

# HOUSING FIRST

NATIONAL LOW INCOME HOUSING COALITION  
NATIONAL ALLIANCE TO END HOMELESSNESS  
CENTER ON BUDGET AND POLICY PRIORITIES

## Webinar 3: Long-Term Solutions and Successful Strategies

September 12, 2022

*Moderated by Peggy Bailey, Vice President for Housing Policy,  
Center on Budget and Policy Priorities*



# Agenda

## Opening Remarks

- Peggy Bailey, CBPP

## Overview of Long-Term Solutions

- Diane Yentel, NLIHC
- Peggy Bailey, CBPP

## Emerging Threats: Arizona

- Lisa Glow, Central Arizona Shelter Services

## Emerging Threats: Impact on People with Lived Experience

- Mindy Woods, Seattle, WA

## Housing First Successes: Using Housing First to End Veteran Homelessness

- Kathryn Monet, National Coalition for Homeless Veterans
- John Meier, West Central Texas Council of Governments

## Take Action & Closing Remarks

- Peggy Bailey, CBPP

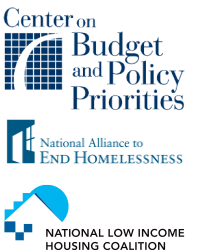
# Opening Remarks

**Peggy Bailey**

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# Overview of Long-Term Solutions

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# Long-Term Solutions to Homelessness and Housing Poverty

Peggy Bailey, CBPP

Diane Yentel, NLIHC

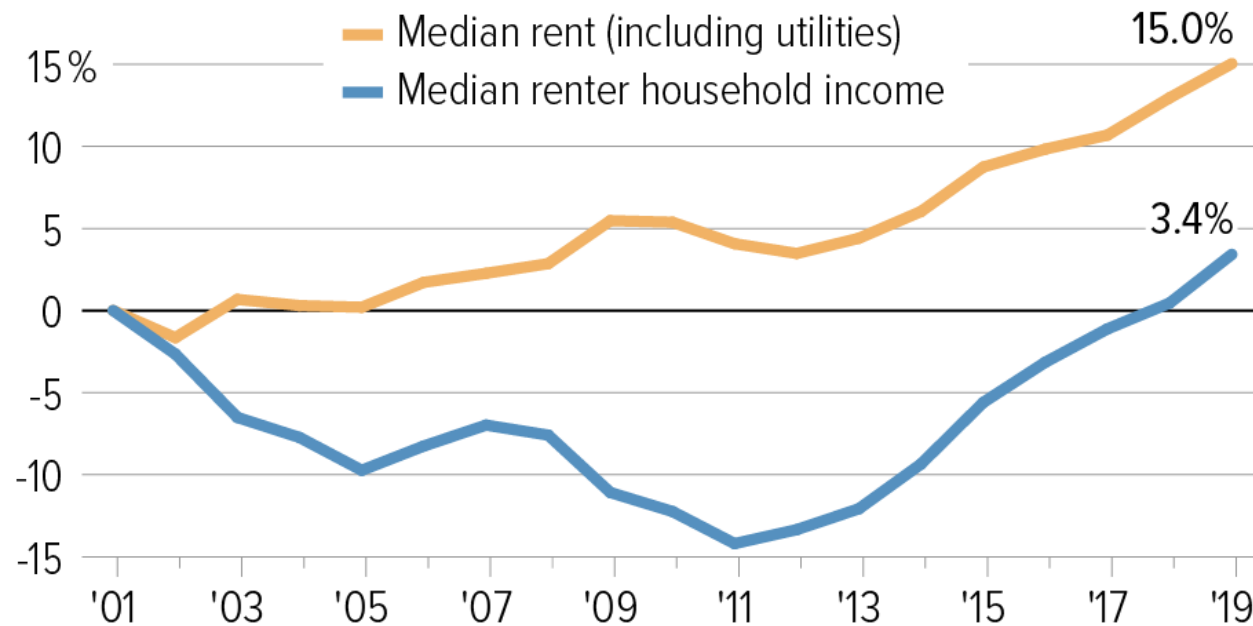
# 4 Major Solutions

- 1. Bridge the gap between incomes & housing costs.**
- 2. Expand and preserve the supply of rental homes affordable and accessible to people with the lowest incomes.**
- 3. Provide emergency rental assistance to households in crisis.**
- 4. Strengthen and enforce renter protections.**

