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CONSENT

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Bill No: SB 802  
Author: Ashby (D)  
Amended: 5/1/25  
Vote: 21

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SENATE HUMAN SERVICES COMMITTEE: 5-0, 4/21/25  
AYES: Arreguín, Ochoa Bogh, Becker, Limón, Pérez

SENATE HOUSING COMMITTEE: 11-0, 4/29/25  
AYES: Wahab, Seyarto, Arreguín, Cabaldon, Caballero, Cortese, Durazo,  
Gonzalez, Grayson, Ochoa Bogh, Padilla

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

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**SUBJECT:** Multifamily Housing Program: Homekey: Homeless Housing,  
Assistance, and Prevention program

**SOURCE:** San Francisco Safehouse

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**DIGEST:** This bill requires the Department of Housing and Community Development (HCD) to ensure former foster youth and extremely low income, very low income, and lower income households, as specified, are given consideration relative to the Homeless Housing, Assistance, and Prevention program (HHAP), Homekey, and the Multifamily Housing Program.

**ANALYSIS:**

Existing Law:

- 1) Establishes the HHAP program to provide jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges informed by a best-practices framework focused on moving homeless individuals and families into

permanent housing, and supporting the efforts of those individuals and families to maintain their permanent housing. (Health and Safety Code (HSC) 50217)

- 2) Requires, for a Continuum of Care (CoC) to receive HHAP funding, the CoC to provide the California Interagency Council on Homelessness (Cal ICH) data on the demographics and characteristics of the homeless populations in the jurisdiction and on current programs providing housing and homeless services, as reported to the federal government through Homeless Management Information Systems and point-in-time counts. (HSC 50219(a)(7))
- 3) Describes the eligibility requirements for HHAP funding Round 6 which includes requiring a jurisdiction participate in a regionally coordinated homelessness action plan that has been approved by the department. (HSC 5020(a))

This Bill:

- 1) Makes Legislative findings and declarations regarding homeless shelters being predominantly co-ed, with an over 90% male population, resulting in an environment that feels unsafe for women and the need for safe, stable, affordable housing for individuals experiencing trauma, street violence, domestic violence and abuse, sexual abuse and assault, or human trafficking, a population of which is overwhelmingly women.
- 2) Provides it is the intent of the Legislature to enact legislation to ensure a portion of all state funding distributed by the HCD is allocated for the construction, development, acquisition, or rehabilitation of housing for extremely low income households, very low income households, or lower income households who need safe and stable housing and are experiencing traumatic homelessness, street violence, domestic violence and abuse, sexual abuse and assault, or human trafficking.
- 3) Provides that, upon appropriation by the Legislature, for rounds of the HHAP, the Homekey program and the Multifamily Housing program adopted after the effective date of this act, the HCD shall ensure that both of the following populations who need safe and stable housing and are experiencing traumatic homelessness, street violence, domestic violence and abuse, sexual abuse and assault, or human trafficking are given consideration: former foster youth; and extremely low income home households, very low income households, and lower income households.

## Comments

*According to the author.* “In 2023, California had 60,000 unhoused women living on the streets, with 21% leaving their homes to escape violence and escalating abuse by an intimate partner. Many women continue to experience, or face an increase in violence, while living on the streets. Yet women only shelters in California have either closed or been forced to transition to co-ed models in order to receive funding. As a result, nearly all homeless shelters, transitional housing, and permanent supportive housing now operate as co-ed facilities. These environments are overwhelmingly male dominated, with over 90% of residents being men. Many women report feeling unsafe in these settings, leading them to remain on the streets, where they face increased risks of violence, exploitation, and instability.

“SB 802 addresses the shortage of resources for shelters serving individuals who have experienced human trafficking, sexual assault or abuse, or domestic violence by requiring the state to prioritize this population in its funding decisions. This will help ensure that women facing homelessness have access to safe, trauma-informed housing options that support recovery, stability, and long-term housing success.”

*California Homelessness Data.* Since 2016, homelessness in America, and particularly in California, has been growing at an increasing rate. Homelessness has been correlated with a number of negative effects, including high rates of chronic disease and acute illness, a broad range of mental health and substance use issues, greater exposure to violence, malnutrition, extreme weather, and criminal charges. The health, personal, and economic challenges that chronically homeless individuals and families face and the lack of effective, coordinated services to address these problems often lead to a cycle of housing instability and health deterioration. Persistent homelessness impedes access to needed health and employment services. Additionally, the conditions of homelessness often make it more difficult to exit homelessness, by creating barriers to the resources necessary to obtain income through training, education, and employment.

Former foster youth also remain at high risk of experiencing homelessness. Youth who ‘age out’ of the foster care system represent an estimated 20% of the 20,000 youth who leave foster care and are currently homeless. The Chapin Hall CalYOUTH study found that over 35% of youth reported they experienced homelessness while actively participating in extended foster care.

