

2020-2021 Kern County Grand Jury White Paper

Kern County Homelessness and The Impact on Our Community

*Not In My Back Yard
(NIMBYism)*

Photos by the Grand Jury



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ABSTRACT:

- **Introduction:**

The 2020-2021 Kern County Grand Jury (Grand Jury) became aware of the level of homelessness in the City of Bakersfield (City) and in Kern County (County) through news videos and news releases in The Bakersfield Californian. The Grand Jury read several articles regarding grant funds totaling over \$7.5 million released by the City and County to nonprofit organizations that are dealing with homelessness.

In spite of the very visible homelessness seen daily in Bakersfield, a news release on January 6, 2021, www.bakersfield.com/news/kern, “Kern wins recognition for housing efforts” recognized Bakersfield as one of eight cities in the US “achieving *functional zero* in the battle against *chronic homelessness*.” This piqued the interest of the Grand Jury to explore the topic further.

“Not In My Back Yard” (NIMBY) was stated as the reason for denying two different “RoomKey” proposals by both City and County officials. In both cases, no objections were made prior to asking for Council and Board approval. Throwing taxpayer’s money at homelessness has not solved the problem. Without approval of housing projects for the homeless (transitional, short term, intermediate, and permanent), the annual homeless population in the City and County will continue to grow. NIMBYism must be addressed at all levels if we expect to move forward with desperately needed homeless facilities that will make a difference in the number of homeless on our streets.

Homelessness is no longer an isolated problem limited to the central or east sides of Bakersfield. The homelessness situation has an **impact** on the entire community, by creating the need for added caseloads, security, housing, and cleanup of illegal encampments. The lack of housing in the Bakersfield area has created a bottleneck. There is less than a one percent vacancy rate in available houses. Providers are working with people who have no credit rating, past evictions, and the need to find work.

Since privately owned shelters receive County and City funds, and serve a vital role in the County’s homelessness, the Grand Jury inquired into the homeless shelters that utilize Federal, State, County, and City funding, pursuant to California Penal Code section 925. The purpose of the inquiry is to provide information on the various homeless shelters and centers, specifically regarding the proposed projects that are not yet completed.

- **Methodology:**

The Grand Jury researched the Internet, newspaper articles, Bakersfield City Council minutes, and Kern County Board of Supervisor’s (BOS) minutes to gather information on the funds available to assist the homeless. Interviews were conducted with Bakersfield City Officials, a Past Chairman of the Kern County Board of Supervisors, staff from nonprofit organizations that are working with the homeless, and staff from the Bakersfield Kern Regional Homeless Collaborative (BKRHC). The COVID-19 epidemic unfortunately limited the access to homeless facilities and one-on-one interviews with those sleeping on the streets. Personal interviews were limited to the administrators of the facilities receiving grant funds through the County and/or City.

BODY:

There is no one-size-fits-all solution to ending homelessness. The United States Interagency Council on Homelessness stated in their October 2020 publication, “Expanding the Toolbox: The Whole-of-Government Response to Homelessness” that:

“A one-size-fits-all approach can actually harm many populations experiencing homelessness that need and benefit from customized, trauma-informed wraparound services. . . . For example, it is important to understand that the needs of a runaway youth are quite different from those of an older adult experiencing homelessness. Likewise, the needs of urban communities are different from rural areas. . . . Policies that do not address the real root causes of homelessness combined with high housing costs in over-regulated markets have exacerbated the homelessness condition in America.”

The homelessness crisis is a vast and complex problem, requiring many systems to address the needs of individuals that face homelessness daily throughout the County. People experiencing unsheltered homelessness are far more likely to face health challenges, violence, and trauma. Unsheltered people also engage much more frequently with police and emergency health services than people staying in shelters. Nearly 28% of people experiencing homelessness in California are considered chronically homeless.