# Rent Costs and Income

## Renters' Incomes Haven't Caught Up to Housing Costs

Percent change since 2001, adjusted for inflation

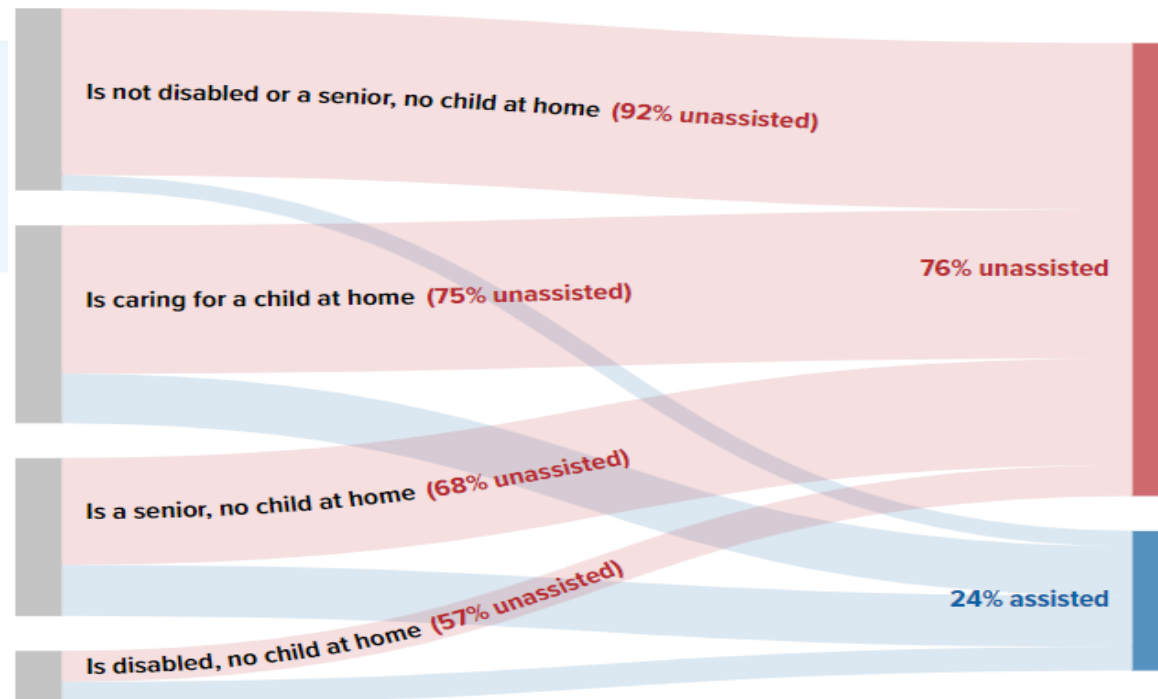


Source: CBPP tabulations of the Census Bureau's American Community Survey

# Federal Rental Assistance

## Families With Children and Non-Elderly Adults Without Children Have the Greatest Unmet Need for Rental Assistance

Unassisted vs. assisted households, headed by someone who:

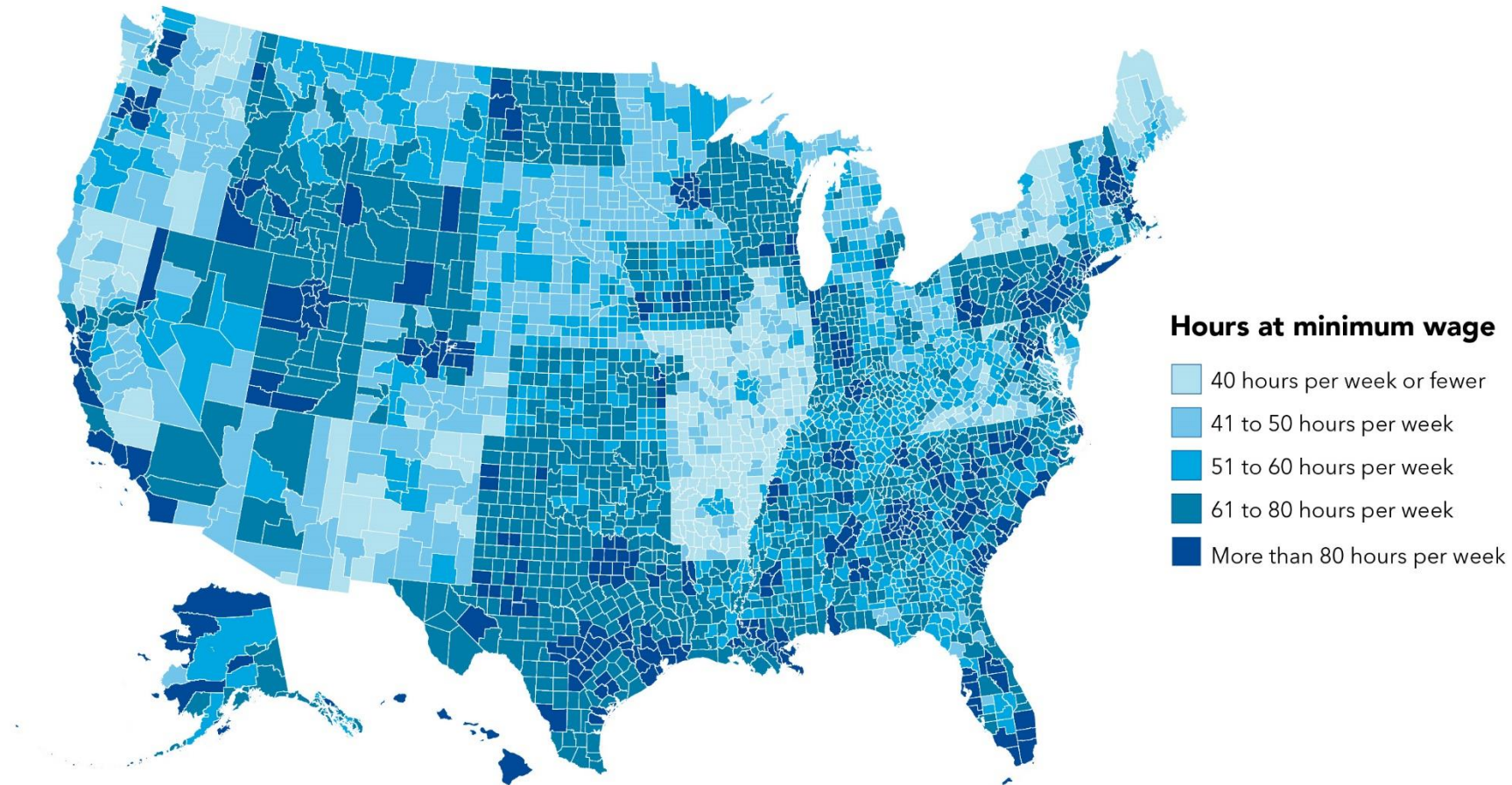


Note: Groups of household types are sized (on left) by number "needing assistance," which means they pay more than 30 percent of monthly income on housing and/or are living in overcrowded or substandard housing. "Low income" = 80 percent or less of median income. For more on how we count assisted renters, please see our [federal rental assistance factsheets methodology](#).

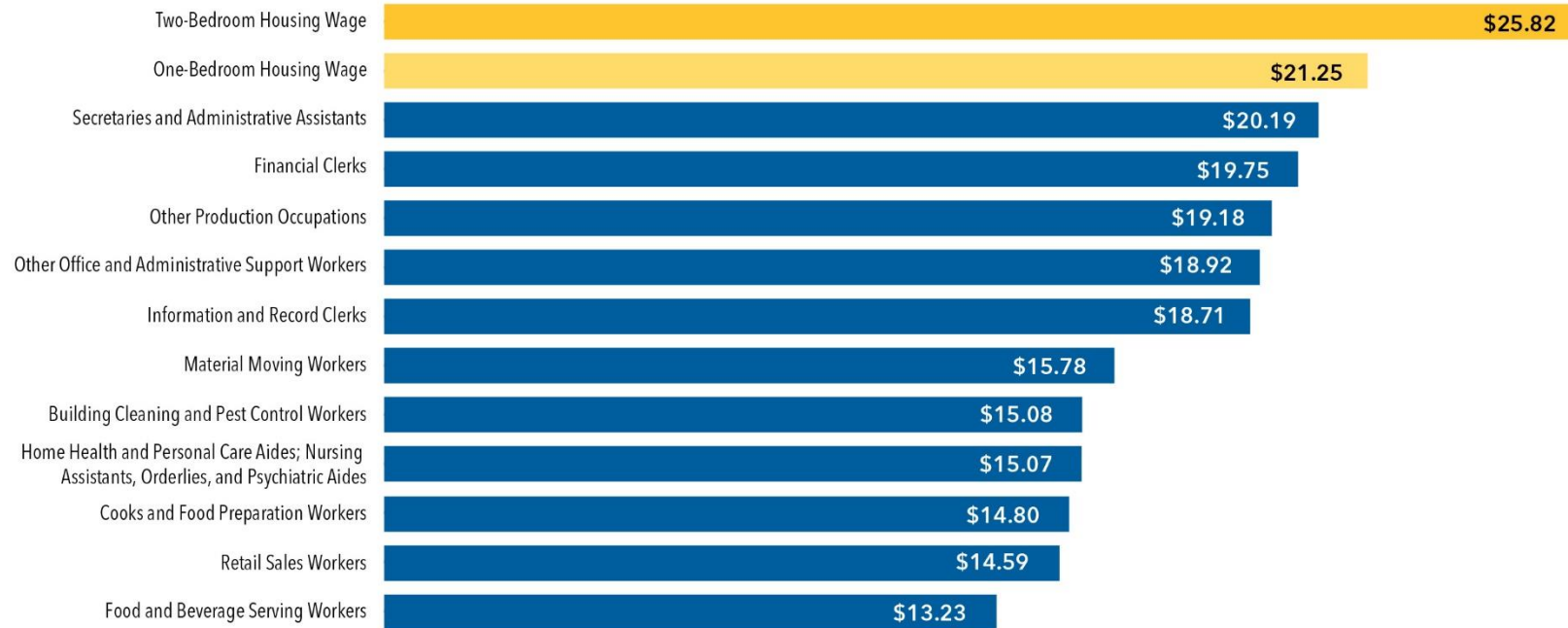
Sources: Department of Housing and Urban Development (HUD) custom tabulations of the 2019 American Housing Survey and CBPP tabulations of 2018 HUD administrative data; 2020 McKinney-Vento Permanent Supportive Housing, Transitional Housing, Safe Havens, and Other Permanent Housing bed counts; 2019-2020 Housing Opportunities for Persons with AIDS grantee performance profiles; and the Department of Agriculture's FY2020 Multi-Family Fair Housing Occupancy Report.



