



City of Montclair

MONTCLAIR'S APPROACH TO THE TWIN CRISIS OF HOMELESSNESS AND
AFFORDABLE HOUSING

AND

STATUS REPORT ON APPLICATIONS FOR GRANTS, AWARDS AND PROJECTS

MAY 6, 2024

HOMELESSNESS

A PLAN TO ADDRESS AND COMBAT HOMELESSNESS

HOMELESSNESS

- Homelessness is an extraordinarily complex problem, necessitating active, sustained collaboration amongst a wide array of community partners including the counties, council of governments, cities and other public and non-profit agencies.
- No one city can address homelessness without a collaborative partnership. Until San Bernardino County, operating as lead agency, develops a comprehensive, coordinated, multi-agency Homeless Initiative and develops long-term funding sources (similar to Measure H in Los Angeles County) to combat homelessness, Montclair and other cities in the County are left to cobble together their own, disparate homelessness plans with minimal fiscal assistance from regional partners.

HOMELESSNESS

- This presentation seeks to provide direction toward both a comprehensive, coordinated, multi-agency Homeless Initiative led by Montclair.
- As such, this presentation, coupled with a discussion of affordable housing, serves to recognize not only Montclair's initiatives in these matters, but also to clarify that the long-term nexus to addressing the twin crisis of homelessness and affordable housing requires a multi-pronged, collaborative approach involving partnerships between local, regional, state and federal partners, along with participation from the private sector.

Definitions of U.S. Homelessness

- The U.S. Department of Housing and Urban Development (HUD) has defined the following comprehensive and diverse Categories related to people who are homeless:
 - **Category 1 – Literal Homelessness.** Individuals and families who live in a place not meant for human habitation (including the streets or in their car), emergency shelter, transitional housing, and hotels paid for by a government or charitable organization.
 - **Category 2 – Imminent Risk of Homelessness.** Individuals or families who will lose their primary nighttime residence within 14 days and has no other resources or support networks to obtain other permanent housing.

Definitions of U.S. Homelessness

- The U.S. Department of Housing and Urban Development (HUD) has defined a number of comprehensive and diverse Categories related people who are homeless (continued):
 - **Category 3 – Homeless Under Other Statutes.** Unaccompanied youth* under 25 years of age, or families with children and youth, who do not meet any of the other categories but are homeless under other federal statutes, have not had a lease and have moved 2 or more times in the past 60 days and are likely to remain unstable because of special needs or barriers.

**Youth are eligible, and much more likely to qualify under the other HUD Categories.*
 - **Category 4 – Fleeing Domestic Violence.** Individuals or families who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking and who lack resources and support networks to obtain other permanent housing

Definitions of U.S. Homelessness

HUD's Annual Homelessness Assessment Report to Congress (AHAR) includes the following definitions for homelessness in the United States:

- **Homelessness** – the condition of people who lack a fixed, regular, and adequate nighttime residence, and includes:
 - People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided.
 - People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous, traumatic, or life-threatening conditions related to the violence, and have no other safe residence or resources to obtain one.
 - People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing.
 - People who are unaccompanied youth and homeless families with children and youth defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition.

Definitions of U.S. Homelessness

HUD's Annual Homelessness Assessment Report to Congress (AHAR) includes the following definitions for homelessness in the United States (Continued):

- **Unsheltered** – anyone whose primary nighttime residence (where they sleep) is a place not designed or ordinarily used for sleeping, including:
 - Cars
 - Parks
 - Abandoned buildings
 - Bus or train stations
 - Airports
 - Camping grounds

Definitions of U.S. Homelessness

HUD's Annual Homelessness Assessment Report to Congress (AHAR) includes the following definitions for homelessness in the United States (continued):

- **Experiencing Homelessness** – a person who lacks a fixed, regular, and adequate nighttime residence.
- **Families Experiencing Chronic Homelessness** – people in families with children in which the head of household has a disability and has either been continuously experienced homelessness for one year or more or has experienced at least four episodes of homelessness in the last three years where the combined length of time experiencing homelessness on those occasions is at least 12 months.
- **Individual Experiencing Chronic Homelessness** – individual with a disability who has been continuously experiencing homelessness for one year or more, or has experienced at least four episodes of homelessness in the last three years where the combined length of time experiencing homelessness on those occasions is at least 12 months.

Definitions of U.S. Homelessness

HUD's Annual Homelessness Assessment Report to Congress (AHAR) includes the following definitions for homelessness in the United States (continued):

- **People in Families with Children who are homeless** – people who are experiencing homelessness as part of a household that has at least one adult (age 18 or older) and one child (under age 18).
- **Unaccompanied Youth (under 18) experiencing homelessness** – people in households with only children who are not part of a family with children or accompanied by their parent or guardian during their experience of homelessness, and who are under the age of 18.
- **Unaccompanied Youth (18-24) experiencing homelessness** – young adults in households without children who are not part of a family with children or accompanied by their parent or guardian during their episode of homelessness and who are between the ages of 18 and 24.

Definitions of U.S. Homelessness

HUD's Annual Homelessness Assessment Report to Congress (AHAR) includes the following definitions for homelessness in the United States (continued):

- **Sheltered Homelessness** – people who are staying in emergency shelters, transitional housing programs, or safe havens.
- **Unsheltered Homelessness** – people whose primary nighttime location is a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for people (for example, streets, vehicles or parks).

What are the causes of homelessness?

- Major factors contributing to homelessness include the following:
 - Lack of affordable housing – across the nation and particularly in California, rents and home prices have skyrocketed, creating the most unaffordable housing market in a generation.
 - Home prices – in March 2024, home prices in Southern California hit a record high (\$869,082), coupled with higher mortgage rates (upper 6% range) – the average home mortgage tops \$5,500.
 - Home construction – too few houses being built, driving up rents and purchase prices.
 - Wages – average wages not keeping up with increases in rent and home prices.
 - Education – lack of higher education prevents many individuals from progressing into higher-paying jobs.
 - Generational competition – a large population of young people competing for, and entering into the housing market.

What are the causes of homelessness?

