



San Gabriel Valley Council of Governments
AGENDA AND NOTICE OF THE MEETING OF THE
HOMELESSNESS COMMITTEE

Wednesday, September 7, 2022 -- 8:00 AM
Teleconference Meeting

Zoom Link: <https://us06web.zoom.us/j/88114606233>

Livestream Link: <https://youtu.be/iVIka4X1fUg>

Chair
Becky Shevlin
City of Monrovia

Vice-Chair
Margaret Clark
City of Rosemead

MEMBERS

Arcadia
Azusa
Baldwin Park
Claremont
Duarte
Glendora
Irwindale
Monrovia
Pasadena
Pomona
Rosemead
South El Monte
South Pasadena
West Covina
LA County
Supervisory
District #1

Thank you for participating in today's meeting. The Homelessness Committee encourages public participation and invites you to share your views on agenda items.

MEETINGS: Regular Meetings of the Homelessness Committee are held on the first Wednesday of each month at 8:00 AM at the West Covina Council Chambers Meeting Room (1444 W. Garvey Avenue S., West Covina, CA 91790). The agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 4900 Rivergrade Road, Suite A120, Irwindale, CA, and on the website, www.sgvkog.org. A copy of the agenda is also viewable at Alhambra City Hall, 111 S 1st St, Alhambra, CA. Copies are available via email upon request (sgv@sgvcog.org). Documents distributed to a majority of the Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG requests that persons addressing the Committee refrain from making personal, slanderous, profane, or disruptive remarks.

TO ADDRESS THE COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the SGVCOG during the public comment period at the beginning of the agenda, on any item(s) that is on the Consent Calendar prior to action taken on the Consent Calendar, and on any other agenda item prior to the time it is considered by the Committee. At a special meeting, the public may only comment on items that are on the agenda. Members of the public are requested to state their name prior to speaking, and comments are limited to a maximum of three minutes per person. The Committee Chair may impose additional time limits if comments become repetitious, an individual member of the public seeks to speak on numerous items, or a large number of members of the public seek to speak on an item. The Committee may not take action on items not on the agenda and is restricted in discussing items on the agenda.

AGENDA ITEMS: The Agenda contains the regular order of business of the Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Committee member so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



MEETING MODIFICATIONS DUE TO THE STATE AND LOCAL STATE OF EMERGENCY RESULTING FROM THE THREAT OF COVID-19: AB 361 (Rivas), signed by California Governor Gavin Newsom on September 16, 2021, authorizes local agencies to hold public meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically to promote social distancing due to the state and local emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new provisions in AB 361 and ensure the safety of Committee Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Homelessness Committee meeting will not be allowed. To allow for public participation, the Homelessness Committee will conduct its meeting through Zoom Video Communications. To participate in the meeting, download Zoom on any phone or computer device and copy and paste the following link into your browser to access the live meeting: <https://us06web.zoom.us/j/88114606233>. You may also access the meeting via the livestream link on the front of the agenda page.

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items, but within the SGVCOG’s subject matter jurisdiction, you may submit written comments via email or provide a verbal comment by participating through Zoom.

- Written Comments (Email): If you wish to submit written public comments to be distributed to the committee members prior to or during the meeting, please submit these materials via email to Victoria Urenia at vurenia@sgvcog.org at least 1 hour prior to the scheduled meeting time. Please indicate in the Subject Line of the email “FOR PUBLIC COMMENT.” Emailed public comments will be read into the record and will be part of the recorded meeting minutes. Written public comments may include, but are not limited to letters, reports, and presentations. While there is no page or word count limit for written comments, the time for reading written public comments into the record will be limited to three minutes, which is the same time allotted for verbal comments.
- Verbal Comments (Zoom): Through Zoom, you may provide a verbal comment by using the web interface “Raise Hand” feature. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes. Public comment is taken at the beginning of the meeting for items not on the agenda. Public comment is also accepted at the beginning of each agenda item.

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact Victoria Urenia at least 48 hours prior to the meeting at (626) 225-2598 or at vurenia@sgvcog.org.

PRELIMINARY BUSINESS

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment (*If necessary, the Chair may place reasonable time limits on all comments*)
5. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to the next regular meeting (It is anticipated that the Committee may take action on these matters)

CONSENT CALENDAR

6. Adopt Resolution 22-12-HC Making Specified Findings to Enable the Homelessness Committee to Continue to Hold Meetings Via Teleconferencing – Page 1
Recommended Action: Adopt Resolution 22-12-HC making specified findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in person thereby necessitating an ability to continue holding meetings via teleconferencing
7. Homelessness Committee Meeting Minutes – 8/3/2022 – Page 3
Recommended Action: Approve.
8. Homelessness Committee Meeting Minutes – 7/27/2022 – Page 6
Recommended Action: Approve.