# HOURS AT MINIMUM WAGE NEEDED TO AFFORD A ONE-BEDROOM RENTAL HOME AT FAIR MARKET RENT IN 2022



## ELEVEN OF THE TWENTY-FIVE LARGEST OCCUPATIONS IN THE UNITED STATES PAY LESS THAN THE HOUSING WAGE



# Bridge the Gap Between Incomes & Housing Costs

Universal Rental Assistance is central to any successful strategy to solve the housing and homelessness crisis. We can do this through a major expansion of Housing Choice Vouchers.

## **We also must:**

- Use small area Fair Market Rents and other measures to increase choice.
- Simplify applications and develop new models, like cash assistance.
- Aggressively enforce fair housing and civil rights laws.
- Provide housing resources to all income-eligible households
- Improve access for people exiting the criminal legal system.
- Increase incomes and assistance to help families afford housing and meet other basic needs

# Stabilize Households Through Emergency Rental Assistance

Emergency rental assistance can stabilize households experiencing economic shocks before they cause instability and homelessness, which often require more prolonged and extensive housing assistance.

Congress should enact a permanent resource to provide emergency rental assistance to help renters remain stably housed.

# Legislative Opportunities

## Immediate Opportunities:

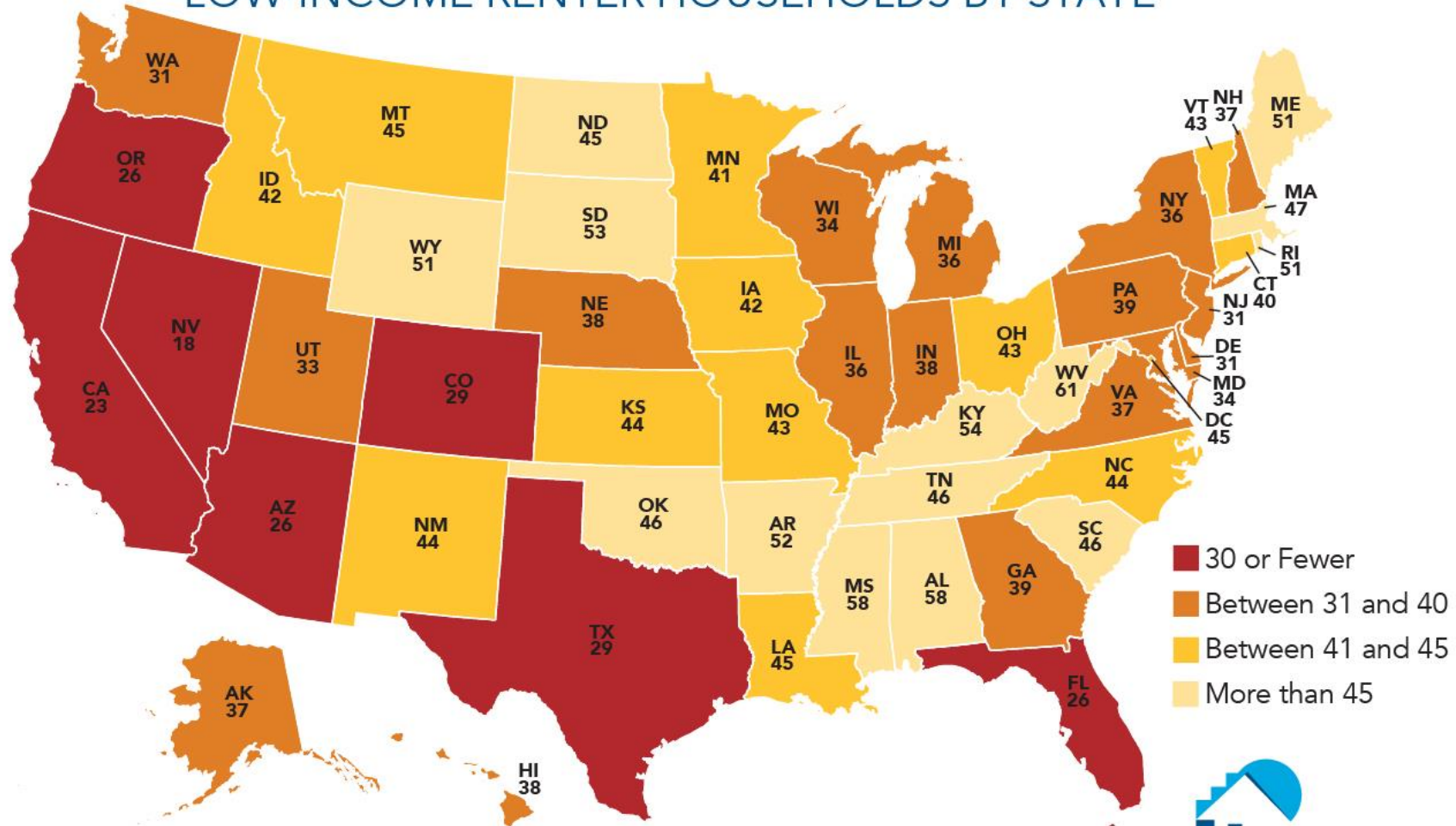
**FY23 Appropriations** – Urge Congress to support the highest level of funding possible for housing and homelessness programs, including:

- President Biden’s proposal to expand vouchers to 200,000 more households.
- \$3.6B for homeless assistance grants.
- Full funding for public housing, legal assistance to prevent evictions, and tribal housing competitive funds.



# THE GAP

## RENTAL HOMES AFFORDABLE AND AVAILABLE PER 100 EXTREMELY LOW-INCOME RENTER HOUSEHOLDS BY STATE

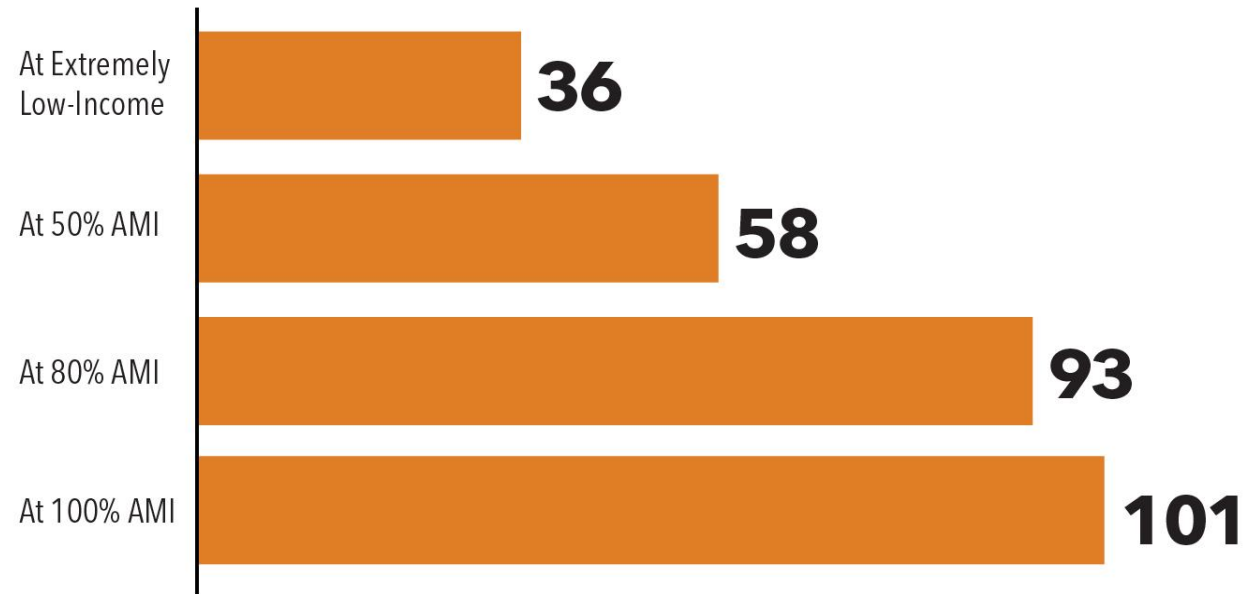


Note: Extremely low-income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income. Source: NLIHC tabulations of 2020 5-Year ACS PUMS Data. ©2022 National Low Income Housing Coalition

# Expand and Preserve the Supply of Deeply Affordable Homes

## THE GAP

AFFORDABLE AND AVAILABLE RENTAL HOMES PER 100 RENTER HOUSEHOLDS



AMI = Area Median Income  
Source: NLIHC tabulations of 2020 5-Year ACS PUMS data. ©2022 National Low Income Housing Coalition

<https://nlihc.org/gap>



# Expand and Preserve the Supply of Deeply Affordable Homes

## **Congress should:**

- Expand the national Housing Trust Fund to at least \$40 billion annually
- Provide at least \$70 billion to preserve public housing
- Use federal transportation investments and other tool to require zoning and land use reforms

## **We must also:**

- Prevent displacement
- Ensure homes are accessible to people with disabilities
- Prioritize nonprofit ownership
- Ensure homes are built in all communities, to give people greater choice.
- Reduce barriers that prevent marginalized people, including people with criminal records, from accessing homes.