*Housing Programs for Foster Youth.* Due to the serious challenges faced by foster youth, there are several state programs funded by HCD that provide housing support for the transitional age youth population:

- Housing Navigation and Maintenance Program: funds housing navigators for counties. The role of housing navigator is to act as a housing specialist to assist young adults with their pursuits of locating available housing and overcoming barriers to locating housing
- Transitional Housing Placement: helps all young adults who are 18 to 24 years of age, to secure and maintain supervised housing with priority given to young adults former foster youth.
- Transitional Housing Plus Housing Supplement Program: Funds housing costs for the Transitional Housing Plus program which provides current and former foster youth additional supports they need to successfully transition to independence while reducing the risks of homelessness, unemployment, and instability after foster care.

*HHAP.* Created by AB 101 (Committee on Budget, Chapter 159, Statutes of 2019), HHAP is a state funded, block grant program designed to provide jurisdictions with funding to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. HHAP's flexible funding is informed by a "best-practices framework focused on moving homeless individuals and families into permanent housing and supporting the efforts of those individuals and families to maintain their permanent housing." To date, the state has awarded five rounds of funding throughout the state to cities, counties, and CoCs to address the homeless crisis.

Round 6 of HHAP program funding is being administered by HCD. The legislature appropriated \$1 billion for HHAP in fiscal year 2024-2025 and \$760 million is for HHAP round six. According to HCD, the goal of this round of funding is to "reflect the state's priorities to prevent and expeditiously reduce unsheltered homelessness through homelessness prevention activities and sustain existing Interim Housing Solutions and Permanent Housing Solutions, including long-term sustainability of permanent affordable housing."<sup>1</sup> Only CoC, large cities and counties are eligible for round 6 funding. Grant awardees are required to submit a number of reports to the state about the use of the funds.

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<sup>1</sup> Homeless Housing, Assistance and Prevention Program ROUND 6 (HHAP 6) 2025 Notice of Funding Availability. February 2025.

All round six grant recipients must also submit a final report by April 1, 2030. This bill would require that foster youth, homeless persons, and extremely low income households, very low income households, and lower income households who need safe and stable housing and are experiencing traumatic homelessness, street violence, domestic violence and abuse, sexual abuse and assault, or human trafficking are given consideration in the awarding of grants.

*Homekey.* The Homekey program, administered by HCD, provides grants to cities, counties, cities and counties, and all other state, regional, and local public entities to provide funding for the acquisition, rehabilitation, or both, of motels, hotels, hostels, or other sites and assets, including apartments or homes, ARFs, RCFEs, manufactured housing, commercial properties, and other buildings with existing uses that could be converted to permanent or interim housing. It also provides funds for master leasing of properties for non-congregant housing, conversions of units from nonresidential to residential, new construction of units, purchasing affordability covenants and restrictions for units, relocation costs for displaced individuals as a result of rehabilitation of existing units, and capital operating subsidies for units purchased, converted, or altered with Homekey funds. Homekey 1.0, however, did not include a specific set-aside for youth, and has to date awarded less than 1% of its funding to projects explicitly serving youth experiencing, or at risk of, homelessness. Through AB 140 (Committee on Budget, Chapter 111, Statutes of 2022) additional one-time funding was provided for Homekey program to be spent over two year. AB 140 also included a minimum youth set aside of 8% to fund youth focused housing projects (this bill would rename these “projects” to “unit”). Homekey funds are still being spent but the program is converting to Homekey + which will continue to give local jurisdictions grants to construct long-term affordable housing or convert shorter-term facilities such as hotels and motels into long-term housing for individuals and household who are veterans, homeless or at risk of homelessness.

**Related/Prior Legislation:**

SB 914 (Blanca Rubio, Chapter 665, Statutes of 2022) established the Homeless Equity for Left Behind Populations (HELP) Act and required Cal ICH to set and measure progress toward goals to prevent and end homelessness among domestic violence survivors and their children and among unaccompanied women in California and required initial goals to be established by January 1, 2025, and to be evaluated at least every two years to determine whether updated goals are needed.

AB 140 (Committee on Budget, Chapter 111, Statutes of 2021) among other things, required Cal ICH to conduct a statewide assessment to identify state programs that provide housing or services to persons experiencing or at risk of homelessness, and to collect and analyze data from those programs necessary to provide a comprehensive view of the homelessness response system, as provided. Further, the bill allocated \$40 million to establish the Grant Program, to provide grants and technical assistance to local jurisdictions to promote innovation, and expand promising practices that could be shared in the state to address and end family homelessness.

**FISCAL EFFECT:** Appropriation: No Fiscal Com.: Yes Local: No

**SUPPORT:** (Verified 5/19/25)

San Francisco Safehouse (Source)  
Black Women Revolt Against Domestic Violence  
Center on Juvenile and Criminal Justice  
Community Forward Sf  
Downtown Women's Center  
Glide  
LA Casa De Las Madres  
Mary Elizabeth Inn  
My Sister's House CA  
National Council of Jewish Women-sf  
San Francisco Domestic Violence Consortium  
The Women's Building

**OPPOSITION:** (Verified 5/19/25)

None received

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5/21/25 15:50:29

\*\*\*\* END \*\*\*\*