Bakersfield and Kern County Homeless Resources

- The Mission at Kern County (The Mission) (nonprofit)
- The Bakersfield Homeless Center (Bethany Service) (nonprofit)
- Bakersfield-Kern Regional Homeless Collaborative (BKRHC) (nonprofit)
- Flood Bakersfield Ministries (nonprofit)
- M Street Navigation Center (Kern County)
- Brundage Lane Navigation Center (City of Bakersfield)
- Alliance Against Family Violence and Sexual Assault (nonprofit)

- California Homeless Coordinating and Financing Council (CHCFC)
- Homeless Housing, Assistance and Prevention Program (HHAP)
- Casa Esperanza Bakersfield (nonprofit)
- California Veterans Assistance Foundation (CVAF) (nonprofit)
- The Dream Center

Significant amounts of money made available by the State for homeless projects have been lost, due to the **unwillingness** of the Kern County Board of Supervisors and Bakersfield City Council to approve proposed projects.

Casa Esperanza, a proposed temporary home for six homeless women and their children, was denied a conditional use permit (CUP) by the Bakersfield City Council. In a fortunate turn of events, the State stepped in and determined the City had misclassified the Esperanza project and there was no need for a CUP. The project will now go forward so that women and their children will receive the help they desperately need.

Another proposed idea was to use labor from the homeless shelters to overhaul Baker Street, revitalizing the east Bakersfield area and providing transitional housing for the homeless. However, this idea was ignored by the BOS.

Kern County has many categories of homeless: veterans, families, couples, women with children, single women, single men, youth, addicts, alcoholics, and the mentally ill. Unfortunately, the face of the homeless tends to be the mentally ill, who we see on street corners and freeway off-ramps, in need of care. The homeless agencies lack housing for all categories of homelessness, especially when it comes to transitional, long term, and permanent housing. Further, when the California Rent and Mortgage Protection Program ends in June 2021, it is anticipated many more people will find themselves without permanent housing.

Bakersfield-Kern Regional Homeless Collaborative

The Bakersfield-Kern Regional Homeless Collaborative, a nonprofit 501(c)(3), includes homelessness service providers, government agencies, advocacy groups, businesses, and both current and former homeless persons. This diverse group brings their expertise from working hands-on every day with homeless individuals and families, to help them obtain permanent housing and get the supportive services they need to reach their full potential. The BKRHC does not provide any services directly to persons experiencing homelessness. Rather, BKRHC works to coordinate programs and services across the continuum of care, so that people experiencing homelessness have the resources and support they need to achieve stability in permanent housing. The BKRHC is responsible for developing and coordinating the implementation of the Bakersfield-Kern Region's 10-Year Plan to End Homelessness. The most current 10-year plan, "*Home at Last! Kern County's Plan to End Homelessness by 2028*," was adopted in 2018.

- BKRHC funding comes from:
 - County funds
 - City funds
 - HUD grants
 - Private donations
 - BKRHC seeks funds to organize homeless efforts from:
 - HUD-HOME American Rescue Plan (ARP), \$12 million for Kern County
 - Others
 - BKRHC also creates contracts to fund Project RoomKey, Kern County Fair trailers, and The Dream Center (one-stop shop for foster and unaccompanied youth)
- **Point in Time (PIT) Count** is an annual homeless count on a date in January when volunteers physically canvas the streets to identify and engage with individuals experiencing homelessness. Due to COVID-19, the 2021 PIT Count elected to combine data from all emergency shelters and homeless facilities to arrive at their count. The BKRHC worked with Homeless Management Information System (HMIS) to review case management in order to obtain the 2021 PIT Count. The COVID epidemic has forced even more residents onto the streets, as congregant shelters cut capacity in order to maintain social distancing. California Governor Newsome reported 66,400 homeless statewide in his 2021 State of the State address.
 - **PIT Count Report 2021:** There were 2,150 unduplicated persons sleeping in shelters and unsheltered on January 27, 2021. The PIT Count revealed 569 persons sleeping in shelters and 1,581 unsheltered.
 - The annual unsheltered PIT Count normally utilizes an in-person interview of individuals experiencing homelessness throughout the County. They could be sleeping on the streets, in tents, encampments, in cars, or other places not meant for human habitation.