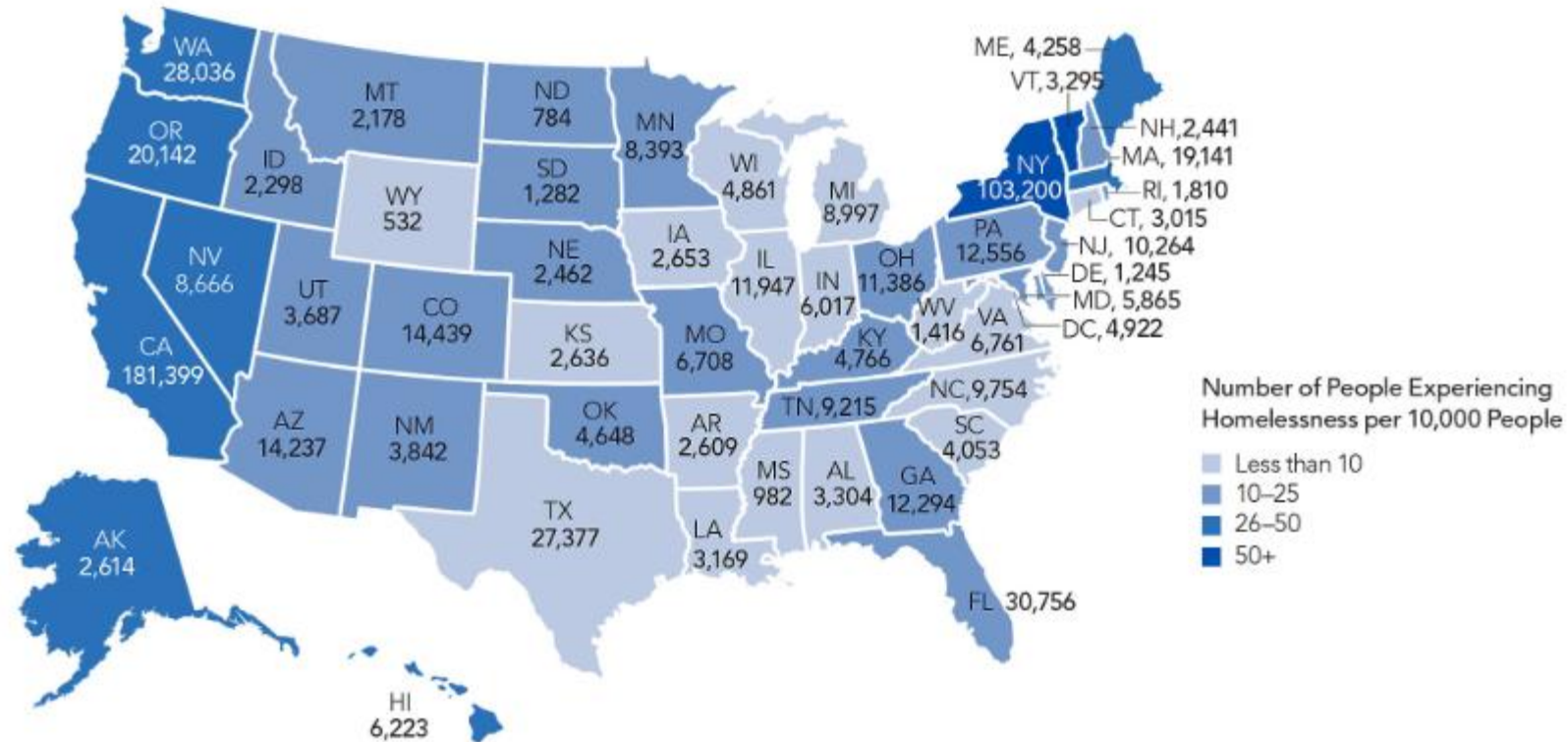
- Other major factors contributing to homelessness include:
 - Poverty – low wages and a lack of impactful social safety nets leave many individuals vulnerable to homelessness.
 - Legislative action to raise the minimum wage for fast food workers was designed, in part, to address the large number of people working in the fast food industry who function as the primary family wage-earner.
 - Mental illness – persons with mental health issues can find it difficult to find the necessary help and maintain housing and employment.
 - Substance abuse – addiction can lead to job loss, strained relationships and, ultimately, homelessness.
 - Domestic violence – persons fleeing domestic abuse can often leave such persons, and accompanying children, with nowhere to go.

Homelessness in the United States

- Homelessness is a complex issue affecting cities, counties, states and the nation as a whole.
- Over 653,100 people experience homelessness on any given night in the United States.
 - For California, the 2023 Point in Time Count estimated the unsheltered population at 181,399.
 - For Montclair, the 2023 Point in Time Count estimated the unsheltered population at 71.
- Between 2022 and 2023, the number of people experiencing homelessness increased by 12 percent, or roughly 70,650, up from 582,450 the previous period.

Homelessness in the United States

- Number of people experiencing homelessness in United States by state.



Homelessness in the United States

- While homelessness is less apparent in much of the nation, in the Western United States (Alaska, Arizona, California, Hawaii, Idaho, Montana, Nevada, Oregon and Washington) it is often more obvious because of the tolerance for encampments on streets, parks and other public places – tolerance due, in large part, to two Ninth Circuit Court of Appeals decisions in the following two cases:
 - *Martin v. Boise* (2018) – Holds that cities cannot enforce anti-camping ordinances if they do not have enough homeless shelter beds available for their homeless population; and
 - *Johnson v. Grants Pass* (2022) – Reaffirms the rights of homeless people to sleep outside in public spaces. The Ninth Circuit ruled that punishing people for sleeping in public places when no alternative shelter is available amounts to “cruel and unusual punishment.”

Homelessness in the United States

- On April 24, 2024, the U.S. Supreme Court (SCOTUS) heard oral arguments on both *Martin v. Boise* and *Johnson v. Grants Pass*.
 - A SCOTUS decision is expected in June 2024.
 - It is widely anticipated that SCOTUS will, to some degree, reverse at least parts of the Ninth Circuit's decisions in *Grants Pass* and *Boise*, upending current homeless-related enforcement efforts that are tied shelter-related requirements in California and other Western States.
 - Western States failing to reverse tolerance for large camps of homeless people on streets and other public places may engender some backlash, for example:
 - In November 2024, Arizona voters will decide on a ballot initiative to award property owners tax refunds if they can prove monetary damages resulting from their local government's failure to enforce nuisance laws against homelessness.
 - The Arizona initiative, which may serve as a model for other states, coupled with a reversal of *Boise* and *Grants Pass*, could represent a shift away from spending money on housing, drug treatment and mental health services for homeless persons, migrating instead toward a more punitive approach.

Homelessness in the United States

- The 2023 Point-in-Time (PIT) count is the highest since reporting began in 2007.



Homelessness in the United States

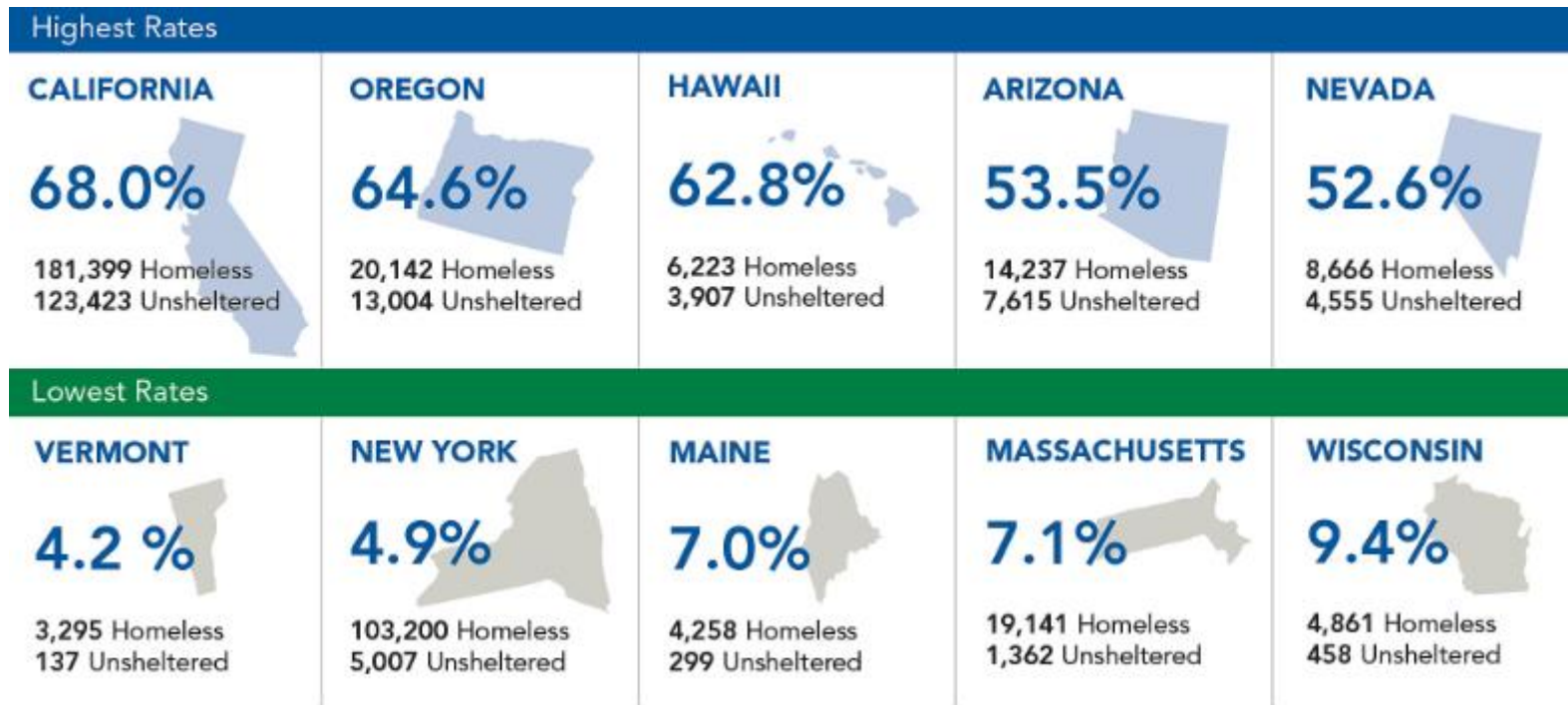
- 72% of people experiencing homelessness come from households without children present.
- 29% of people experiencing homelessness are part of a family with at least one adult and one child under 18 years of age.
- Less than one percent of people experiencing homelessness are unaccompanied children under the age of 18, without a parent or guardian present.