ACTION ITEM

9. Housing Linkage Working Group – Page 8
Recommended Action: Recommend Governing Board allocate \$200,000 to implement activities that would increase access to permanent housing options for persons experiencing homelessness (PEH), through the creation of a Housing Linkage Working Group.

PRESENTATION

10. LifeArk Tyler Project– Paul Cho, Chief Financial Officer, LifeArk – Page 12
Recommended Action: For information only.

UPDATE ITEMS (It is anticipated the Committee may take action on the following matters)

11. Chair's Report
12. LA County Homelessness Governance Reform and Blue-Ribbon Commission on Homelessness
13. State Budget and Legislative Updates – Page 14

LIAISON REPORTS (It is anticipated the Committee may take action on the following matters)

14. San Gabriel Valley Regional Housing Trust
15. San Gabriel Valley Consortium on Homelessness
16. LA County Homeless Initiative
17. Union Station Homeless Services
18. Los Angeles Homeless Services Authority (LAHSA)

ADJOURN

DATE: September 7, 2022

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **ADOPT RESOLUTION 22-12-HC MAKING SPECIFIED FINDINGS TO ENABLE THE HOMELESSNESS COMMITTEE TO CONTINUE TO HOLD MEETINGS VIA TELECONFERENCING**

RECOMMENDED ACTION

Adopt Resolution 22-12-HC making specified findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in person thereby necessitating an ability to continue holding meetings via teleconferencing.

BACKGROUND

Introduced by Assemblymember Robert Rivas (D-Hollister) on February 1, 2021, AB 361 codifies portions of Governor Gavin Newsom's existing Ralph M. Brown Act exemptions pertaining to teleconferencing if a local agency issues an emergency finding, and reissues it every 30 days, that it is unsafe to meet in person. Specifically, the Brown Act exemptions include requirements to provide a public teleconference location, to maintain a member quorum within the agency's jurisdiction and to provide for public comment at each teleconference location, such as a private residence. The legislation expires in December 2024. On September 16, 2021, California Governor Gavin Newsom signed AB 361 into law, effective immediately.

A local agency wishing to rely on the provisions of AB 361 must meet one of the following criteria:

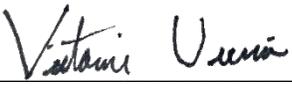
1. The local agency holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing; or
2. The local holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or
3. The local agency holds a meeting during a proclaimed state of emergency and has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

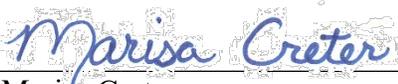
On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California due to the threat of COVID-19 and shortly thereafter issued Executive Order N-29-20 suspending certain Brown Act provisions relating to teleconferencing as public meetings began to be held online.¹ However, this Executive Order expired on September 30, 2021, despite the State of Emergency remaining in place.

¹ Similarly, on March 4, 2020, the Los Angeles County Board of Supervisors and Los Angeles County Health Officer declared a local and health emergency due to the threat of COVID-19.

The threat that COVID-19 has presented continues to directly impact the ability of the SGVCOG to conduct Governing Board/committee meetings safely in person. Updated guidelines issued by the Centers for Disease Control and Los Angeles Department of Public Health in July and August 2021 advise governmental entities to refrain from conducting indoor meetings and consider moving operations outdoors, where feasible, to prevent transmission. SGVCOG staff finds it has been unable to find a suitable outdoor space with the requisite audio/visual capabilities at which the monthly Committee meetings can be held safely. Similarly, an indoor space with sufficient capacity to accommodate safe social distance practices among members, staff, and the public could not be identified

In order to continue to conduct meetings in a safe manner and to prevent unnecessary COVID-19 exposure to members, staff and the public, staff is recommending that the Homelessness Committee adopt a resolution making certain findings in order to be able to continue teleconferencing for its meetings.