Kern County Homeless Population

Status	Adults	Adults w/ Children	Children	Total
Sheltered	421	47	101	569
Unsheltered	1,212*	127	242	1,581
Total	1,633	174	343	2,150

*Female 49.5%, Male 50.4%

Age Breakdown of Homeless	All	Homeless	Unsheltered
▪ Children (under 18)	343	16%	71%
▪ Youth (18-24)*	138	6%	72%*
▪ Adults (over 24)	1,669	78%	74%

* The PIT Count reported that 30 to 40% of these homeless youth came from the foster care system, and that this subpopulation is growing rapidly by 20 plus individuals per month. The BKRHC claims the homeless shelters are not appropriate for this subpopulation and many youth will not go on their own. It was further reported that there is really no place for homeless female youth to go. The unemployment rate is high and does not help the situation with homeless teens. The Dream Center works with the youth and has caring adults ready to help. It is believed there will be a surge of homeless youth, due to the governor's executive order eliminating the school or work regulation in order for foster youth to receive their rental assistance.

Race Breakdown of all Homeless

▪ White	1,532	71.3%
▪ Black/African American	474	22.0%
▪ Multiple Races	87	4.0%
▪ American Indian/Alaska Native	40	1.9%
▪ Native Hawaiian/Pacific Islander	9	0.4%
▪ Asian	8	0.4%

Ethnicity Breakdown of all Homeless

▪ Non-Hispanic/Latino	1,420	6.0%
▪ Hispanic/Latino	730	4.0%

Some Subpopulations of Adult Homeless

▪ All Adults	1,872	100%
▪ Substance Use Disorder	730	39%
▪ Serious Mental Illness	487	26%
▪ Domestic Violence Survivor	150	8%
▪ Veteran	40	2%
▪ HIV/AIDS	11	1%
▪ Chronically Homeless	1	0.1%

Unemployment in Kern County increased throughout the year, reaching a high of over 18% in April of 2020. The Housing Authority of the County of Kern also reported 18,624 households on the public housing waiting list. With the record low rental vacancy rates (below 1%) and zero vacancies in East Bakersfield during the first quarter of 2021, placing the homeless into temporary or permanent housing in Kern County is very difficult. The BKRHC reported that, "It makes it particularly difficult to find housing solutions if there's literally no supply."

In January of 2021, Community Solutions recognized BKRHC for achieving Functional Zero for Chronic Homelessness. This caused many eyebrows to raise in question, as the homeless population appears to be **rising** each year.

Casa Esperanza

Casa Esperanza is a non-profit established to create a home for women experiencing homelessness due to domestic abuse or homeless with children. This home would create a safe space where women can reestablish themselves as they seek stable incomes and permanent housing. The property is located across from Bakersfield College and deemed perfect for the project due to its size: seven bedrooms, off-street parking, and close access to a nearby bussing hub.

The Bakersfield Planning Commission (BPC) unanimously approved a Conditional Use Permit for Casa Esperanza, which allowed the plans to move forward. However, after an appeal was filed by the neighbors voicing concerns that too many people would live in the house and problems could spill into the surrounding area, the City Council shut down the project in the middle of January of 2021, with a 6-0 vote. The City Council supported the appeal and denied approval for the project in spite of the BPC report that said, “. . . an average of 16 individuals had resided on the property since 1999, and the City’s building code would likely have allowed a maximum of just over 20.” Casa Esperanza would house only six women and their children at one time.

In a rare move, the California Department of Housing and Community Development (CDHCD) informed the City that the City had misclassified the project, and a permit was not required for the desired location at the corner of Haley Street and Panorama Drive. This triggered the current legal dispute between the project organizers, the City and the CDHCD. The City has told Casa Esperanza it disagrees with the CDHCD’s interpretation of state law and plans to “. . . consider all available legal remedies, including litigation to prevent this unilateral disregard for the City’s land use decision.”

In the meantime, going with the ruling from CDHCD, and in spite of the displeasure of the City Council, the house in question closed escrow, and is in the process of being renovated for the use of Casa Esperanza.



<https://www.esperanzabakersfield.org/>

(A present day look at Casa Esperanza house and the design plan when completed.)