# Strengthen Renter Protections

The power imbalance between renters and landlords puts renters at greater risk of housing instability, harassment, and homelessness, and it fuels racial inequity. Congress should:

Prohibit source of income discrimination

Establish and fund a national right to counsel

Create “just cause” eviction protections

Expand the Fair Housing Act to ban discrimination based on sexual orientation and gender identity.

Increase unrestricted resources for legal services.

Ensure access for people exiting the criminal legal system.

# Immediate Opportunities

## Legislative:

**Tax Extenders Package** – Urge Congress to ensure any expansion of the Low Income Housing Tax Credit is paired with reforms to better serve extremely low-income and other marginalized households.

# Take Action

Use NLIHC's [advocacy toolkit](#), including talking points, factsheets, and other resources!

# Immediate Opportunities

## Administrative:

- Establish anti-rent gouging measures;
- Expand renter protections to federally backed mortgages;
- Hold landlords accountable for abusive practices;
- Activate emergency resources for people experiencing homelessness;
- Protect tenants from predatory investors;
- Encourage jurisdictions to invest State/Local Fiscal Recovery Funds to address housing instability and homelessness; and
- Prioritize long-term solutions.



**Together, we will advance anti-racist policies and achieve the large-scale, sustained investments and reforms necessary to ensure that renters with the lowest incomes have an affordable place to call home.**

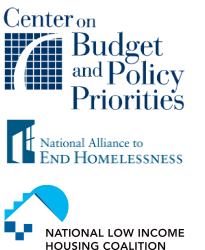
**More than ever, bold policies are needed to ensure that people with the lowest incomes and the most marginalized people have a stable, affordable home.**

# Emerging Threats: Arizona

Lisa Glow  
*CEO*

Central Arizona Shelter Services

[lglow@cassaz.org](mailto:lglow@cassaz.org)



The background of the slide is a photograph of the Arizona State Capitol building. The building is a large, classical-style structure with a prominent portico supported by columns. In front of the building, there are several flagpoles. The central one holds the United States flag, and the one to its right holds the Arizona state flag. To the left, a dark flag is partially visible. The scene is set against a clear blue sky. In the foreground, there are palm trees and other desert vegetation, including a saguaro cactus on the right. A statue of a man stands on a pedestal in front of the building's entrance.

# Arizona Senate Bill 1581: *A History of the process*



# SB 1581- A Cicero Institute Bill (Sponsored by Senator David Livingston (R))

- \$50 Million to Establish Sanctioned Camp Sites: (\$30M for the sites; \$20M for outreach teams)
- Language of Greatest Concern on Anti-Camping Ordinance Enforcement:  
***“ANY GRANT THAT IS DISBURSED TO A MUNICIPALITY OR COUNTY PURSUANT TO SUBSECTION A OF THIS SECTION MAY NOT BE CONTINUED IF THE MUNICIPALITY OR COUNTY REFUSES TO ENFORCE ORDINANCES IN PLACE THAT PROHIBIT SLEEPING AND CAMPING IN PUBLIC PLACES THAT ARE NOT DESIGNATED AS SANCTIONED CAMPING SITES.”***
- Some of the Other Most Concerning Language:  
***REQUIRING LAW ENFORCEMENT BE PART OF OUTREACH TEAMS***  
***REQUIRING PEOPLE BE SCREENED FOR SUBSTANCE USE AND MENTAL HEALTH ISSUES***  
***REQUIRING NONPROFITS TO ENFORCE ORDINANCES***



# How I Got Involved

- Invited to the Table by Senator Livingston to provide input after the bill was drafted
- Had been working with Livingston since 2019 in efforts to secure legislative appropriations for: (1) A senior shelter, and (2) Operating dollars for homeless shelters statewide
- Livingston was concerned about *rising street deaths (nearly 600 deaths in 2021 in Maricopa County), rising unsheltered numbers, rising numbers of seniors*
- I agreed to help if they agreed to make substantial amendments to the Bill
- LESSONS: FIND OUT WHAT ELECTED OFFICIALS CARE ABOUT, BUILD RELATIONSHIPS, EDUCATE, GET A SEAT AT THE TABLE

# Livingston Supported, and Negotiated Amendments

AFTER INPUT FROM STAKEHOLDERS, A NUMBER OF POSITIVE AMENDMENTS WERE MADE TO THE BILL:

- The Arizona Department of Housing (ADOH) was put in charge of grant disbursement.
- Added consortiums of municipalities and counties as allowable recipients.
- Removed the required membership of law enforcement on multidisciplinary homeless outreach teams.
- Removed the requirement that nonprofit homeless outreach teams had to enforce state and local laws banning camping and sleeping in public.
- Removed requirements to screen for drug use or mental health challenges. Replaced with low barrier language.
- In addition to sanctioned camping sites, added language to allow grants to go to fund tiny homes, or similar low-cost structures that can be assembled quickly.