Prepared by: 
Victoria Urenia
Management Analyst

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

[Attachment A – Resolution 22-12-HC](#)



SGVCOG Homelessness Committee Meeting
Unapproved Minutes
August 3, 2022
8:00 AM - Via Zoom/Teleconference

PRELIMINARY BUSINESS

1. Call to Order
B. Shevlin called the meeting to order at 8:03 AM.

2. Pledge of Allegiance
K. Davis led the Pledge of Allegiance

3. Roll Call:

<u>Members Present:</u> R. Gonzales, Azusa Y. Ruizesparza, Baldwin Park J. Leano, Claremont J. Schulz, Duarte K. Davis, Glendora M. Ortiz, Irwindale B. Shevlin, Monrovia W. Huang, Pasadena D. Holley, Pomona M. Cacciotti, South Pasadena R. Diaz, West Covina	<u>Members Absent:</u> A. Verlato, Arcadia M. Clark, Rosemead R. Salas, South El Monte D. Urbina, LA County Dist. 1
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<u>SGVCOG Staff:</u> B. Acevedo M. Creter T. Lott S. Pedersen N. Ryu C. Sims V. Urenia K. Ward
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4. Public Comment
No Public comment was received for the meeting.

5. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to the next regular meeting

CONSENT CALENDAR

6. Adopt Resolution 22-10-HC Making Specified Findings to Enable the Homelessness Committee to Continue to Hold Meetings Via Teleconferencing

Recommended Action: Adopt Resolution 22-10-HC making specified findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in person thereby necessitating an ability to continue holding meetings via teleconferencing.

- 7. Homelessness Committee Minutes – 6/1/2022
Recommended Action: Approve
- 8. Homelessness Committee Minutes – 6/29/2022
Recommended Action: Approve

There was a motion to approve consent calendar items 6 - 8 M/S: (K. Davis/ R. Gonzales).

[MOTION PASSED]

AYES:	Azusa; Claremont; Duarte; Glendora; Irwindale; Monrovia; South Pasadena; West Covina;
NOES:	
ABSTAIN:	
ABSENT:	Arcadia; Baldwin Park; Pasadena; Pomona; Rosemead; South El Monte; LA County District 1

ACTION ITEMS

- 9. Homeless Programs to Address Food Insecurity
C. Sims presented on a proposed SGVCOG grant program for cities, nonprofits, and service providers to apply for funding to establish and/or increase their capacity to collect food and distribute food to persons experiencing homelessness (PEH) or those at-risk of homelessness.

There was a motion to recommend that the Governing Board allocate \$250,000 to support food insecurity programs. M/S: (M. Cacciotti/ K. Davis).

[MOTION PASSED]

AYES:	Azusa; Claremont; Duarte; Glendora; Monrovia; Pasadena; Pomona; South Pasadena; West Covina;
NOES:	
ABSTAIN:	
ABSENT:	Arcadia; Baldwin Park; Irwindale; Rosemead; South El Monte; LA County District 1

PRESENTATIONS

- 10. Los Angeles County Department of Mental Health Hollywood 2.0
Curley L. Bonds, M.D., Chief Medical Officer of LACDMH, and Brittney Weissman, Executive Director of Hollywood 4WRD, presented on the “Hollywood 2.0” Pilot Project, which is an effort by the Los Angeles County Department of Mental Health (LACDMH) to improve services for people with serious and persistent mental illness by utilizing a new approach that provides more comprehensive, community-based care.

11. SGVRHT Esperanza Villa Update
Brielle Acevedo, San Gabriel Valley Regional Housing Trust Manager presented an update on Esperanza Villa, a 25-unit tiny home village in Baldwin Park that opened in November to provide shelter and services to PEH.

UPDATE ITEMS

12. Chair's Report
Chair B. Shevlin provided supportive comments for SGVCOG and SGVRHT and suggested a future presentation and tour of the LifeArk Tyler site.
13. LA County Homelessness Governance Reform and Blue-Ribbon Commission on Homelessness (BRCH)
C. Sims provided updates on Blue-Ribbon Commission on Homelessness progress.
14. State Budget and Legislative Updates
V. Urenia provided updates on the State Budget, upcoming legislation and legislation the committee has been tracking.

LIASON REPORTS

15. San Gabriel Valley Regional Housing Trust
16. San Gabriel Valley Consortium on Homelessness
17. LA County Homeless Initiative
18. Union Station Homeless Services
19. Los Angeles Homeless Services Authority (LAHSA)

ADJOURN

The meeting adjourned at 9:31 AM.