Project RoomKey

Overview: Project RoomKey was a statewide initiative, through the California Department of Social Services, to aid in protecting the homeless population from the spread of COVID-19 by providing non-congregate shelter options. The deadline for grant utilization was extended to February 2021. The initiative provided grant opportunities to implement the program at the local level. The BKRHC had secured funding (\$383K) and coordinated with the owner of Rosedale Inn, to lease up to 21 rooms for 5 months. However, the **Bakersfield City Council failed to approve** the project in September of 2020. The first initiative for Project RoomKey's proposed location was the Sleep Inn & Suites Bakersfield North, located on Knudsen Drive in north Bakersfield. This initiative was **turned down by the Board of Supervisors in July of 2020**. Therefore, the \$383,000 grant awarded to BKRHC was not utilized.

Funding: Project RoomKey was a collaborative effort between the California Veterans Assistance Foundation, Housing Authority of the County of Kern, and the BKRHC. The projects would have utilized grant funds (over \$500K) secured from the Home Energy Assistance Program - HEAP, Homeless Housing Assistance and Prevention - HHAP, the Kern Community Foundation, and the Housing and Opportunity Foundation of Kern, to lease rooms from the motels, provide security, and necessities for the homeless.

Referral: Project RoomKey would have operated on a referral basis from street outreach, hospitals, and service providers. Unsheltered individuals or family members who have not had any known or suspected COVID-19 exposure would be pre-screened and identified as a low, medium, or high-risk level. Individuals who are considered high risk would be referred to the Project. To be considered high risk and eligible for the Project, a homeless person must: be over the age of 65 or, have a chronic health condition (lungs, heart, immune deficiencies) or, be pregnant, and be able to ambulate/self-manage.

Project HomeKey

Building on the success statewide (but not in Kern County) of Project RoomKey, Project HomeKey is the next phase in the State's response to protecting Californians experiencing homelessness who are at high-risk for serious illness and impacted by COVID-19. The Governor proposed a \$12 billion grant to get people experiencing homelessness off the streets and into homes of their own.

Administered by the CDHCD, \$600 million in grant funding will be made available to local public entities, including cities, counties, or other local public entities, housing authorities or federally recognized tribal governments within California. The Project will purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings, converting them into interim or permanent long-term housing.

Of the \$600 million in Project HomeKey grant funds, \$550 million is derived from the State's direct allocation of the federal Coronavirus Aid Relief Funds (CRF), and \$50 million is derived from the State's General Fund.

Each HomeKey allocation has the following expenditure deadlines:

- The \$550 million in CRF was to be allocated by December 30, 2020. The Department recognized this deadline was challenging; however, the deadline was a requirement of federal CRF funding. The Department was to provide ongoing support to assist grantees in meeting the deadline and had already developed an accelerated application and award process.
- The \$50 million in State General Funds is to be expended by **June 30, 2022**.

Tiny Homes

The California Veterans Assistance Foundation and members of the Kern County Stand Down resource fair, and the Kern County Homeless Collaborative, are working together to take on the Covey Cottages for Veterans project. They are in the process of transforming a plot located off Covey Avenue in Oildale, into residential housing for veterans. The project's target is to provide homes for low-income veterans over the age of 55 not eligible for housing subsidies elsewhere. This project will consist of 12 tiny "400 square foot" homes, a community center and shared space. The studio-style homes are expected to rent to qualified veterans for \$300 to \$500 per month.

These CVAF homes are not built or maintained by any state or federal money. Veterans will be interviewed and assessed to match the candidate with the appropriate housing choice. These homes will be available to house a veteran's family, up to three people. Unfortunately, due to COVID-19, construction came to a halt and the project is yet another year behind. As of May 2021, Covey Cottages is moving forward and expects to be finished by the end of 2021.

