

AMENDED IN SENATE MARCH 25, 2014

SENATE BILL

No. 1178

Introduced by Senator Correa

February 20, 2014

An act to add Section 4688.7 to the Welfare and Institutions Code, relating to ~~housing and community development~~. *developmental disabilities, and making an appropriation therefor.*

LEGISLATIVE COUNSEL'S DIGEST

SB 1178, as amended, Correa. ~~Individuals with developmental disabilities.~~ *Developmental disabilities: housing.*

Under existing law, the State Department of Developmental Services contracts with private nonprofit regional centers to provide services and supports to persons with developmental disabilities. Existing law authorizes the department to receive and approve proposals from regional centers to provide, secure, or ensure the full payment of a lease on housing, excluding adult residential facilities for persons with special health care needs.

This bill would establish the California Developmental Disabilities Community Support Housing Fund, to be administered by the department, and would continuously appropriate all moneys in that fund to the department, thereby making an appropriation. The bill would require the department to distribute moneys in the fund to the Department of Housing and Community Development and to regional centers, to be used for specified purposes, including to create community-based housing options for individuals with developmental disabilities and to establish housing opportunities for individuals with developmental disabilities who are at risk of housing displacement. The bill would require the department to develop guidelines to assist the

Department of Housing and Community Development and regional centers in use of moneys received from the fund.

~~Existing law sets forth the intent of the Legislature to provide housing assistance for the developmentally or physically disabled, and mentally disordered where the assistance is for the purpose of providing a transition from an institutional to an independent setting, and where that assistance is administered in the context of ongoing local programs leading to rehabilitation and independence. Existing law requires the Department of Housing and Community Development to establish a program for these purposes.~~

~~This bill would state the intent of the Legislature to enact legislation that would require the Department of Housing and Community Development to report to the Legislature on the status of the housing needs of individuals with developmental delays.~~

Vote: ~~majority~~^{2/3}. Appropriation: ~~no~~ yes. Fiscal committee: ~~no~~ yes. State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 4688.7 is added to the Welfare and
- 2 Institutions Code, to read:
- 3 4688.7. (a) For the purposes of this section, the following
- 4 terms have the following meanings:
- 5 (1) “Bridge funding” means temporary rental assistance used
- 6 to help individuals with developmental disabilities afford integrated
- 7 housing in the community while waiting for permanent assistance,
- 8 including, but not limited to, assistance from the Housing Choice
- 9 Voucher program or wages earned by the individual through
- 10 competitive employment that allows him or her to pay unsubsidized
- 11 rent.
- 12 (2) “Community residence” means a group home, supervised
- 13 apartment, or other type of individual or shared living environment
- 14 that provides housing and treatment or specialized services needed
- 15 to assist individuals with developmental disabilities live in a
- 16 community setting.
- 17 (3) “Department” means the Department of Developmental
- 18 Services.
- 19 (4) “Fund” means the California Developmental Disabilities
- 20 Community Support Housing Fund.

1 (5) “Permanent supportive housing” means a range of
2 permanent housing options, including, but not limited to,
3 apartments, condominiums, townhouses, single- and multi-family
4 homes, single-room occupancy housing, shared living, and
5 supportive living arrangements that provide access to on- or
6 off-site supportive services for individuals with developmental
7 disabilities.

8 (6) “Project sponsor” means an individual, partnership,
9 corporation, limited liability company, association, or
10 governmental entity to which the Department of Housing and
11 Community Development has made, or proposes to make, a loan
12 or a grant to finance a special needs housing project.

13 (7) “Special needs housing project” means a housing
14 development, or portion of a housing development, that is used as
15 permanent supportive housing or a community residence.

16 (8) “Transition funding” means the payment of limited,
17 nonrecurring costs that may be incurred as part of a rental
18 agreement, including, but not limited to, rental deposits, storage
19 or transportation costs, and utility fees.

20 (b) The California Developmental Disabilities Community
21 Support Housing Fund is hereby established within the State
22 Treasury. Notwithstanding Section 13340 of the Government Code,
23 the fund is hereby continuously appropriated to the department
24 for the purposes set forth in this section.

25 (c) The fund shall consist of all of the following:

26 (1) Moneys saved from transitioning individuals with
27 developmental disabilities from an institution to housing in the
28 community and from preventing the institutionalization of
29 individuals with developmental disabilities.

30 (2) Moneys earned from the lease of developmental center
31 facilities.

32 (3) Notwithstanding Section 16305.7 of the Government Code,
33 interest and dividends on moneys deposited in the fund pursuant
34 to this section.

35 (4) Any other moneys transferred to the fund.

36 (d) The fund shall be administered by the department.

37 (e) The department shall distribute moneys in the fund, in its
38 discretion, to the Department of Housing and Community
39 Development and to regional centers to be expended for the
40 following purposes:

1 (1) To fund capital costs for community residences, special
 2 needs housing projects, permanent supportive housing, and other
 3 types of licensed and unlicensed housing models, including, but
 4 not limited to, shared housing, in order to provide appropriate
 5 and affordable housing opportunities for individuals with
 6 developmental disabilities.

7 (2) To create community-based housing options for individuals
 8 with developmental disabilities.

9 (3) To expand and leverage existing resources for affordable
 10 housing and integrated community placement of individuals with
 11 developmental disabilities.

12 (4) To establish housing opportunities for individuals with
 13 developmental disabilities who are at risk of housing displacement.

14 (f) (1) The department shall develop guidelines to assist the
 15 Department of Housing and Community Development do the
 16 following:

17 (A) Establish community residences, special needs housing
 18 projects, permanent supportive housing, and other types of housing
 19 models for individuals with developmental disabilities through
 20 new construction and rehabilitation and preservation of existing
 21 permanent and transitional housing.

22 (B) Loan or grant moneys for expenses reasonably incurred by
 23 a project sponsor in connection with the acquisition, construction,
 24 improvement, or rehabilitation of property that is or will be used
 25 for a special needs housing project, including, but not limited to,
 26 the costs and expenses of engineering, inspection, planning, legal,
 27 financial, or other professional services; the funding of appropriate
 28 reserves to address the anticipated future capital needs of a special
 29 needs housing project; and the administrative, organizational, or
 30 other expenses incidental to the finance, completion, and placement
 31 into service of any special needs housing project.

32 (2) The department shall develop guidelines to assist regional
 33 centers in providing rental subsidies to individuals with
 34 developmental disabilities, including, but not limited to, bridge
 35 funding and transition funding.

36 ~~SECTION 1. It is the intent of the Legislature to enact~~
 37 ~~legislation to require the Department of Housing and Community~~
 38 ~~Development to report to the Legislature on the status of the~~
 39 ~~housing needs of individuals with developmental delays.~~

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