SGVCOG Homelessness Committee Meeting
 Unapproved Minutes
 July 27, 2022
 8:00 AM - Via Zoom/Teleconference

PRELIMINARY BUSINESS

1. Call to Order
 B. Shevlin called the meeting to order at 8:02 AM.

2. Roll Call:

Members Present:

- R. Gonzales, Azusa
- J. Leano, Claremont
- K. Davis, Glendora
- M. Ortiz, Irwindale
- B. Shevlin, Monrovia
- M. Clark, Rosemead
- R. Salas, South El Monte
- M. Cacciotti, South Pasadena
- R. Diaz, West Covina
- D. Urbina, LA County Dist. 1

Members Absent:

- A. Verlato, Arcadia
- Y. Ruizesparza, Baldwin Park
- J. Schulz, Duarte
- W. Huang, Pasadena
- D. Holley, Pomona

SGVCOG Staff:

- T. Lott
- S. Pedersen
- V. Urenia

3. Public Comment
 No Public comment was received for the meeting.

ACTION ITEM

4. Adopt Resolution 22-09-HC Making Specified Findings to Enable the Homelessness Committee to Continue to Hold Meetings Via Teleconferencing
Recommended Action: Adopt Resolution 22-09-HC making specified findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in person thereby necessitating an ability to continue holding meetings via teleconferencing.

There was a motion to approve action item 4 M/S: (K. Davis/ J. Leano).

[MOTION PASSED]

AYES:	Azusa; Claremont; Glendora; Irwindale; Monrovia; Rosemead; South Pasadena; West Covina; LA County District 1
NOES:	
ABSTAIN:	

ABSENT:	Arcadia; Baldwin Park; Duarte; Pasadena; Pomona; South El Monte
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ADJOURN

The meeting adjourned at 8:07 AM.

REPORT

DATE: September 7, 2022

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **HOUSING LINKAGE WORKING GROUP**

RECOMMENDED ACTION

Recommend Governing Board allocate \$200,000 to implement activities that would increase access to permanent housing options for persons experiencing homelessness (PEH), through the creation of a Housing Linkage Working Group.

BACKGROUND

Over the last several years, there has been a growing amount of resources allocated to providing services for persons experiencing homelessness (PEH) and to developing interim housing options. For example, the SGVCOG has contracted with the Los Angeles Centers for Alcohol and Drug Abuse (LA CADA) to provide multi-disciplinary outreach teams to serve nineteen cities and to provide targeted engagement to those PEH who need the greatest support in being housed to serve eight cities. Several other cities have also contracted with LA CADA or other service providers to provide additional services. In addition, the SGVCOG and the San Gabriel Valley Regional Housing Trust (SGVRHT) have partnered with the cities of Baldwin Park and Montebello to open two interim housing sites – Esperanza Villa in Baldwin Park and Operation Stay Safe in Montebello – that collectively provide 55 units of bridge housing. An additional family transitional housing site that will provide 16 units and approximately 50 beds for families – called Serenity Homes – will open in Baldwin Park in September.

While these services and interim housing options are critical components of the homeless services system, a key component of the system is the availability of permanent housing. Permanent supportive housing (PSH) and affordable housing that is protected by an affordable housing covenant are the most reliable options for providing housing for PEH. However, they are also extremely expensive to build and have long timelines for construction. As a result, there is not an adequate supply of PSH and affordable housing.

With the shortage of PSH and affordable housing, the system predominantly relies on clients finding “affordable” housing on the private market and renting those units using a housing subsidy. Housing subsidies include permanent housing subsidies – like Section 8 Housing Choice Vouchers¹ and Emergency Housing Vouchers (EHVs)²– and the time limited subsidy program overseen by the Los Angeles Homeless Services Authority (LAHSA). The time limited subsidy (TLS) program provides short-term funding for clients while they stabilize their income enough to

¹ Housing Choice Vouchers are matched to clients and, upon receipt, the client can use the housing choice voucher to rent any unit on the private market that accepts vouchers and that does not exceed the maximum rent.

² EHV's function like Housing Choice Vouchers; however, they were additional vouchers allocated to public housing authorities nationwide as part of the American Recovery Plan.

afford the unit without any voucher or support. While these resources are also extremely limited and many clients in need are not matched with a voucher or TLS, these housing subsidy programs remain a key pathway out of homelessness for many clients.