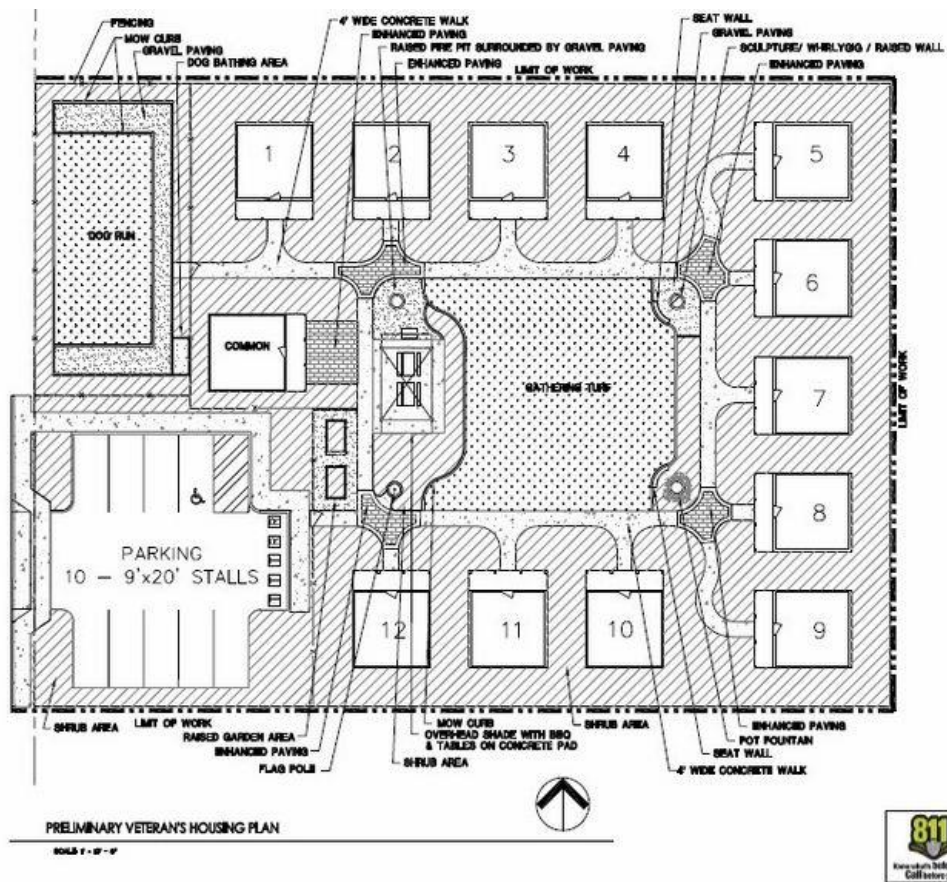
Many tiny home villages are springing up all over the United States as one alternative to house the homeless in all stages of their rehabilitation; some units costing as low as \$5,000.

Plot location for CVAF Tiny Homes project on Covey Avenue



Photo by Grand Jury

Plot Plan for CVAF Tiny Homes



https://www.bakersfield.com/news/tiny-homes-for-vets-could-be-ready-by-christmas/article_dd5ad3d6-d647-11e9-acb0-7786987dc251.html

The Impact on Our Community

The cost to care for the homeless is placing a burden on the County and City budgets. Cleaning up encampments, streets, parks, riverbeds, and empty buildings uses man-hours that could be used elsewhere. Law enforcement costs have increased with homelessness, creating an additional burden on the taxpayer.



<http://bakersfieldnow.com/news/local/bakersfield-officials-clear-out-homeless-camps-by-kern-river>



http://www.bakersfield.com/news/sound-off-why-don-t-we-pay-attention-to-city/article_2ec271bc-4ca8-5996-bf1d-c2f22bb7341d.html



https://www.bakersfield.com/news/new-cleanup-teams-aim-to-turn-the-tide-on-bakersfields-accumulation-of-litter-assist-homeless/article_a504230e-65b4-11eb-adcc-cf50039e62cc.html

Through a contract with the Bakersfield Homeless Center and California Highway Adoption Company, the City has deployed teams who will clean up common hot spot areas around town and quickly respond to citizen complaints.