Homelessness in the United States

- More than 34,700 people under the age of 25 started experiencing homelessness as an unaccompanied youth.
- More than 98,000 people experiencing homelessness are between 55 to 64 years of age, and almost 39,700 people are over age 64.
- 35,574 veterans are experiencing homelessness – representing 22 out of every 10,000 homeless individuals, or roughly 6.6% of the total homeless population.
 - Montclair’s 2023 Point in Time Count found 3 unsheltered persons who classified as veterans, representing approximately 4.2% of the City’s unsheltered population.
- 143,105 people experiencing homelessness reported having experienced chronic patterns of homelessness.

Homelessness in the United States

- States with the **Highest** and **Lowest** Percentages of People Experiencing Homelessness:



Homelessness in the United States

- Largest Changes in Experiences of Homelessness:

2022–2023		2007–2023	
Largest Increases			
NEW YORK	29,022 / 39.1%	CALIFORNIA	42,413 / 30.5%
CALIFORNIA	9,878 / 5.8%	NEW YORK	40,599 / 64.9%
FLORIDA	4,797 / 18.5%	WASHINGTON	4,657 / 19.9%
COLORADO	4,042 / 38.9%	MASSACHUSETTS	4,014 / 26.5%
MASSACHUSETTS	3,634 / 23.4%	OREGON	2,552 / 14.5%
Largest Decreases			
LOUISIANA	-4,204 / -57.0%	FLORIDA	-17,313 / -36.0%
TENNESSEE	-1,352 / -12.8%	TEXAS	-12,411 / -31.2%
DELAWARE	-1,124 / -47.4%	GEORGIA	-7,345 / -37.4%
ALABAMA	-448 / -11.9%	NEW JERSEY	-7,050 / -40.7%
MISSISSIPPI	-214 / -17.9%	MARYLAND	-3,763 / -39.1%

Homelessness in the United States

- Distribution of Homeless Persons in geographic areas:
 - Over half of all persons experiencing homelessness (53%) were located in the nation's 50 largest cities.
 - Almost one-quarter (23%) of persons experiencing homelessness were in predominantly suburban areas.
 - 18% of persons experiencing homelessness were found in largely rural areas.
 - 6% of persons experiencing homelessness were found in largely urban areas not included in the 50 largest cities.

Homelessness in the United States

- Continuums of Care with the Largest Numbers of People Experiencing Homelessness.

CoC Name	All People Experiencing Homelessness	CoC Name	All People Experiencing Homelessness
Major City CoCs		Other Largely Urban CoCs	
New York City, NY	88,025	Eugene, Springfield/Lane County, OR	2,824
Los Angeles City & County, CA	71,320	Oxnard, San Buenaventura/Ventura County, CA	2,441
Seattle/King County, WA	14,149	Spokane City & County, WA	2,390
San Diego City and County, CA	10,264	Santa Rosa, Petaluma/Sonoma County, CA	2,266
Metropolitan Denver, CO	10,054	St. Petersburg, Clearwater, Largo/Pinellas County, FL	2,144
Largely Suburban CoCs		Largely Rural CoCs	
Santa Ana, Anaheim/Orange County, CA	6,050	Texas Balance of State	9,065
Massachusetts Balance of State	4,432	Washington Balance of State	6,764
San Bernardino City & County, CA	4,195	Georgia Balance of State	6,388
Honolulu City and County, HI	4,028	Oregon Balance of State	5,365
Riverside City & County, CA	3,725	Indiana Balance of State	4,398

Homelessness in California

- California consistently ranks among the states with the highest homeless population.
- California is home to 12% of the nation's population, 28% of the nation's homeless* population, and 50% of the nation's unsheltered** population.
 - * Homelessness – the condition of people who lack a fixed, regular, and adequate nighttime residence.
 - **Unsheltered Homelessness – people whose primary nighttime location is a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for people (for example, the streets, vehicles, or parks).
- 68% of individuals experiencing homelessness in California experienced it outdoors.
- 32% of people experiencing homelessness in California did so in shelters.

Homelessness in California

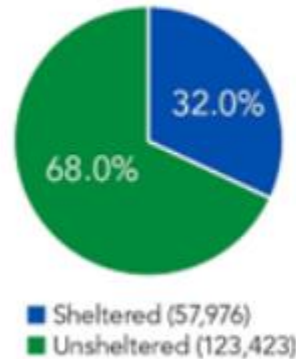
- 2023 Point In Time Count for California.