# Onto the House: The Negotiations Accelerated

- Martin v. City of Boise concerns remained at the forefront of discussions
- The Az. League of Cities and Towns got deeply involved, as did Phoenix and Glendale. Other Cities weighed in: Tucson and Tempe
- Group of 10 Stakeholders negotiated new language (with Cicero Lobbyist present)
- The Bill was *completely* rewritten and ready to be introduced for a final House Floor Vote by Representative Ben Toma (R)

## *AND THEN...*

- Just a few days before end of the session, the bill was held by two Republican lawmakers because the language on ordinance enforcement had been removed

# The Toma Floor Amendment with Group Revisions

## SEC. 2. LEGISLATIVE INTENT

**THE LEGISLATURE INTENDS TO SUSTAIN A FUNDING GRANT PROGRAM TO ENSURE THE HEALTH AND SAFETY OF THE COMMUNITY AND SAFELY MOVE AS MANY UNSHELTERED INDIVIDUALS EXPERIENCING HOMELESSNESS OFF THE STREET AND INTO UNSHELTERED SANCTIONED HOUSING OR OTHER SITES THAT PROVIDE SECURITY AND SERVICES.**

## Sec. 3. Appropriation; Arizona department of housing; exemption

A. The sum of \$50,000,000 is appropriated from the monies allocated to this state by the American rescue plan act of 2021 (P.L. 117-2) in fiscal year 2022-2023 to the Arizona department of housing. The Arizona department of housing shall allocate the monies to municipality, a county, a consortium of municipalities and counties or a nonprofit organization in cooperation with a municipality or county for the following purposes:

1. Unsheltered sanctioned housing programs.
2. Multidisciplinary homeless outreach team programs.
3. Special service area program.

## Sec. 4. Emergency

This act is an emergency measure that is necessary to preserve the public peace, health or safety and is operative immediately as provided by law.

# Key Aspects to the Renegotiated Bill

- REMOVED REQUIREMENTS THAT CITIES ENFORCE CAMPING BAN ORDINANCES
- RENAMED “UNSHELTERED SANCTIONED HOUSING” v. “SANCTIONED CAMPSITES”
- Broadened what would qualify for funding:

**"UNSHELTERED SANCTIONED HOUSING" MEANS SANCTIONED CAMPING SITES, TINY HOMES OR SIMILAR LOW-COST STRUCTURES THAT CAN BE ASSEMBLED QUICKLY, AND AN EXISTING STRUCTURE OWNED BY A PUBLIC OR NONPROFIT ENTITY THAT CAN BE ADAPTED FOR CONGREGATE OR NON-CONGREGATE SHELTER."**

# “Special service areas” would have received largest amounts of funding

D. A MUNICIPALITY WITH A POPULATION OF AT LEAST ONE MILLION PERSONS MAY SUBMIT AN APPLICATION FOR UNSHELTERED SANCTIONED HOUSING TO BE PROVIDED WITHIN A SPECIAL SERVICE AREA USED FOR HOMELESS SERVICES AND DESIGNATED BY THE MUNICIPALITY.

E. IN ADDITION TO THE GRANT APPLICATION PRESCRIBED IN SUBSECTION C OF THIS SECTION, A MUNICIPALITY SHALL PROVIDE:

1. THE BOUNDARIES OF THE PROPOSED SPECIAL SERVICE AREA.
2. THE RELEVANT CENSUS NUMBER OF UNSHELTERED INDIVIDUALS EXPERIENCING HOMELESSNESS AS PROVIDED IN SUBSECTION F OF THIS SECTION.

F. NOTWITHSTANDING SUBSECTION I, PARAGRAPH 1 OF THIS SECTION, GOAL ATTAINMENT FACTORS FOR A SPECIAL SERVICE AREA GRANT SHALL BE SUBTRACTED FROM A NUMBER DETERMINED BY THE MUNICIPALITY BY IDENTIFYING THE AREA OF A ONE-HALF MILE CIRCUMFERENCE IN THE MUNICIPALITY IN WHICH THE HIGHEST CONCENTRATION OF UNSHELTERED INDIVIDUALS EXPERIENCING HOMELESSNESS ARE LOCATED. THIS NUMBER SHALL BE DETERMINED BY A CENSUS COUNT ACQUIRED BY THE MUNICIPALITY WITHIN THIRTY DAYS AFTER THE EFFECTIVE DATE OF THIS SECTION. ALL OTHER GOAL ATTAINMENT FACTORS PROVIDED IN SUBSECTION G OF THIS SECTION APPLY.