<http://bakersfieldnow.com/news/local/kern-county-homeless-collaborative-releases-2016-census-data>



<https://eminetra.com/as-other-counties-call-off-homeless-counts-kern-moves-forward-with-new-plan-news-bakersfield-california/298888/>

Mobile Evaluation Team

The Mobile Evaluation Team (MET) is dispatched by law enforcement when a mental health crisis is identified in the community. MET provides crisis intervention, with voluntary and involuntary assessment for psychiatric hospitalization and follow-up. MET provides linkage to mental health services and community resources for youths, adults, senior adults, and veterans. In addition, MET provides briefings to Kern County hospitals and law enforcement. MET collaborates with law enforcement to provide Crisis Intervention Training for peace officers.

Kern County Homeless Funding

Homeless funding includes in pertinent part:

<u>Fiscal Year 2020-21</u>	<u>Fiscal Impact</u>
Bethany Services, Inc. (Bakersfield Homeless Center)	\$1,516,727
Bakersfield Homeless Center for CalWORKs Housing Support Program	\$ 235,350
Bakersfield Homeless Shelter	\$ 32,906
Bakersfield Kern Regional Homeless Collaborative (BKRHC)	\$ 369,117
Bitfocus, Inc. (HMIS)	\$ 115,157
California Department of Transportation	\$ 50,000
CA Veterans Assistance Foundation, Inc.	\$ 100,000
Flood Bakersfield Ministries, Inc.	\$ 700,686
Future Projects from July 1, 2021 through June 30, 2024	\$4,500,000
Housing Authority of the County of Kern	\$ 649,088
Kern County Superintendent of Schools State Grant	\$ 116,118
Kern County Hospital Authority	\$ 725,983
Pearl Transit Corp.	\$ 263,000
San Joaquin Community Hospital dba Adventist Health Bakersfield	\$ 241,000
Women's Center High Desert	\$ 31,070

These funds do not account for all allocations given to homelessness, but is a reflection of the funds available for a problem that only seems to be getting worse. There was, however, 229 emergency housing vouchers awarded to the Kern Housing Authority in May of 2021. Unfortunately, the challenge is finding available housing units for voucher recipients. Those available for these vouchers include: homeless; those at-risk of homelessness; those fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. Vouchers were available for those recently homeless and for whom providing rental assistance will prevent a family's homelessness, or those having a high risk of housing instability.

CONCLUSION

In a published case study, Community Solutions reported, “By reaching functional zero, Bakersfield and Kern County have proven it’s possible to build a system of support that ensures their most vulnerable neighbors can leave homelessness behind.” However, the problem continues to worsen due to a lack of collaboration with staff and the Board of Supervisors and Bakersfield City Council’s failure to pass needed housing programs, e.g., Casa Esperanza, Project RoomKey, and Project HomeKey.

Time for YIMBY (Yes In My Back Yard)

There is an urgent need for a community wide education program of the populous concerning the homeless. Many believe that these individuals are a vagrant population that choose this lifestyle. The unfortunate truth is that many of these individuals are youth that have aged out of the foster system and abused women with children. Perhaps the most disturbing of all are the forgotten veterans that have faithfully served our country. Together we can make the necessary changes to dramatically reduce homelessness, and most importantly, to help improve the lives of families and individuals experiencing homelessness.

At the end of the day, there is NOT ONE simple solution to the homeless crisis in Kern County. However, it DOES NOT MEAN the solution is HOPELESS. The Community must create a plan to reverse the surge of homelessness by first preventing it, developing trusted relationships through outreach programs, supporting agencies that are currently in place, and provide housing and support needed for LONG-TERM stability.

Our community must change NIMBY to YIMBY! The City and County must seriously explore (along with RoomKey and HomeKey projects), the feasibility of placing various tiny home villages throughout Kern County to provide transitional and permanent housing for the homeless. This could be done by contacting tiny home projects currently under construction or already in operation in California, for information and direction, i.e., North Hollywood, Los Angeles, Tarzana, Reseda, San Francisco, Sonoma, as well as others across the United States. Some villages have been built for transitional housing, some for permanent housing, and some are even available for the formerly homeless to purchase with their monthly assistance payments.