However, using these vouchers can be extremely challenging. Clients must find a unit that does not exceed the maximum allowable rate of the voucher to rent on the private market. In addition to the typical challenges of finding an affordable apartment on the rental market, these clients face many additional challenges: the market rent in many communities greatly exceeds the maximum allowable rate of the voucher; some clients have little experience in searching for apartments; some clients don't have the credit scores, required documents and paperwork, or an ID to make them eligible for a unit. In addition, landlords that accept housing vouchers may be subject to additional inspections. The lack of permanent housing exits has a large impact on the operation of interim housing projects. When a client in an interim housing site is unable to move from interim housing to permanent housing, this means this space does not open for currently unsheltered clients. The County Homeless Initiative has placed a large focus on identifying and implementing approaches towards increasing the availability of permanent housing, which directly impacts the SGVRHT funded sites that received operational funding through the Cities and COGs and Interim Housing Services (CCOGIHS) fund. The CCOGIHS grant does not include funding for permanent housing identification, further demonstrating the need for additional local funding.

There are several resources designed to help clients move into housing. For example, LAHSA oversees the housing navigation program, which provides staff resources to help clients to fill-out paperwork and secure the required documents to get into housing. A recent policy change at LAHSA redirected all housing navigation resources in the County exclusively to clients currently in interim housing. However, the housing navigation is still not sufficiently-resourced to properly serve all of these clients. In addition, this means that any client that is currently unsheltered would not have access to the housing navigation program and must instead rely on other resources within the homeless services system or have no support at all.

There are also many programs that provide financial incentives and protections for landlords that lease to tenants that are paying with a housing voucher. While in California, it is illegal for a landlord to not lease to a tenant based on their source of income, the reality is that renting to a tenant with a housing voucher does take additional time – as additional inspections and paperwork is required – and it will take more time for the landlord to begin receiving rent. These landlord incentive programs are designed to make it more attractive for landlords to accept these clients. For example, the Countywide LeaseUp program provides holding fees, vacancy loss funds, wrap-around support for all participating properties and landlords. The County's Homeless Incentive Program (HIP) provides one month's free rent, move-in assistance, damage mitigation, and vacancy loss payments. The SGVCOG operated its Landlord Incentive Program – operated by Union Station Homeless Services (USHS) – that provided similar incentives for landlords. Several housing authorities offered signing bonuses for landlords that accepted EHVs. While all of these programs are important, they have not had as broad of an impact as expected in increasing the number of units available to clients with vouchers on the private market.

DISCUSSION

Given the need for affordable, permanent housing options on the private market, there is clearly a need to use innovative approaches to increase the supply of immediately-available housing. There are innovative approaches to try – for example, some cities are extremely proactive about engaging landlords in their community; others have tried to identify potential units for shared housing. However, there is not sufficient funding to truly implement many of these innovative ideas.

Due to cities and service providers' challenges in expending previous funds, the SGVCOG currently has approximately \$550,000 in unallocated funds which can be used for activities that support PEH or those at-risk of homelessness. At its August meeting, the SGVCOG Governing Board allocated \$250,000 of these funds towards the implementation of a food insecurity grant program. That program application was released immediately following the meeting and can be found [here](#).

Staff is proposing that \$200,000 of the remaining funds be allocated to create a grant program that would pilot innovative approaches and activities to connect PEH with permanent housing. The purpose of the Program would be to test potential approaches at a small scale and evaluate their impact in connecting clients to permanent housing.

Cities would be eligible applicants for this grant program. While a city would be required to be the main applicant, a city could apply in coordination with a service provider or other partner. Eligible activities would include any activities necessary to implement proposed programs, which could but is not limited to staff time and relationships with service providers. Potential project ideas could include housing navigation, targeted engagement of landlords, shared housing programs, roommate matching programs, and the establishment of small-scale master leasing/resident and property support services (RPSS). While staff is not recommending a maximum funding award for a grantee, SGVCOG hopes to fund three to four cities under the grant. Projects would be evaluated predominantly based on their potential to ease improve clients' connections to permanent housing.

It is anticipated that some of the programs would include landlord incentives or other direct client services that would help incentivize participation or reduce barriers for clients. As such, a portion of the funds would also be held "incentive dollars," and all grantees could access these as part of their program implementation. Incentive dollars could fund things like landlord incentives (e.g. signing bonuses, deposits, incentives to hold a unit) and direct client services (e.g. application fees, credit repair/debt relief programs, etc.).

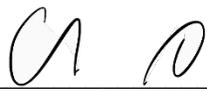
A key component of the program would be to build a cohort of implementers, to create a space for grantees to discuss challenges and opportunities, troubleshoot issues, and discuss best practices. All grantees would be required to participate in the "Housing Linkages Working Group," which would meet regularly and provide a forum within which participating cities could communicate on a regular basis. SGVCOG staff would also share best practices and provide whatever support necessary for participating entities.

