatives, and other parties to update and strengthen enforcement of mental health parity laws, focusing on timely access to treatment, network adequacy, benefit design and plan policies.</p> | <p>Reform the MHSA to remove funding percentage restrictions and instead align the MHSA to measurable outcomes, including outcomes that support homelessness prevention and addressing the needs of the seriously mentally ill homeless.</p> <p>Reform the MHSA to allow county behavioral health to use funds for individuals with a primary SUD diagnosis.</p> |

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| <p>6. Assist individuals with mental and physical illness who are unable to live independently</p>  | <p>On January 8<sup>th</sup>, the Governor indicated that his proposed 20/21 budget would include provisions to reduce health care costs by expanding Medi-Cal to fund tenancy support services, housing navigation services, recuperative care, and targeted rental assistance. The expansion was previously known as CalAIM and is now called Medi-Cal Healthier California for All.</p>   | <p>Governor’s budget proposal to increase the Per Day Allocation for Adult Residential Facilities through increase in SSI rate for individuals living in ARFs (perhaps as part of proposed CalAIM plan)</p> <p>Pursue a Medicaid waiver to improve funding and quality for Board and Care settings.</p>                   |
| <p>7. Capitalize on existing, publicly-owned land and assets to create an array of integrated services and housing on medical campuses and other similar sites.</p> | <p>The Governor’s January 8<sup>th</sup> Executive Order directs Departments as follows:</p> <ul style="list-style-type: none"> <li>- General Services to identify excess state land for use as temporary housing and state facilities that can provide temporary housing as well as health and social services.</li> <li>- Transportation to develop and make public a lease template allowing local jurisdictions to use Caltrans land for temporary housing.</li> <li>- The Office of Statewide Health Planning and Development to assess availability and appropriateness of vacant and decommissioned hospitals and health care facilities for use as temporary housing.</li> <li>- The Department of Food and Agriculture, in consultation with other departments, to identify fairground land for use as temporary housing in or near jurisdictions that have declared a shelter crisis.</li> </ul> | <p>Identify sites like publicly-owned medical campuses where buildings could be repurposed and leveraged to create a constellation of services and housing options (both interim and permanent).</p> <p>Support legislative action to create pilot program for the Restorative Care Program (with an urgency clause).</p> |

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| 8. Unrestricted health funding   | n/a  | Legislation to reform eligibility for health care dollars by making them more flexible to assist homeless people regardless of diagnosis or acuity.    |
| 9. Fund pre-trial diversion to prioritize treatment, housing, and services for individuals being diverted from incarceration | <p>AB 1810 - prioritizes access to mental health services for individuals at risk of or experiencing homelessness.</p> <p>The Governor’s January 8<sup>th</sup> Executive Order announced the Community Care Collaborative Pilot (CCCP), which includes \$24.6 million in his proposed 2020-21 Budget and \$364.2 million over 6-years for the Department of State Hospitals to implement efforts in three pilot counties to place individuals with mental health needs, specifically those designated Incompetent to Stand Trial, into stable placements in the community instead of state hospital placements.</p> | Allocate ongoing, scaled up funding, consistent with AB 1810, to provide services and supports to individuals avoiding homelessness and incarceration. |