CALIFORNIA



Total Homeless, 2023
181,399

46 in every **10,000**
people were experiencing
sheltered homelessness



Estimates of Homelessness

155,916 individuals

25,483 people in families with children

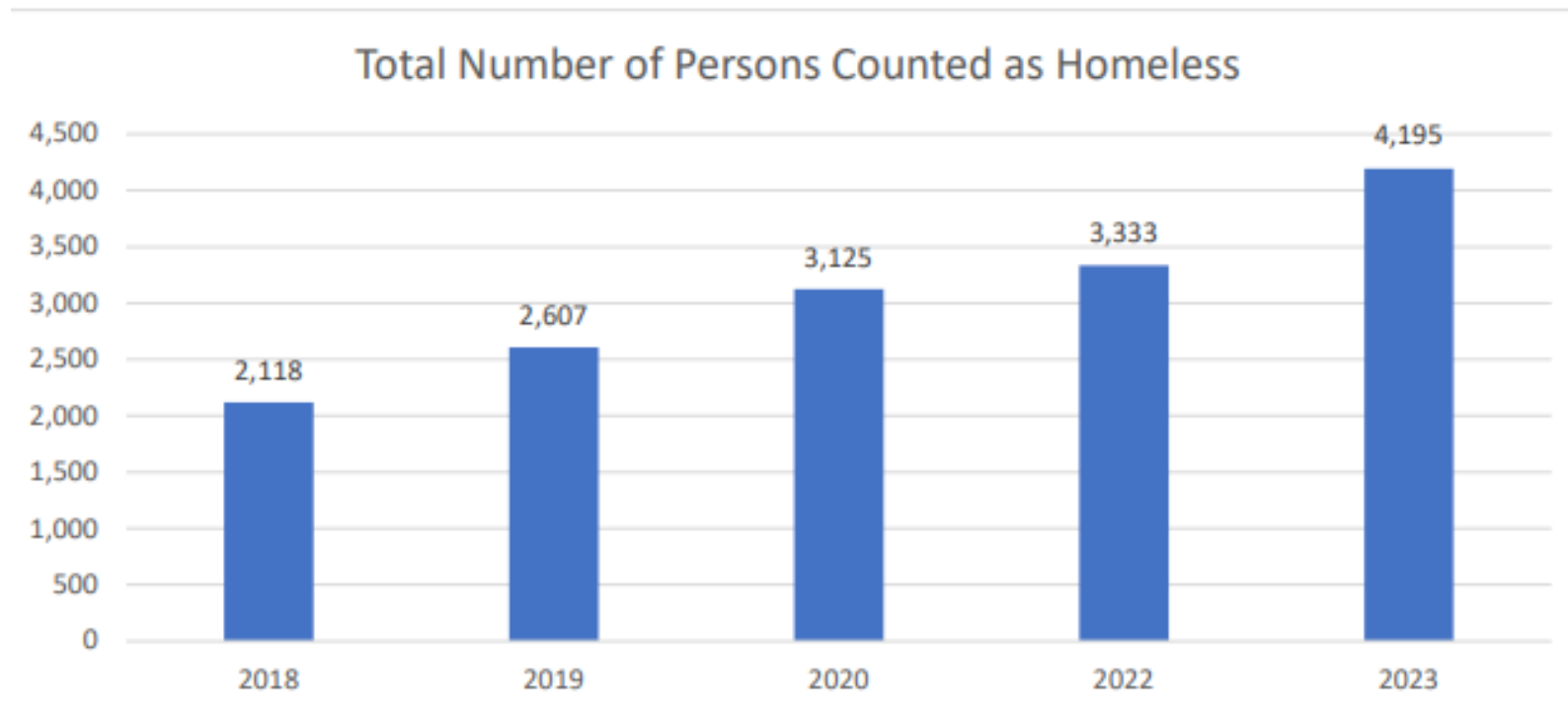
10,173 unaccompanied homeless youth

10,589 veterans

71,150 chronically homeless individuals

Homelessness in San Bernardino County

- Point In Time Count from 2018 - 2023, which represents an increase of 2,077 persons or 98.1%.



Homelessness in San Bernardino County

- Comparison of 2022 and 2023 Point In Time Count.

	Sheltered	Unsheltered	Total
2022 Homeless Count	944	2,389	3,333
2023 Homeless Count	1,219	2,976	4,195
Difference:	+275 (+29.1%)	+587 (24.6%)	+862 (25.9%)

Homelessness in San Bernardino County

- Jurisdictions with Largest Number of Homeless Persons.

Jurisdiction	Sheltered		Unsheltered	Total
	Shelter	Transitional Housing		
County	772	447	2,976	4,195
Barstow	42	24	88	154
Colton	62	0	150	212
Fontana	0	0	240	240
Ontario	69	11	107	187
Redlands	29	51	244	324
San Bernardino	276	209	1,017	1,502
Victorville	219	71	317	607
Total:	697	366	2,163	3,226

City of Montclair's Approach towards addressing Homelessness

- Why is Montclair working to address homelessness?
 - According to current, available data, homelessness is on the rise in San Bernardino County.
 - From 2022 to 2023, the County saw a 25.9% increase in persons experiencing homelessness.
 - In Montclair, the 2023 Point in Time Count placed the number of homeless persons living on streets, in makeshift shelters or in cars at 71.
 - Montclair is committed to working with the local community, neighboring cities, San Bernardino County, other public agencies, and regional partners to develop strategies that will equitably distribute homeless shelter/housing and services across the West End of San Bernardino County.
 - Montclair aims to achieve the following overarching goals to address homelessness:
 - Reduce the impact of homelessness within the City.
 - Provide resource guides to homeless individuals.
 - Assist with housing placement, food security, and intervention services referrals.
 - Align City resources with County investments.
 - Improve the quality of life for all residents.

City of Montclair's Approach towards addressing Homelessness

- In 2016, Montclair formed a Special Enforcement/Homeless Outreach Team within the Code Enforcement Division to address homelessness in the City.
 - The Special Enforcement/Homeless Outreach Team consists of two full-time Code Enforcement Staff members as well as support assistance from the Code Enforcement Division and Community Development, Economic Development, Public Works, and Police and Fire Departments.
 - The Special Enforcement/Homeless Outreach Team's objective is to implement the City's goals related to addressing homelessness in the City including:
 - Obtaining temporary housing placement and providing referrals;
 - Obtaining or directing homeless persons to available intervention services related to substance abuse and conditions related to mental and physical health;
 - Tracking the City's homeless population;
 - Working with local and regional partners; and
 - Providing necessary enforcement and other targeted activities related to illegal activities.

City of Montclair's Approach towards addressing Homelessness

•The City of Montclair uses a holistic approach at reaching homeless or at-risk populations through a vast network of community partners.

- Charter Oak
- Christian Development Center
- Community Crisis Response Team
- Crisis Walk-in Clinic
- Eagle Wings
- Health Service Alliance
- Heaven's Gate
- House of Miracles
- Inland Empire Health Plan
- Ontario-Montclair School District
- Prototypes
- Resolve Recovery
- Salvation army
- Set-Free Ministry
- Time For Change Foundation
- Victory Outreach
- San Bernardino County HOPE Team
- San Bernardino County Mental Health Services
- South Coast Community Services
- TriCity Mental Health

City of Montclair's Approach towards addressing Homelessness

- Amongst Montclair's community partners, relationships with Set-Free Ministry and the Christian Development Center are integral to the City's Homeless Outreach Program.
 - Set-Free Ministry provides a range of services including temporary housing, job placement, food assistance, emergency intervention, counseling services, substance abuse intervention, health evaluation, in-field assistance and evaluation, and other essential services.
 - Christian Development Center is an integral partner in the City's implementation of grants provided through San Bernardino County's Homeless Housing, Assistance and Prevention Program (HHAP). This partnership has extended through three HHAP cycles.
 - Because HHAP program requirements require cross-jurisdiction assistance and intervention, it is anticipated that funding for future HHAP cycles will be applied for, and directly administered through, Christian Development Center rather than the City of Montclair.

City of Montclair's Approach towards addressing Homelessness

- Montclair has also partnered with Christian Development Center to develop food insecurity programs.
 - Food Insecurity—according to the United States Department of Agriculture (USDA) some households, at times, experience food insecurity during the year.
 - Access to adequate food is limited by a lack of money and other resources.
 - Food and nutrition assistance programs aim to increase food security by providing people with access to food for a healthful diet.
 - In San Bernardino County, the food insecurity rate is 9.6 percent, slightly behind the 10.5 percent rate for California as a whole.
 - According to Feeding America, it would take nearly \$2.7 billion to meet California's food insecurity needs.
 - The City has provided Christian Development Center with a \$5,000 Community Benefits Fund award to combat Food Insecurity.
 - Montclair annually provides Christian Development Center with application support for food insecurity grant requests.

City of Montclair's Approach towards addressing Homelessness

- Montclair has become a resource hub for homeless populations as surrounding communities either do not offer services or are forced to turn their homeless populations away due to a lack of housing and support services.
 - More 70% of the homeless or at-risk of homeless persons served by Montclair come from other communities, while the other 30% of homeless served are from Montclair.
 - Cross-jurisdiction assistance and support is unsupported by contractual agreements between Montclair and adjoining municipal agencies, and places a significant administrative burden on Montclair staff in service of homeless individuals from surrounding communities.
 - As indicated on the previous slide, it is anticipated that application for, and administration of any future San Bernardino County Homeless Housing, Assistance and Prevention Program (HHAP) funds will migrate to Christian Development Center, a non-profit agency that can service clients across jurisdictional boundaries.