The ultimate goal of the grant program would be to evaluate the impact of programs and their potential for regional scaling or duplication in other cities. Grantees would be asked to, in coordination with the SGVCOG, establish data metrics, and to collect project data. The SGVCOG

would also work with grantees to develop case studies, fact sheets, and how-to guides on the programs. At the end of the Program, SGVCOG staff would present the evaluation of the programs. Ultimately, the SGVCOG hopes to identify a menu of alternatives that could be implemented to help better facilitate connections to permanent housing.

NEXT STEPS

Should staff's recommendation be approved by the Homelessness Committee, the recommendation would be presented to the Governing Board for approval at its September meeting. Should the recommendation be approved by the Governing Board, SGVCOG staff would release the simple application immediately thereafter.

Prepared by: 
Caitlin Sims
Manager of Local Programs

Approved by: 
Marisa Creter
Executive Director

REPORT

DATE: September 7, 2022

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **LIFEARK TYLER PROJECT**

RECOMMENDED ACTION

For information only.

BACKGROUND

LifeArk SPC, a California Social Purpose Corporation was established in Los Angeles in 2017 with a mission to create safe, sustainable, and affordable homes for people living in low-income, marginalized communities around the world. LifeArk uses a modular housing system with component pieces that are manufactured in California. More information about LifeArk can be found here: <https://lifeark.net/>.

This approach reduces production and construction costs, making it a viable approach to more quickly and efficiently tackle California's housing crisis.

LifeArk units are made of a polymer plastic shell that can be put together like building blocks, to create a variety of different unit sizes. The components are created using a unique method that helps to reduce construction costs and can be easily transported and assembled on-site. This method creates the potential for a more cost-effective, scalable, and faster type of building.

LifeArk Tyler, located in the City of El Monte, is LifeArk's first project providing permanent supportive housing and ongoing intensive case management (ICMS) services to for individuals previously experiencing homeless. The site provides three buildings with a total of 19 units including an onsite property manager. This project was developed is in partnership with HomeLA Development, a nonprofit focusing on affordable housing, support services, and community engagement and empowerment. Illumination Foundation (IF) is a nonprofit organization based in Orange County, California that provides ICMS support including life skills classes, SUD groups, and connections to community resources essential to long-term housing and health stability. LifeArk was a winner of the Los Angeles County Homeless Initiative's Housing Innovation Challenge. The project was financed using the \$1 Million award from the Innovation Challenge and financing from the Nonprofit Finance Fund.



Picture 1: Exterior view of LifeArk Tyler 4-unit building



Picture 2: Interior view of LifeArk Tyler 12-unit building

Paul Cho, Chief Financial Officer, will provide a presentation overview of LifeArk and the Tyler Site during the meeting.

Prepared by: *Victoria Urenia*
Victoria Urenia
Local Programs Liaison

Approved by: *Marisa Creter*
Marisa Creter
Executive Director

REPORT

DATE: September 7, 2022

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **STATE BUDGET AND LEGISLATIVE UPDATES**

RECOMMENDED ACTION

For information only.

BUDGET UPDATES

On June 30, 2022, the Governor signed the state budget package of bills consisting of two budget “junior” bills and 27 trailer bills for the 2022-23 fiscal year. The \$308 billion budget package contains the budget priorities and agreements reached between the Governor and Democratic Leadership of the State Assembly and Senate.

The budget package contains some significant budget and program funding allocations and project earmarks for homelessness and housing, which were included in the budget “junior” bills – AB 178 & 180 and the housing trailer bill – SB 197. Additionally, the budget package includes provisions to allow for the receipt and disbursement of additional federal funds for homelessness and housing should additional funding be made available by the federal government. Some of the funding for homelessness and affordable housing includes the following:

Homelessness	
Amount	Purpose
\$30 million	San Gabriel Valley Regional Housing Trust
\$23 million	Burbank-Glendale-Pasadena Regional Housing Trust
\$39.5 million	Initial funding for the Judicial Branch to implement the Community, Assistance, Recovery and Empowerment (CARE) Courts, contingent upon enactment of SB 1338 (Umberg & Eggman)
\$300 million in 2022-23 \$400 million in 2023-24	Encampment Resolution grants to help local governments with resolving critical encampments and transitioning individuals into permanent housing
Affordable Housing	
\$200 million in 2022-23 \$225 million for 2023-24	Infill Infrastructure Grant (IIG) program, which includes \$34 million set aside for small jurisdictions.
\$150 million in 2022-23 \$250 million in 2023-24	Adaptive Reuse Housing
\$25 million in 2022-23 \$75 million in 2023-24	Mobile Homes and Manufactured Housing
\$50 million in 2022-23 \$100 million in 2023-24	Preservation of existing affordable housing

