

REPORT OF THE CHIEF LEGISLATIVE ANALYST

DATE: May 10, 2023

TO: Honorable Members of the Rules, Elections, and Intergovernmental Relations Committee

FROM: Sharon M. Tso 
Chief Legislative Analyst

Council File No.	23-0002-S40
Assignment No.	23-05-0240

SUBJECT: Resolution (Blumenfield – Lee) to support SB 37 (Caballero), the Older Adults and Adults with Disabilities Housing Stability Act.

CLA RECOMMENDATION: Adopt the attached Resolution (Blumenfield – Lee) to include in the 2023-2024 State Legislative Program support for SB 37 (Caballero), the Older Adults and Adults with Disabilities Housing Stability Act (OAADHS Act), which would provide a targeted housing stabilization program to address and prevent homelessness for older adults and people living with disabilities.

SUMMARY

Resolution (Blumenfield – Lee), introduced March 15, 2023, states that 45 percent of California’s homeless individuals are age 50 and older, and older adults have become the fastest growing age group experiencing homelessness in California, with 56,000 Californians aged 55 and older accessing homeless services in 2021. The Resolution further reports that, according to the 2020 Point-In-Time Count for the Los Angeles Continuum of Care, there are 14,896 older adults experiencing homelessness. People living with disabilities are more likely to live in poverty and are 43 percent of the State’s homeless population. The Resolution notes that Senate Bill 37 (SB 37), the OAADHS Act, would provide housing subsidies to a targeted population of older adults and adults living with disabilities using evidence-based predictive factors. Subsidies would be provided through a new program, the Older Adults and Adults with Disabilities Housing Stability Program (OAADHS Program), which would offer competitive grants to nonprofit organizations and governmental agencies to administer a housing subsidy program and ensure that the funding allocations represent geographic diversity and promote equity. The Resolution advises that the City should support this legislation because it would provide necessary support and services to assist older adults and adults living with disabilities in the City who are homeless or are at the brink of homelessness.

The Resolution therefore recommends the City’s support for SB 37, the OAADHS Act, to provide a targeted housing stabilization program to prevent and solve homelessness for older adults and people living with disabilities.

BACKGROUND

Existing federal law establishes the Housing Choice Voucher (HCV) Program (commonly referred to as “Section 8”) that provides direct assistance to very low-income families, the

elderly, and the disabled that have a household income at or below 80% of the area median income. Eligible households are provided with rental vouchers that can be used in the private rental market or in subsidized affordable housing. The program is heavily oversubscribed, sometimes taking years for applicants to access benefits, and accommodates only a fraction of eligible applicants.

In a 2021 survey conducted by Serving Seniors, in conjunction with the San Diego Regional Task Force on Homelessness, 56 percent of respondents consisting of older adults facing homelessness reported that an additional \$300 per month would be enough to make a difference in their ability to stay housed. Other studies have shown that low-income renters accessing “shallow” subsidies of \$200 to \$500 per month are able to remain stably housed. Older adults have also reported challenges with identifying and accessing services and resources. SB 37 authorizes grant awards recipients to utilize a percentage of its allocation for housing navigation and tenancy transition services.

Existing state law establishes the Home Safe Program (HSP) within the California Department of Social Services (CDSS) to award grants to counties or tribes that provide services to elder and dependent adults who experience abuse, neglect, self-neglect, or exploitation and otherwise meet the eligibility criteria for adult protective services, for the purpose of providing housing-related supports to eligible individuals. CDSS also administers the Housing and Disability Advocacy Program (HDAP) to assist Californians with disabilities who may be experiencing homelessness and to increase program participation among individuals who may be eligible for disability benefits. HSP and HDAP assist a very specific population of adults. No comprehensive state program exists that provides long-term housing subsidies for older or disabled adults who are on fixed incomes.

SB 37 addresses these findings by doing the following:

- Require the HCD to create the OAADHS Program to offer grants to nonprofit organizations, continuums of care, public housing authorities, and area agencies on aging to administer a housing subsidy program for older adults and adults with disabilities who are experiencing homelessness or at risk of homelessness.
- Require Program guidelines to prioritize communities in which a higher proportion of renters face severe rental cost burden than the state average.
- Require an award recipient to use grant funds for housing subsidies up to the amount of reasonable rent until the participant is able to access a longer-term subsidy.
- Authorize a grantee to utilize up to 15 percent of its allocation for landlord recruitment, tenancy acquisition, landlord incentives, housing navigation services, and tenancy transition services.
- Require the department to conduct oversight activities.

HCD estimates annual General Fund costs of \$2,940,000 to develop and administer the OAADHS Program. The total grant funding amount provided for the Program is unknown, but will likely be in excess of \$100 million annually. The author of the bill has submitted a \$500 million one-time General Fund budget request to fund SB 37’s OAADHS Program for 4 years. LAHSA has issued a statement in support of SB 37, noting that the disparity between income and housing costs has caused older adults to become the fastest-growing age group experiencing

homelessness in California, with an increase of 20 percent in adult homelessness from 2017 to 2020.

Support for SB 37 would be consistent with City efforts to address the ongoing homelessness crisis at a City and State level and support the provision of housing for the fastest growing age group of people facing homelessness.

DEPARTMENTS NOTIFIED

Los Angeles Homeless Services Authority
Los Angeles Housing Department
Department of Aging

BILL STATUS

12/05/22 - Introduced
02/22/23 - Re-referred to Committee on Housing and Committee on Human Services
03/13/23 - Amended and referred to Committee on Housing
03/22/23 - Re-referred to Committee on Human Services
04/25/23 - Re-referred to Committee on Appropriations



E. Travis Rust
Analyst

Attachments: Resolution (Blumenfield – Lee)

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence or the Mayor; and

WHEREAS, 45 percent of California's homeless individuals are age 50 and older and older adults have become the fastest growing age group experiencing homelessness in California; and

WHEREAS, over 56,000 Californians who are ages 55 and older accessed homeless services in 2021; and

WHEREAS, according to the 2020 Point-In-Time Count for the Los Angeles Continuum of Care, there are 14,896 older adults experiencing homelessness; and

WHEREAS, people living with disabilities are more likely to live in poverty and are 43 percent of the State's homeless population; and

WHEREAS, State Senator Anna M. Caballero has introduced Senate Bill 37, the Older Adults and Adults with Disabilities Housing Stability Act, which would provide housing subsidies to a targeted population of older adults and adults living with disabilities using evidence-based predictive factors; and

WHEREAS, subsidies would be provided through a new program, the Older Adults and Adults with Disabilities Housing Stability Program, which would offer competitive grants to nonprofits organizations and governmental agencies to administer a housing subsidy program and ensure that the funding allocations represent geographic diversity and promote equity; and

WHEREAS, the City should support this legislation because it would provide necessary support and services to assist older adults and adults living with disabilities in the City who are homeless or are at the brink of homelessness;

NOW, THEREFORE, BE IT RESOLVED, that by adoption of this resolution, the City of Los Angeles hereby includes in its 2023-24 State Legislative Program, SUPPORT for SB 37 (Caballero), the Older Adults and Adults with Disabilities Housing Stability Act, which would provide a targeted housing stabilization program to prevent and solve homelessness for older adults and people living with disabilities.

PRESENTED BY:

BOB BLUMENFELD
Councilmember, 3rd District

SECONDED BY:

ORIGINAL

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