City of Montclair's Approach towards addressing Homelessness

- Montclair has retained the services of Homeless Outreach Consultant Kenneth Gominsky to assist City staff with guidance and further development of Montclair's homeless outreach program.
 - Mr. Gominsky, a retired Deputy Police Chief from the City of Santa Ana, was appointed in 2021 as Santa Ana's Homeless Services Division Manager.
 - Mr. Gominsky offers consulting services to help municipalities develop and/or guide them in their respective homeless outreach programs.
 - Mr. Gominsky was instrumental in establishing Santa Ana's Navigation Center and applying for state funds for its buildout, maintenance and operations.
 - Montclair has referred Mr. Gominsky to San Bernardino County as an advisor/consultant for development of a West End Navigation Center.

City of Montclair's Approach towards addressing Homelessness

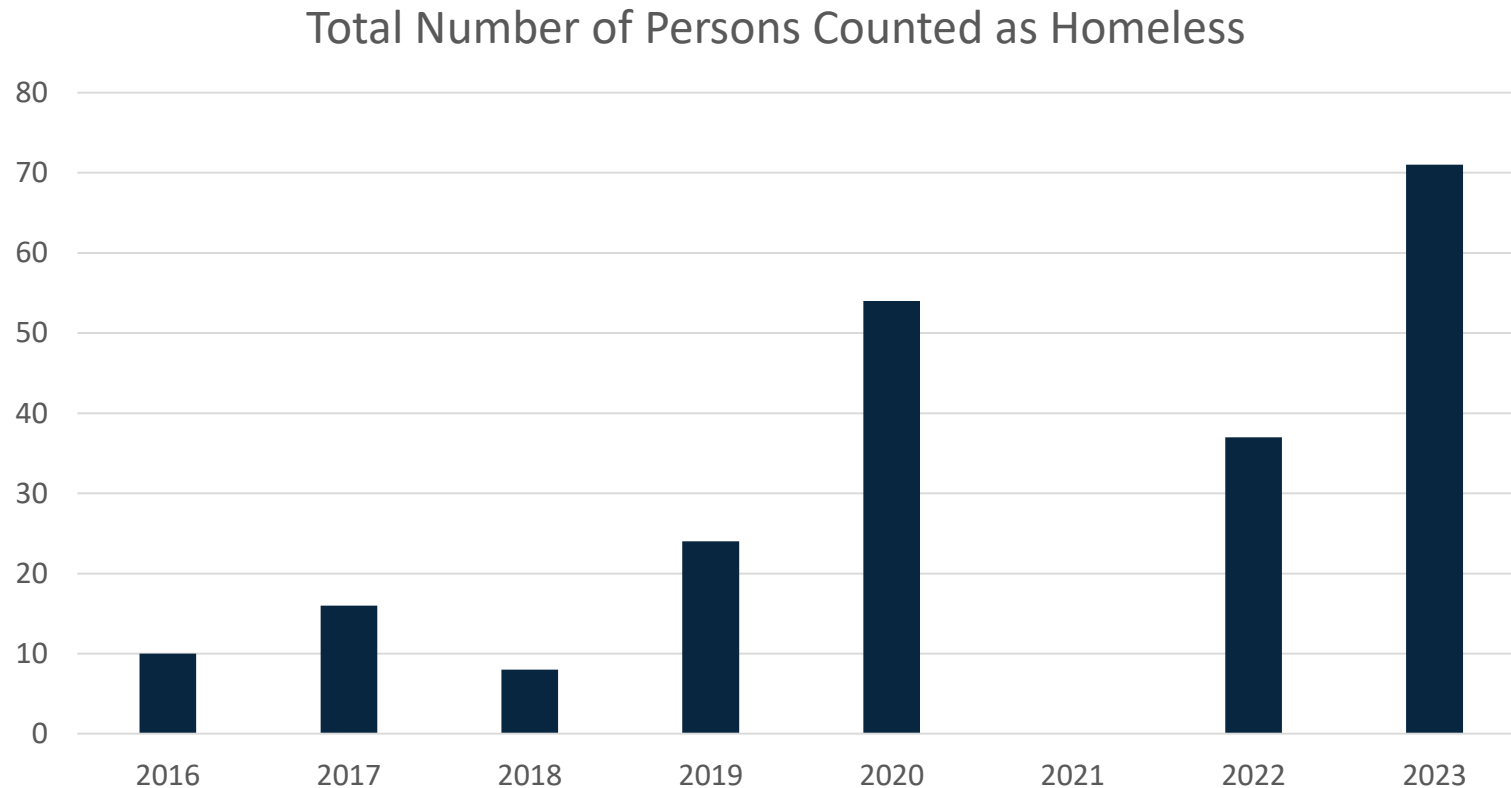
- Montclair has also implemented or is evaluating other innovative programs including:
 - Enhancing capabilities of the City's Code Enforcement Special Enforcement Team by equipping them with in-field tools to monitor and report on homelessness and look for available resources, including bed space and food and health services.
 - Improving Citizen outreach for reporting homeless-related issues by providing education on downloading the City's MyMontclair app to report issues directly from a mobile device, by reporting on the City's Homeless Hotline at 909-625-9431, or reporting by email at Homelessness@cityofmontclair.org.
 - Improving Businesses outreach by promoting the City's No Trespassing Program—property owners can sign a Limited Authorization for Arrest form to allow Public Safety personnel to go onto private property to enforce trespassing laws.

City of Montclair's Approach towards addressing Homelessness

- Montclair has also implemented or is evaluating other innovative programs including:
 - Entering into agreements with the following:
 - Caltrans – to address issues along the I-10 Freeway on- and off-ramps, along Caltrans right of way and at the Montclair Transcenter. Issues may include encampments, graffiti, pandering, trash and debris, and substance abuse related issues.
 - Union Pacific Railroad – to address issues along the Union Pacific Rail Corridor. Issues may include encampments, theft from train cars, graffiti, and trash and debris.
 - Army Corps of Engineers (ACE) – to address issues within ACE right of way. Issues may include encampments, damage to fencing, and trash and debris.
 - Metrolink/San Bernardino County Transportation Authority (SBCTA) – to address issues along the Metrolink San Bernardino Line rail corridor. Issues may include encampments, graffiti, and trash and debris.
 - San Bernardino Flood Control District – to address issues along the San Antonio Channel. Issues may include encampments, graffiti, damaged fencing, and trash and debris.

City of Montclair's Approach towards addressing Homelessness

Point in Time Count from 2016 – 2023 City of Montclair.



Montclair

Total Number of Unsheltered Adults: 71

Of the 71 adults counted, volunteers were able to administer 40 surveys.

Demographic Information	n=40	
	Number	Percent
Age:		
18 to 24	2	5.0
25 - 34	7	17.5
35 - 44	12	30.0
45 - 54	11	27.5
55 - 64	7	17.5
65+	1	2.5
Chronic Health Condition That Is Life-Threatening Such as Heart, Lung, Liver, Kidney, or Cancerous Disease	4	10.0
Chronically Homeless	10	25.0
Developmental Disabilities	0	0.0
Ethnicity:		
Hispanic/Latin(a)(o)(x)	25	62.5
Foster Care (ever been)	5	12.5
Gender:		
Male	32	80.0
Female	8	20.0
Transgender	0	0.0
Gender Non-Conforming (i.e., not exclusively male or female)	0	0.0
Questioning	0	0.0
Unknown	0	0.0
Homeless for First Time During Past 12 Months	11	27.5
HIV/AIDS	0	0.0