REPORT

\$25 million in 2022-23 \$75 million in 2023-24	Affordable housing on excess state land
\$250 million in 2022-23 \$100 million in 2023-24	CalHOME Program
\$250 million	Housing Accelerator Program
\$100 million in 2022-23 \$225 million in 2023-24	Multifamily Housing Program
\$50 million	ADU Financing
\$50 million in 2022-23 \$50 million in 2023-24	Veterans Housing and Homelessness Prevention Program created by Proposition 41 (2014)
\$50 million	Reuse of the Los Angeles County USC Hospital Campus
\$30 million	Increase funding for legal aid to prevent evictions
\$500 million	To establish the California Dream For All program to make homeownership more achievable for first time homebuyers, which is created through SB 197 – Housing Budget Trailer Bill.
\$150 million	Project Homekey. This will augment the approximate \$1.4 billion already budgeted in 2021-22.

SB 197 – Housing Budget Trailer Bill – also includes some significant housing policy changes. Some of the more relevant statutory changes include the following:

- **Regional Housing Needs Assessment (RHNA).** Grants local governments three years and 120 days from the statutory deadline for adoption of the housing element to complete the required rezoning of sites, under certain conditions. This means that local governments that have their housing elements adopted by October 15, 2022, would have until February 2025 to complete their rezoning.
- **Encampment Resolution Program.** Makes several changes to the Encampment Resolution Program established in the 2021 budget.
- **Regional Early Action (REAP) Program.** Extends the deadline by which local jurisdictions that received funding under the REAP Program would have to expend their allocations from 12/31/2023 to 12/31/2024.
- **RHNA Extension.** Extends the date by which HCD is required to develop a recommended improved RHNA allocation process and methodology from 12/31/22 to 12/31/23.
- **State Excess Sites Local Government Matching Grants Program.** Expands the state’s ability to build affordable housing on state-owned excess sites, by expanding the definition of local government to include a joint powers authority, among other provisions.
- **California Dream for All Program.** Establishes the California Dream for All program and fund to provide shared appreciation loans to qualified first-time homebuyers and limits the program to provide assistance to low-and-moderate income homebuyers with the purchase of owner-occupied homes.

LEGISLATIVE UPDATES

H.R 7116 (Cardenas) – 988 Implementation Act of 2022

- **Summary:** Would provide additional support for the implementation of 9-8-8 scheduled to take effect by July 16, 2022. This bill will provide federal funding and guidance for

states to build up their crisis response infrastructure in order to successfully implement 9-8-8.

- **Status:** Introduced on March 17, 2022. The Bill was referred to the Subcommittee on Health on March 28, 2022.
- **SGVCOG Position:** Support.

SB 1177 (Portantino) – Joint powers authorities: Cities of Burbank, Glendale, and Pasadena.

- **Summary:** Will create the Burbank-Glendale-Pasadena Regional Housing Trust Fund with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, low, and moderate income. The bill would authorize the Burbank-Glendale-Pasadena Regional Housing Trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds.
- **Status:** Approved by the Governor on August 22, 2022.
- **SGVCOG Position:** Support.

SB 914 (Rubio) – HELP (“Homeless Equity for Left Behind Populations”) Act

- **Summary:** Would enact the Homeless Equity for Left Behind Populations (HELP) Act, requiring cities, counties, and continuums of care that receive state funding to take specific actions to address the needs of domestic violence survivors and unaccompanied women, as specified; and, requires the Interagency Council on Homelessness (Cal ICH), by January 1, 2025, to establish initial goals to prevent and end homelessness among domestic violence survivors, their children and unaccompanied women, as provided, and to evaluate the goals at least every two years to determine whether updates are needed.
- **Status:** Passed and enrolled to the Governor on August 25, 2022.
- **SGVCOG Position:** Support.