There ARE answers! What we need is COMMITMENT from our politicians, community leaders, and our community neighbors to work together to reduce homelessness and build a future where every person has a permanent place to call home.

REFERENCES:

Law Library, Libguides, the Law and Homelessness: <https://nhhc.org/understanding-homelessness/fag/>

<https://bkrhc.org/for-immediate-release-bkrhc-conducts-2021-point-in-time-count/>

https://www.bakersfield.com/news/kern-wins-recognition-for-housing-efforts//article_44fa6e72-507a-11eb-a44c-4bb2285bc617.html

<https://community.solutions/case-studies/bakersfield-and-kern-county-california-functional-zero-case-study/>

<https://www.hudexchange.info/resource/6196/expanding-the-toolbox-the-whole-of-government-response-to-homelessness/>

[https://www.labormarketinfo.edd.ca.gov/file/lfmonth/bake\\$pds.pdf](https://www.labormarketinfo.edd.ca.gov/file/lfmonth/bake$pds.pdf)

<https://kernha.org/menus/policies-and-resources.html>

https://www.bakersfield.com/news/bakersfields-citywide-apartment-vacancy-rate-drops-to-1/article_4c0ff72a-928a-11eb-852d-7bd37fbf4ab4.html

<https://cayimby.org/>

<https://www.esperanzabakersfield.org/>

www.transit.dot.gov/funding/american-rescue-plan-act-2021

<https://www.kget.com/news/local-news/housing-authority-of-the-county-of-kern-awarded-229-emergency-housing-vouchers-for-homeless/>

GLOSSARY:

1. **American Rescue Plan Act of 2021 (ARP):** includes \$30.5 billion in federal funding to support the nation’s public transportation systems as they continue to respond to the COVID-19 pandemic and support the President’s call to vaccinate the U.S. population.
2. **Bakersfield-Kern Regional Homeless Collaborative (BKRHC):** is the non-profit organization for the CoC, which works to reduce the impact of the homeless in Kern County.
3. **Chronically Homeless:** is the homeless that is living or residing in a place not meant for human habitation, a safe haven or in an emergency shelter continuously for at least one year, or at least four separate occasions in the last three years.
4. **Continuum of Care (CoC):** is a program designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals.
5. **Emergency Shelters:** is any facility that provides a temporary shelter for the homeless in general or for specific populations of homeless and which does not require occupants to sign leases or occupancy agreements.
6. **Emergency Solutions Grants (ESG):** provides grants by formula to states, metropolitan cities, urban counties and U.S. territories to support homelessness prevention, emergency shelter and related services.
7. **Episodic Homelessness:** is an individual lacking stable housing having recurrent problems with housing.
8. **Functional Zero:** is a dynamic milestone that indicates a community has solved homelessness for a population.
9. **HEARTH Act:** Homeless Emergency Assistance and Rapid Transition to Housing Act is a consolidation of the HUD’s competitive grant programs.
10. **Hidden Homelessness:** is an individual who become homeless but finds a temporary solution by staying with family or friends, living in squats or other insecure accommodations.
11. **Homelessness:** is an individual or family who lacks a fixed, regular, and adequate night-time residence.

12. **Homeless Management Information System (HMIS):** is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.
13. **NIMBY - Not In My Backyard:** a colloquialism signifying one's opposition to the locating of something considered undesirable in one's neighborhood.
14. **Permanent Housing:** is a community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible.
15. **Point in Time Count:** is a "snapshot" count of sheltered and unsheltered homeless persons carried out on one night in the last ten calendar days of January or at such other time as required by HUD.
16. **Transitional Homelessness:** is an individual going through a major life change or catastrophic event, e.g., loss of a job suddenly and unexpectedly, facing homelessness while looking for a new job.
17. **United States Department of Housing and Urban Development (HUD):** is an U.S. government agency that supports community development and homeownership.
18. **YIMBY - Yes In My Back Yard:** is a community of neighbors who welcome more development in the neighborhood. Saying yes to affordable housing, yes to inclusive, equitable communities, yes to opportunity, and yes to more neighbors.