Incarcerated During the Last 12 Months	9	22.5
Income:		
No Monthly Income	23	57.5
\$1 - \$250	5	12.5
\$251 - \$500	6	15.0
\$501 - \$1,000	0	0.0
More Than \$1,000	6	15.0
Unknown		
Mental Health Disability or Disorder That Seriously Limits Ability to Live Independently	4	10.0
Physical Disability That Seriously Limits Ability to Live Independently	6	15.0
Race:		
American Indian, Alaska Native, or Indigenous	0	0.0
Asian or Asian American	0	0.0
Black, African American, or African	2	5.0
Native Hawaiian or Pacific Islander	0	0.0
White	37	92.5
Multiple Races	0	0.0
Unknown	1	2.5
Substance Use Problem Disability or Disorder That Seriously Limits Ability to Live Independently	7	17.5
Veteran Status:	3	7.5
Victims of Domestic Violence:		
Experiencing Homelessness Due to Fleeing Domestic Violence, Dating Violence, Sexual Assault, or Stalking	2	5.0

City of Montclair's Partnership with San Bernardino County

- The County of San Bernardino, with funds from the state, is developing plans for a regional Navigation Center to provide homeless outreach.
- The concept behind the Navigation Center would be to connect individuals experiencing homelessness to a one stop shop of resources including:
 - Medical care
 - Mental health care
 - Substance abuse disorder counseling
 - Individualized case management
 - Job training/placement/referral
 - Meals
 - Temporary housing/referrals to transitional/permanent housing

City of Montclair's Partnership with San Bernardino County

- The estimated cost to open a 200 to 300-bed Navigation Center in a pre-existing facility is estimated to cost approximately \$30 million to \$50 million, not including annual maintenance, operations and contractual wrap-around services.
- County receipt of “millionaire tax” dollars dedicated to homeless programs and navigation centers could provide county’s with the fiscal means for opening navigation centers.

City of Montclair's Partnership with San Bernardino County

- A West-End Navigation Center would serve cities in the west end of San Bernardino County interested in a joint relationship with the County's Homeless Outreach Program.
 - Referrals to a Navigation Center can come from member agencies or other Navigation Center partners.
 - Cities and other partners would be able to refer at risk or unhoused persons/couples/families to the Navigation Center for temporary housing and intense wrap-around services for up to six months, or as otherwise determined to receive necessary recovery/support services.

City of Montclair's Partnership with San Bernardino County

- Navigation Centers conduct client intake assessment to determine the level of care and assistance required. Assessments evaluate for the following:
 - Conditions related chronic homelessness;
 - Mental health and substance abuse issues;
 - Overall health and medical requirements;
 - Personal needs including personal, family and pet care;
 - Personal safety and security; and
 - Economic health, and other matters.

City of Montclair's Partnership with San Bernardino County

- Navigation Center referred clients requiring extended health care intervention or acute health care may receive referrals to other agencies.
- Persons identified with untreated schizophrenia spectrum or other psychotic disorders may require special evaluation, care and referral to other agencies capable of addressing their mental health-related issues, including the State/County Community Assistance, Recovery, and Empowerment (CARE) Courts program for extended health care program for court-ordered treatment and housing plans.

City of Montclair's Partnership with San Bernardino County

- For those municipal agencies electing to participate in the Navigation Center concept, the County of San Bernardino is requiring local provision of interim housing/homeless shelter services.
- The City of Montclair is currently working on acquiring a motel that would be converted into an interim homeless shelter.
 - The homeless shelter would provide at risk individuals with temporary housing and provide transitional housing to persons who received intensive services at the Navigation Center.
 - San Bernardino County is expected to provide an estimated three years of funding for certain services designed to facilitate continued recovery and re-entry into the workforce.
 - Funding for the approximately \$5 million grant would come from the County of San Bernardino and would be used for the purchase and rehabilitation of a motel property.
 - The Montclair Economic Development Agency is currently working on a purchase and sale agreement for acquisition of a suitable motel property.

City of Montclair's Partnership with San Bernardino County

- The City of Montclair will work with San Bernardino County to establish a Rapid-Housing Development (RHoD) Program to provide financial support to secure housing options for a longer-term.
 - The goal of an RHoD Program is to create immediately-available, longer-term housing opportunities for persons experiencing homelessness by providing cities and service providers with an additional resource to secure housing units/beds on a longer-term basis, and that are available more quickly.
- Program Goals:
 - Increase the number of housing units and beds available for persons experiencing homelessness (PEH) or who are at risk of homelessness;
 - Provide PEH with a unit that has less cost volatility; and
 - Provide more permanent housing options for PEH and those at risk of homelessness.

City of Montclair's Partnership with San Bernardino County

- San Bernardino County's efforts will be assisted by Proposition 1 (2024), a \$6.4 billion bond to support treatment centers and permanent supportive housing.
- Important elements of Proposition 1 include the following:
 - Changes a 2004 voter-approved tax on incomes over a million dollars that currently generates around \$4 billion annually, imposing new requirements on how counties report and spend the funds on mental health programs.
 - Includes a \$6.4 billion bond to build 11,000 addiction and mental health treatment beds and supportive housing for veterans.
 - County health officials have until 2026 to adjust their mental health budgets to reflect a shift in priority for state funds spent locally.
 - Counties required to commit around one-third of their spending to housing assistance for their clients, while focusing on intensive services for people in encampments.

City of Montclair's Partnership with San Bernardino County

- Requires counties to invest 30% of the money they receive from the state's "millionaire's tax" into housing programs, including rental subsidies and navigation services.
 - Half of the funds will be used to target individuals who are chronically unhoused or living in encampments.
 - Up to a quarter of the funds could be used to build or purchase housing units.
- Commits \$4.4 billion of bond monies toward inpatient and residential treatment beds.
- \$2 billion in bond monies is earmarked for permanent supportive housing, half of which would be set aside for veterans.

City of Montclair's Partnership with San Bernardino County

- California has also implemented a statewide program to expand and streamline access to mental health care for people insured by Medi-Cal—the public insurance program for low-income Californians.
 - California Advancing and Innovating Medi-Cal (CalAIM) offers the following initiatives:
 - Behavioral Health—Strengthening mental health and substance use disorder services and better integrating them with physical health care.
 - Community Support—Help address unmet basic needs that can impact their health, including securing and maintain housing, and access to medically tailored meals for short-term recovery.
 - Dental Support—for children with unmet dental conditions.
 - Enhanced Care Management—Provided to high need persons with in-person care where they live.
 - Justice involved Support—Both adults and youth while incarcerated and as they re-enter their communities.
 - Path funds—Support local communities to provide services within their communities.

Grants

- The following series of slides provide information regarding:
 - Grant funds received by the City, to date, from various grantor agencies;
 - How funds have been allocated from grants received from grantor agencies; and
 - Current grants pending before various grantor agencies.

Grants Received

- Total Amount of Grant Funds Received to address Homelessness since 2019

Grant Name	Total Award Amount
Homeless Emergency Aid Program (HEAP)	\$299,100.00
Homeless Emergency Aid Program (Project Room Key)	\$237,490.00
Homeless Housing, Assistance and Prevention Program (HHAP)	\$115,254.00
Homeless Housing, Assistance and Prevention Program (HHAP 2)	\$41,085.00
Homeless Housing, Assistance and Prevention Program (HHAP 3)	\$95,901.00
Total Amount	\$788,830.00

Grants Received – Allocation

- Total Amount of Grant Funds Received to address Homelessness since 2019

Allocation of Grant Funds	Total Award Amount
Street Outreach	\$43,029.00
Navigation Services/Case Management	\$143,091.00
Rental Assistance/Housing Vouchers	\$602,710.00
Total Amount	\$788,830.00

Grants Pending

- Total Amount of Grant Funds submitted to address Homelessness

Grant Name	Total Award Amount
San Bernardino County Housing Development Homeless Shelter	\$5,000,000.00
Community Project Funding Homeless Shelter	\$2,000,000.00
California Interagency Council On Homelessness Encampment	\$1,777,823.25
Homeless Housing, Assistance and Prevention Program (HHAP 4)	\$120,000.00
Total Amount	\$8,897,823.25



City of Montclair

QUESTIONS

AFFORDABLE HOUSING

A PLAN FOR AFFORDABLE HOUSING

Montclair and Affordable Housing

- The U.S. housing shortage stems from a multi-pronged crisis of low housing stock, a slow rate of housing production coupled with higher mortgage and construction rates, disparities between household income and the price of homes, the accelerated rate of new household formation among young people, and an expansion of homelessness.
- Curbing this crisis is crucial because the reality is that a home – beyond being a place where you sleep, sometimes work, and spend time with family and friends – is a place that confers advantages and disadvantages that can change people's lives for better or worse.