SB 970 (Eggman) – Mental Health Services Act

- **Summary:** This legislation will make the first significant updates to the MHSA since its adoption in 2004, by creating an accountability system that measures outcomes and supports the sharing of best practices and county collaboration. Requires the California Health and Human Services Agency (CHHSA) to establish the California Mental Health Services Act (MHSA) Outcomes and Accountability Review (OAR), with a dedicated workgroup tasked with establishing three specified components to assist county mental health programs (CMHP) in improving MHSA funded programs. The Bill also requires CHHSA to establish the MHSA-OAR to facilitate a local accountability system that fosters continuous quality improvement in CMHPs.
- **Status:** On August 11, the bill passed the Assembly Appropriations Committee. On August 23, the bill was read a third time and amended.
- **SGVCOG Position:** Watch.

SB 1338 (Umberg & Eggman) – Community Assistance, Recovery, and Empowerment (CARE) Court Program

- **Summary:** This Bill would establish the Community Assistance, Recovery, and Empowerment (CARE) Act to provide comprehensive treatment, housing, and support services to Californians with complex behavioral health care needs. The bill provides that

the CARE Act only becomes operative upon DHCS, in consultation with county stakeholders, developing a CARE Act allocation to provide state financial assistance to counties to implement the CARE process. The bill would authorize specified people to petition a civil court to create a CARE plan and implement services, to be provided by county behavioral health agencies, to provide behavioral health care, stabilization medication, and housing support to adults who are currently experiencing a severe mental illness and have a diagnosis identified in the disorder class schizophrenia and other psychotic disorders.

- **Status:** On August 11, the bill passed the Assembly Appropriations Committee. After being amended, the bill was read a second time and ordered to a third reading on August 16. On August 25, the bill was read a third time and amended.
- **SGVCOG Position:** Support.

SB 15 (Portantino) - Housing development: incentives: rezoning of idle retail sites.

- **Summary:** This Bill, upon appropriation by the Legislature in the Budget Act or other act, would require the Department of Housing and Community Development to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of housing, as defined.
- **Status:** Passed Senate on June 1, 2021, to the Assembly – held at Desk. The bill has not been referred to Assembly committees and is technically dead, unless rule waivers are granted by the Assembly.
- **SGVCOG Position:** Support and direct staff to work with the author and the co-authors to seek clarification and possibly make modifications to the bill to improve its efficacy in delivering affordable housing and provide updates on the Bill as necessary. Senator Portantino acknowledged the need for amendments as requested by SGVCOG during a meeting with the SGVRHT.

SB 340 (Stern) - Lanterman-Petris-Short Act: hearings.

- **Summary:** Would authorize a family member, friend, or acquaintance with personal knowledge of a person receiving treatment under the Lanterman-Petris-Short (LPS) Act to make a request in writing to the person’s counsel to testify in the judicial review proceedings of the person’s involuntary commitment. The Act authorizes the involuntary commitment and treatment of persons with specified mental health disorders at a designated facility for 72-hour treatment and evaluation for the protection of the committed person. Under the Act, there is judicial review of the involuntary commitment and reasonable attempts must be made by the mental health facility to notify family members or any other person designated by the patient of the time and place of judicial review.
- **Status:** Passed the Senate and ordered to the Assembly on May 10, 2021. On June 21, 2022, the bill passed the Committee on Health and was re-referred to the Assembly Judiciary Committee.
- **SGVCOG Position:** Support.

ACA 14 (Wicks) – Homelessness and Affordable Housing.

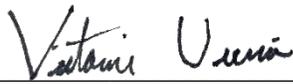
- **Summary:** Establishes the HOPE Act and the HOPE Fund account within the General Fund. The bill amends the Constitution to require that five percent of General Fund

revenues, each year for the next ten years, be placed in the Housing Opportunities for Everyone (HOPE) Fund to support the creation of affordable housing, fund housing and services to prevent and end homelessness, and support homeownership opportunities for low and moderate-income households.

- **Status:** On May 11, 2022, the bill passed the Assembly Housing & Community Development Committee to the Committee on Appropriations.
- **SGVCOG Position:** Watch.

AB 2233 (C. Garcia & Quirk-Silva) – Excess State Land: Development of Affordable Housing.

- **Summary:** Requires the Department of General Services (DGS) to develop a plan to facilitate development of affordable housing on state-owned excess land. The bill would require the DGS to create, no later than April 30, 2024, a digitized inventory of all excess state land, as defined, by, among other things, conducting a comprehensive survey of all state-owned property. Requires DGS, the Department of Housing and Community Development (HCD), and the California Housing Finance Agency (CalHFA) to develop, no later than March 29, 2024, screening tools for prioritizing affordable housing development on excess state land.
- **Status:** Passed Senate August 29, 2022 to the Assembly for concurrence in Senate amendments.
- **SGVCOG Position:** Support

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