# The Trade Off by the Cities Were Unsheltered Reduction Goals

G. CONTINGENT ON FULL FUNDING OF THE PROGRAM, A ~~MUNICIPALITY~~ RECIPIENT UNDER SUBSECTION D SHALL ESTABLISH THE FOLLOWING REDUCTION GOALS:

1. TWENTY PERCENT OF THE NUMBER ESTABLISHED PURSUANT TO SUBSECTION F OF THIS SECTION IN THE FIRST YEAR.
2. AN ADDITIONAL REDUCTION IN THE SECOND YEAR REPRESENTING A CUMULATIVE REDUCTION OF SIXTY-FIVE PERCENT IN TWO YEARS.

H. CONTINGENT ON THE FULL FUNDING OF THE PROGRAM, A GRANT RECIPIENT FOR OTHER THAN A SPECIAL SERVICE AREA SHALL ESTABLISH A REDUCTION GOAL OF FIFTEEN PERCENT FOR UNSHELTERED HOMELESSNESS IN THE FIRST YEAR AND A REDUCTION IN THE SECOND YEAR REPRESENTING A CUMULATIVE REDUCTION OF FORTY PERCENT IN TWO YEARS ~~TWENTY-FIVE PERCENT IN THE SECOND YEAR THE PROGRAM IS FUNDED AND OPERATED.~~

# Non-Controversial Parts Agreed Upon

B. ALL UNSHELTERED SANCTIONED HOUSING SITES SHALL:

1. INCLUDE SANITARY FACILITIES, POTABLE WATER, APPROPRIATE WEATHER RESPITE FACILITIES AND TWENTY-FOUR-HOUR ON-SITE SECURITY.

2. BE INTEGRATED INTO THE LOCAL COORDINATED ENTRY SYSTEM FOR HOMELESS SERVICES.

3. SET LOW BARRIERS TO ENTRY FOR UNSHELTERED INDIVIDUALS EXPERIENCING HOMELESSNESS.

4. FOR UNSHELTERED SANCTIONED HOUSING ALLOW UNSHELTERED INDIVIDUALS EXPERIENCING HOMELESSNESS TO CAMP AND STORE PERSONAL PROPERTY IN AREAS AND AMOUNTS DESIGNATED BY THE OPERATOR OF THE UNSHELTERED SANCTIONED HOUSING.

5. ESTABLISH RULES FOR THE SAFETY OF THE RESIDENTS AND STORED PROPERTY. AN INDIVIDUAL WHO VIOLATES A RULE MAY BE REMOVED FROM THE UNSHELTERED SANCTIONED HOUSING.



# 2021 SESSION: GOOD NEWS/BAD NEWS

- Senator Livingston was willing to negotiate the language of SB1581
- Livingston had the votes to pass the rewritten Bill
- Livingston put forth a package for both homeless and housing funding
- Good News:
  - Intense focus on homeless and housing needs during the session
  - The Arizona Housing Trust Fund got \$60 Million to build housing (reduced from the requested \$100M)
  - \$10 Million was allocated in a grant/match program for workforce programs supporting the homeless
- Threats:
  - SB1581 could be reintroduced in a more conservative form next session
  - Or worse, we could see a hard line bill on the ballot
  - Lawsuits against Cities (Phoenix sued for public nuisance)

# CASS Senior Haven Coming in 2023



Lisa Glow: CASS CEO Email: [lglow@cassaz.org](mailto:lglow@cassaz.org)

# Emerging Threats: Impact on People with Lived Experience

Mindy Woods

*Resident*

Seattle, WA

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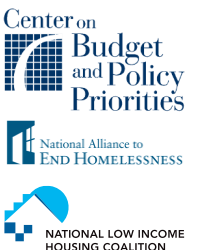


# **Housing First Success Stores: Using HF to End Veteran Homelessness**

**Kathryn Monet**  
*CEO*

**National Coalition for Homeless Veterans**

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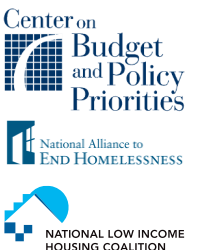
# **Housing First Success Stores: Using HF to End Veteran Homelessness**

**John Meier**

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# Take Action & Closing Remarks

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# Resources

Next Webinar: *"How to Address Unsheltered Homelessness"*  
Wednesday, September 28, at 2:30 pm ET - 4:00 pm ET

Register at: <https://bit.ly/3vlbn5o>

Read more about Housing First: <https://bit.ly/3vHf8YR>

Take action: <https://bit.ly/3d8XNSd>