Montclair and Affordable Housing

- Government at all levels have sought to address the housing crisis, including the following examples:
 - The Biden administration is working to address the shortage by creating and selling 100,000 affordable housing units, targeting individuals and nonprofit organizations; and by launching House America, that asks local leaders to work to curb homelessness by using available resources to re-house people experiencing homelessness and build new affordable units.
 - Governor Gavin Newsom pledged \$22 billion as part of the California Comeback Plan, which aims to build more than 84,000 new affordable homes.
 - Groups like Opportunity Starts at Home, the National Low-Income Housing Coalition and National Fair Housing Alliance are united to address issues such as eviction, discrimination, affordability and lack of housing.

Montclair and Affordable Housing

- Despite best efforts, however, the current combined effect of a low housing stock, constrained housing production, high housing prices and higher mortgage and construction rates means that the U.S. housing market will remain difficult for many years to come.
- This presentation details that, since 1986, Montclair has advocated for the need to maintain affordable housing in the City, either on its own or in concert with developers.
- While the need for affordable housing is now greater, as evidenced by the rise in homelessness, the means and financial tools to achieve an abundance of affordable housing remains challenging.

Montclair and Affordable Housing

- Montclair's investment in affordable housing began in earnest in 1986 when the City of Montclair Redevelopment Agency formed the Housing Improvement Task Force (Task Force) for the purpose of reducing crime and improving housing conditions in the City.
- The Task Force's emphasis was directed toward two major areas:
 - In south Montclair within the Kingsley Street, Bandera Street and Canoga Street neighborhoods, from Central Avenue on the east and Mills Avenue on the west; and
 - Within apartment areas on Mills Avenue, north of the Interstate 10 Freeway.

Montclair and Affordable Housing

- Activities of the Task Force that targeted improvements to the subject areas included:
 - RDA economic assistance for exterior property improvements among partnering, multi-family complex property owners.
 - Immersive police and code enforcement activities directed at reducing crime and ensuring maintenance of properties.
 - Partnering property owners were required to agree to restrictive covenants, including implementation of processes related to tenant screening and property maintenance and establishing owners associations to monitor maintenance standards and promote continue improvements.

Montclair and Affordable Housing

- Task Force objectives included:
 - Creating a sense of neighborhood, instilling a sense of security, and improving the aesthetic environment.
 - Objectives were achieved through formation of Owner's Associations, establishing rules and guidelines, and implementing a combination of physical improvements, including the following:
 - Decorative ornamental fencing
 - Masonry walls
 - Landscaping and irrigation
 - Entry monument signage
 - Electric security gates for pedestrian and vehicle ingress and egress
 - Pavement resurfacing
 - Alleyway improvements
 - New trash enclosures

Montclair and Affordable Housing

- Formation of Foundation Areas – To facilitate desired and lasting change within the targeted areas, the Task Force established the following initial Foundation Areas for receipt of targeted concentration of labor and resources:
 - Helena Gardens
 - Cobblestone Village
 - Montclair Meadows
- In 1990, the City/RDA received the League of California Cities' ***Helen Putnam Award in Excellence*** for the work of the Task Force, which has been modeled by numerous cities statewide.

Montclair and Affordable Housing

- Ongoing successes of the Task Force in the targeted areas were enhanced by the City's acquisition of, and improvements to, a number of multi-family properties outside of the Foundation areas.
- To manage City-owned properties and maintain affordability covenants, the Montclair Redevelopment Agency (RDA) took the following steps:
 - In 1994, acquisition of multi-family properties by the City led to the RDA Board of Directors approving formation of the Montclair Housing Corporation (MHC) to oversee the acquisition, rehabilitation, maintenance, and rental of units for low- and moderate-income residents.
 - In 2012, with the dissolution of community redevelopment agencies throughout California (*California Redevelopment Assn. v. Matosantos (2011)*), the City Council created the Montclair Housing Authority (MHA) to hold the former housing assets of the former Redevelopment Agency and to oversee the MHC.

Montclair and Affordable Housing

- In *Matosantos*, the California Supreme Court ruled that the state has the right to abolish local redevelopment agencies, but can't compel them to spend more property tax dollars on local services as a requirement to stay in operation. Taken together, the two parts of the decision required the 400-plus local redevelopment agencies in California to shut down permanently in February 2012.
 - Dissolution of the Montclair RDA meant, at that time, the loss of more than \$11 million in annual property tax increment used by the Montclair RDA for development-related and other purposes, including development of affordable housing, housing rehabilitation assistance, and special home maintenance programs for eligible senior citizens—today, that loss of income to Montclair, adjusted for growth and inflation, is conservatively estimated to exceed \$15 million annually.
 - Instead, these former RDA assets were redistributed to the state and local taxing agencies, with only a small, annual residual returned to the City of Montclair.

Montclair and Affordable Housing

- In relation to affordable housing, *Matosantos* and dissolution of community development agencies meant the loss of property tax increment directed toward affordable housing. Under state community redevelopment law, each redevelopment agency was required to set aside 20 percent of property tax increment receipts for affordable housing construction—a funding mechanism known as Tax Increment Financing (TIF).
 - TIF is the process of paying for redevelopment activity with anticipated, increased property tax revenues from the very projects pursued through redevelopment.
 - TIF gained political acceptability in the early 1950s in California because it required no new taxes.
 - TIF proceeds were drawn entirely from higher property taxes assessed upon future owners of property within redevelopment project area boundaries.

Montclair and Affordable Housing

- Montclair has historically used its TIF 20% set aside to fund eligible affordable housing activities of the Montclair RDA including:
 - Eligible activities of the Housing Improvement Task Force;
 - Acquisition of properties by the City/Montclair Housing Corporation—properties maintained as affordable housing under restrictive covenants; and
 - Co-partnerships with affordable housing developers such as National Core to build affordable housing projects in Montclair.
 - In co-partnership with National Core, the City would provide National Core with land or TIF funding for project development, and National Core would secure Department of Housing and Urban Development (HUD) grants and federal tax credits for project construction.

Montclair and Affordable Housing

- Partnering with National Core.
 - In the early 2000s, Montclair established the “San Antonio Gateway” neighborhood (an area on the east side of Mills Avenue between Holt Boulevard and Kingsley Street, and south side of Kingsley Street between Mills and Amherst Avenues) as an area in need of targeted redevelopment.
 - The San Antonio Gateway consisted mostly of vacant lots, blighted duplex units, underutilized industrial and commercial land, and overcrowded multi-family development.
 - Census data demonstrated that approximately 49 percent of area renters paid 30 percent or more of their monthly income on rent—the standard used by HUD to determine housing affordability.
 - The average senior living in the area spent 55 to 66 percent of their monthly income on rent.
- The City Council established the goal of affecting dramatic and positive change for the San Antonio Gateway by developing much-needed quality affordable housing and implementation of social services to improve the quality of life in the neighborhood.

Montclair and Affordable Housing

- The City co-partnered with National Core to develop the San Antonio Gateway.
- Co-partnership with National Core resulted in the construction of the following four affordable housing projects:
 - 75-units San Antonio Vista Apartments for low-income families—constructed in 2007
 - 84-units San Marino Apartments serving low-income seniors—constructed in 2009. With this project, National Core became the first developer in the state to combine a HUD 202 grant with tax-credit financing.
 - 50-units Vista del Cielo for low-income families—constructed in 2011.
 - 18-units Sam Emi Apartments for developmentally disabled adults—constructed in 2014.

Montclair and Affordable Housing

- Each of the National Core projects have onsite service programs, some provided directly by the City, catering specifically to their respective resident populations, including:
 - Community and Learning Centers
 - Computer Rooms
 - Playgrounds and Swimming Pools
 - Community Gardens
 - Family Opportunity Centers: (Financial Coaching, Job Training, Budgeting Workshops, Home Ownership Preparation)
 - Afterschool Programs (K-8)
 - Senior Wellness Programs

Montclair and Affordable Housing

- Montclair's National Core Projects have also received a number of awards:
 - 2009 Apartment Association of the Greater Inland Empire Community of the Year (San Antonio Vista)
 - 2010 Southern California Association of Non-Profit Housing Senior Housing Project of the Year, Honorable Mention (San Marino)
 - 2010 National Association of Home Builders Best Creative Financing of an Affordable Housing Community (San Marino)
 - 2010 National Association of Housing and Redevelopment Officials Award of Merit in Housing and Community Development (San Marino)
 - 2012 Apartment Association of the Greater Inland Empire Lease-Up Community of the Year (Vista del Cielo)
 - 2012 Apartment Association of the Greater Inland Empire Community of the Year (San Antonio Vista)
 - 2013 Apartment Association of the Greater Inland Empire Senior Community of the Year (San Marino)

Montclair and Affordable Housing

- Leveraging for future affordable housing projects:
 - Montclair, in conjunction with the City's Economic Development Agency, owns a number of properties in fee that may be eligible for future affordable housing projects, developed in conjunction with a qualified affordable housing developer capable of leveraging a property for HUD grants and tax credit financing—these properties may include the following:
 - Approximate 2-acre property on State Street, adjacent to the Monte Vista Avenue Grade Separation.
 - Two parcels (approximately 0.75 acre) on the east side of Monte Vista Avenue, south of Moreno Street.
 - Three parcels (approximately 0.75 acres) adjacent to the northeast corner of Central Avenue and San Bernardino Street—the City would need to assemble the corner parcel (approximately .25 acres) in order to pursue development.
 - Former Police Department Impound Lot (approximately 2 acres), north of the Montclair Police Department.
 - Approximate 2-acre parcel on Richton Street, west of Hasco Outlet Store located at 8710 Central Avenue.
 - Approximate 5-acre parcel on Vernon Avenue, north of Phillips Street, in the City's Sphere of Influence.

Montclair and Affordable Housing

- Leveraging for future affordable housing projects:
 - The City is seeking to acquire ownership of the Caltrans-owned parking fields (approximately 26 acres) at the Montclair Transcenter to develop additional market-rate and affordable housing units that would be transit-adjacent.
 - The property was recently listed by Caltrans as “excess”, but has since been moved off the excess property list.
 - The City has applied for a \$25 million RAISE (Rebuilding American Infrastructure with Sustainability and Equity) grant to acquire the Caltran-owned property. RAISE is a discretionary grant program for investments in surface transportation infrastructure that will have a significant local or regional impact, authorized under the Infrastructure Investment and Jobs Act.

Montclair and Affordable Housing

- Leveraging for future affordable housing projects:
 - City staff are currently working with Moule & Polyzoides Architects and Urbanists to develop a Master Project Development Site Plan for the Transcenter.
 - The plan will incorporate requirements for affordable housing and use of the state's density bonus law to achieve higher densities.
 - The Montclair Economic Development Agency continues to acquire residential property assets to expand the number of affordable housing units for very-low and low-income residents.
 - The City, in agreement with Augusta Homes, has also secured 30-year covenants to ensure affordability on approximately 400 units at Montclair mobile home parks managed by Augusta Homes, including:
 - Monterey Manor, 11250 Ramona Avenue
 - Villa Montclair, 5580 Moreno Street
 - Hacienda Mobile Home Estates, 4361 Mission Boulevard

Montclair and Affordable Housing

- In 2012, following dissolution of Montclair's RDA, the City Council established the Successor to the Montclair RDA and the Montclair Housing Authority (MHA), the latter designated to hold the housing assets of the former RDA and to oversee operations of the MHC.
 - Montclair Housing Authority Assets:
 - As of today, assets of the MHA include the following:
 - 15 multi-family units (80 total units)
 - 24 single family units
- Total of 104 rent-restricted affordable residential units**

Montclair and Affordable Housing

- Montclair’s affordable housing program is uncommon in California.
 - The City of Montclair is a member of the California Insurance Pool Authority (CIPA)—a Joint Powers Authority consisting of 14 member cities formed to provide general liability insurance to insure local government assets.
 - Formed in 1976 and re-chartered in 1986, CIPA uses a pooling format to lower insurance costs, increase its level of services, and provide rate stability for its members.
 - At its April 18, 2024, Board of Directors Meeting, the CIPA Board took up liability insurance-related issues regarding the Montclair Housing Authority/Housing Corporation.
 - Montclair is the only CIPA-member city, and one of very few in the state that owns, operates and maintains affordable housing units.
 - To address Montclair’s unique status, the CIPA Board will consider a separate insurance rider that excludes Montclair’s affordable housing assets from CIPA’s general liability insurance portfolio and place it under separate coverage.

Montclair and Affordable Housing

- On the Horizon for Affordable Housing in Montclair:
 - Develop a Citywide Inclusionary Housing Ordinance to provide future funding sources for the acquisition and construction of affordable housing units by the MHA.
 - Promote inclusion of affordable housing units in housing development projects.
 - Promote use of the state's Density Bonus Law.
 - Partner with Monte Vista Water District, Chino Basin Water Conservation District, and Inland Empire Utilities Agency to fund installation of drought tolerant landscaping at select properties.
 - Advocate for funding sources: work with Federal, State, and County stakeholders to secure grants for the acquisition of land, residential properties, and rehabilitation of existing MHC properties.
 - Secure affordable housing funding through participation in the San Bernardino Council of Governments (SBCOG) Regional Housing Trust.
 - Maintain a General Fund account of \$500,000 for participation in the Regional Housing Trust.

Montclair and Affordable Housing

- On the Horizon for Affordable Housing in Montclair:
 - Partner with affordable housing developer(s) to leverage available land and/or Economic Development Agency funds and grants for additional affordable housing projects that serve the residents of Montclair.
 - Continue to seek funding through the state's Permanent Local Housing Allocation program and restoration of some version of community redevelopment agencies to assist with affordable housing development.
 - Lobby the state to provide greater funding for affordable housing development.
 - The state pushes for local governments to produce homes affordable to the lower income spectrum of households; however, provides limited financial and other tools needed to produce affordability.
 - A 2021 California Housing Partnership report suggests California could meet all its affordable housing requirements by spending \$18 billion a year for 10 years. The report suggests the Legislature could come up with that money by setting aside 5% of the general fund for affordable housing production—similar to the Proposition 98 funding guarantee for public schools.

Grants

- The following slide provides information regarding:
 - Current grant applications pending before various grantor agencies.

Grants Pending

- Total Amount of Grant Funds submitted related to affordable housing

Grant Name	Total Award Amount
U.S. Department of Housing and Urban Development Older Adults Home Modification Program	\$761,471.00
Community Project Funding Acquisition of Homes	\$2,000,000.00
Total	\$2,761,471.00



City of Montclair

QUESTIONS